

# Town of Luray

## Board of Zoning Appeals Agenda

*June 18, 2020*

*6:00P.M.*

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Continuity of Government
5. Public Hearings
  - A. Appeal/Variance – Eric Bolen – 63 Yagers Road
  - B. Appeal/Varian – Blue Ridge Bank – 52 West Main Street
6. Adjournment

***Due to the threat of transmission of COVID-19 and in recognition of the Governor's Executive Order, this Meeting is closed to the public as provided by the Town's Emergency Ordinance Providing for Continuity of Government of Luray adopted by Town Council on April 13, 2020.***

***Please submit any public comments concerning the agenda items through any of the following means: Email – [sburke@townofluray.com](mailto:sburke@townofluray.com); Mail – Luray Board of Zoning Appeals, Attention Steve Burke, Post Office Box 629, Luray VA, 22835; Hand Delivery – Place in exterior DROP BOX in the alcove located at the front of the Town's Town Hall facing Main Street; or Phone – (540) 743-5511. All comments must be submitted by 5:00 pm the day of the meeting, and will be read aloud at the meeting. The meeting will be live-streamed on the Town's Facebook Live page.***

# Board of Zoning Appeals

***H D Brown***

21 Rolling Road  
Luray, VA 22835  
540-743-2760/540-742-3561  
[marshabrown41@yahoo.com](mailto:marshabrown41@yahoo.com)

Appointed By:  
Council Member-Jerry Dofflemyer  
Term: July 29, 2014-June 30, 2019

***William "Bill" Fisher***

9 South Hawksbill Street  
Luray, VA 22835  
703-909-7900  
[wof1960@gmail.com](mailto:wof1960@gmail.com)

Appointed By:  
Council Member-Jerry Schiro  
Term: July 1, 2017-June 30, 2020

***Ligon Webb***

Spring Street  
Luray, VA 22835  
540-478-3225  
[lwebb@teambda.com](mailto:lwebb@teambda.com)  
[ligonwebb@hotmail.com](mailto:ligonwebb@hotmail.com)

Appointed By:  
Council Member-Joey Sours  
Term: July 1, 2017-June 30, 2022

***Richard Lawrence***

8 Springcrest Drive  
Luray, VA 22835  
540-743-1067/703-505-7414  
[ralawrence@aol.com](mailto:ralawrence@aol.com)

Appointed By:  
Council Member-Ronald Vickers  
Term: January 1, 2017-June 30, 2022

***Lowell Baughan***

8 Jamison Road  
Luray, VA 22835  
540-743-6496/540-742-8221  
[lbaia@bb-ai.com](mailto:lbaia@bb-ai.com)

Appointed By:  
Council Member-Leroy Lancaster  
Term: July 1, 2016-June 30, 2021

***Michael Swenson***

304 North Bank Street  
Luray, VA 22835  
540-743-9059  
[meswenson@embarqmail.com](mailto:meswenson@embarqmail.com)

Appointed By:  
Mayor Barry Presgraves  
Term: July 1, 2013-June 30, 2018

***Rose Ann Smythe***

127 South Court Street  
Luray, VA 22835  
540-631-5771  
[smytheroseann@gmail.com](mailto:smytheroseann@gmail.com)

Appointed By:  
Council Member-Leah Pence  
Term: January 1, 2013-June 30, 2018



**Town of Luray, Virginia**  
**Board of Zoning Appeals Agenda Statement**

Item No: IV

Meeting Date: June 18, 2020

Agenda Item: **Continuity in the Government of Luray, Virginia**

Announcement by Chairman Baughan:

- This meeting of the Board of Zoning Appeals is being held pursuant to the April 13, 2020 Ordinance for Continuity in the Government of Luray.
- The Town Manager shall read the names of the Councilmembers present and identify those who are electronically present.
- The Town Manager, Steve Burke, is responsible for receiving public comment, which may be submitted by mail, email, phone, or hand delivery by 5:00 p.m. on the day of the meeting.
- This meeting can be viewed live on the Town's Facebook page, and a recording will be available on the Town's YouTube Channel. Minutes from the meeting will be posted on the Town's website.



## TOWN OF LURAY BOARD OF ZONING APPEALS

Appeal No: 20-1  
Applicant: Eric Bolen  
Tax Map No: 42A4-1-2

Permit No: 20-36  
Address: 63 Yagers Road  
Zoning District: R-4 High Density Res

### Appeal Summary

Applicant was denied a Zoning Permit on March 31<sup>st</sup> to construct a 30'x56' (1,680 sf) accessory building at 63 Yagers Road. The property is located in the Medium-Density Residential (R-2) District. As detailed in the attached Town Attorney's letter to Mr. Bolen, an accessory building is defined in the Town Code to be "subordinate" and "incidental" to the main building on the property. The existing main building is 714 square feet with a height of 16.5 feet on a 0.51 acre lot. In addition, the applicant stated that the intended use was to store heavy equipment which is not an approved use in the Medium-Density Residential (R-2) District.

### Property Information

Address: 63 Yagers Road  
Tax Map No: 42A4-1-2  
Building Size: 741 SF

Zoning: R-2  
Lot Size: 0.51 acres



### Recommend Resolution

The Town Zoning regulations for Medium-Density Residential (R-2) District are specific that "...development is limited to low-to-medium concentration and permitted uses are limited basically to single unit dwellings..." for residential use. Construction of an accessory structure intended for non-residential use is inconsistent with the intent of this Zoning District. Staff recommend denial of the request.



## BOARD OF ZONING APPEALS APPLICATION

Application#: 20-01

*Please attach a letter identifying the order, requirement, decision or determination that is the subject of this appeal. Attach a copy of the written denial letter from the Town of Luray.*

Applicant:  Owner  Contract Purchaser  Agent

Name: Eric Bolen

Address: 63 Yagers Road Luray, Virginia. 22835

Phone: 540-244-4571 Cell: \_\_\_\_\_ Email: eric.bolen@hotmail.com

Property Location: 63 Yagers Road Luray Virginia 22835

Page County Tax Map Number: 42A 4-1-2 R2

Legal Property Owner: Eric Bolen

Owner Address: 63 Yagers Road Luray Virginia 22835

**THE UNDERSIGNED HEREBY ATTESTS** that all information herein provided including the site plan, building elevations, prospective drawings of the project(s) etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, and action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

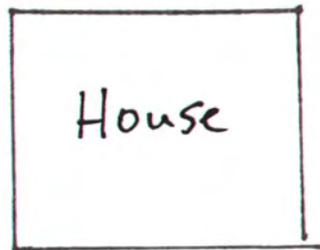
*I hereby certify that the information provided on this application is correct meets all Town, County, and State requirements. Refer to Article VII, Section 705 of Luray Code of Ordinances, townofluray.com*

Signature Eric Bolen Date 4/8/2020

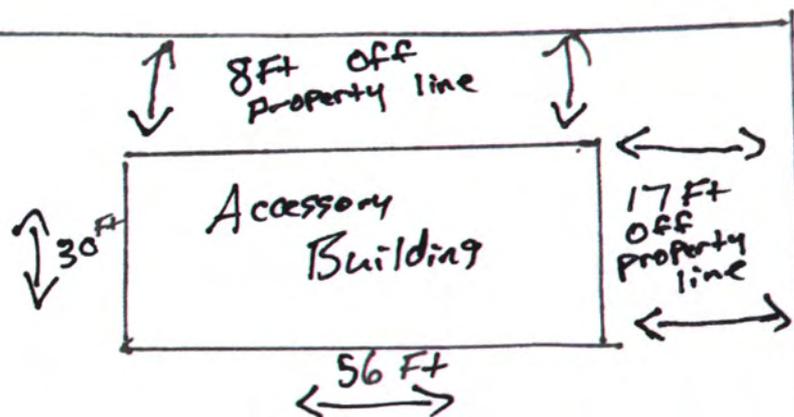
**STAFF COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yagers Road



Driveway



## Dawn Shores

---

**From:** eric bolen <eric.bolen@hotmail.com>  
**Sent:** Wednesday, April 8, 2020 3:00 PM  
**To:** Dawn Shores  
**Subject:** Re: Zoning Application (20-36) Denial  
**Attachments:** Scan Mar 27, 2020.pdf

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Dawn,

The building will be 30 x 56 with a height of 12.805 ft.

The height of my home/dwelling is 13.083 ft.

The building will be 1680 square feet.

I also attached a sketch of the measurements for setbacks and location on the property as well.

Thanks,

Eric

Get [Outlook for iOS](#)



**Town of Luray**  
**Zoning Permit Application**  
 Application No.: 20-36

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

- Application:**    Site Development                       Property Subdivision                       Boundary Line Adjustment  
                           Rezoning     Special Use Permit                               Zoning Variance

**Applicant Information:**

Applicant Name Eric Bolen  
 Company Name Self  
 Address 63 Yagers Rd Luray VA 22835  
 Phone: 540-244-4571                      Email: \_\_\_\_\_

**Property Owner Information:**

Owner Name Eric Bolen  
 Address 63 Yagers Rd Luray VA 22835  
 Phone: 540-244-4571                      Email: \_\_\_\_\_

**Property Information:**

Site Address 63 Yagers Rd Luray VA 22835  
 Page County Tax Map Number 42A4-1-2                      Town Zoning District R2

**Request Information:**

Nature of Request (Describe Fully) Build 32' X 56' X 20' Storage Building  
WOOD Frame metal exterior one story

See Appropriate Application Appendix for Additional Information Required with Your Application

*Eric Bolen*

Signature of Applicant

3-20-20

Date



**Town of Luray**  
**Zoning – Site Development**  
 Application No.: \_\_\_\_\_

Please provide a survey plat with plans of proposed development or for simple improvements a sketch on the back of this application.

**Application:**  Residential  Multi-Family  Commercial  
 Accessory Building  Other: \_\_\_\_\_  
 New Const  Alteration  Addition  Repair  Other

**Contractor/Designer Information:**

Project Name Bolen Storage Building  
 Designer Name Eric Bolen / Self  
 Contractor Name Self / Owner  
 Contractor VA Lic Class & No.: Self / Owner Exp. Date: N/A

**Site plans**, as required by Town Ordinance, shall include, but not be limited to the following as required by the Zoning Administrator:

1. All existing property lines, existing streets, buildings, watercourses, waterways, or lakes and other existing physical features in or adjoining the project. Those physical features such as watercourses, waterways, or lakes on adjoining properties need only be shown in approximate scale and proportion.
2. Topography of the project area with contour intervals of two feet or less.
3. The location and sizes of sanitary sewer, storm sewer, gas, water, and other underground structures in or affecting the project, including existing and proposed facilities and easements for these facilities.
4. The location, dimensions, and character of construction of proposed streets, alleys, driveways, and the location, type, and size of ingress and egress to the site.
5. The location of all off-street parking, loading spaces, and walkways, indicating types of surfacing, size and angle of stalls, width of aisles, and schedule showing the number of parking spaces.
6. The location, height, type, and material of all fences, walls, screening, and landscaping details of all buildings and ground, and the location, height, and character of all outdoor lighting systems.
7. The location of all proposed buildings and structures detailing number of stories, height, general use, etc., and the number, size, and type of dwelling units where applicable.
8. Provisions for the adequate disposition of stormwater indicating location, sizes, types, and grades of ditches, pipes, and catch basins with connection to any existing drainage systems.
9. The location, size, height, orientation, and type of proposed signs.

Comments/Notes  
Build 32' X 56' X 20' Storage Building  
Wood Frame metal exterior One Story

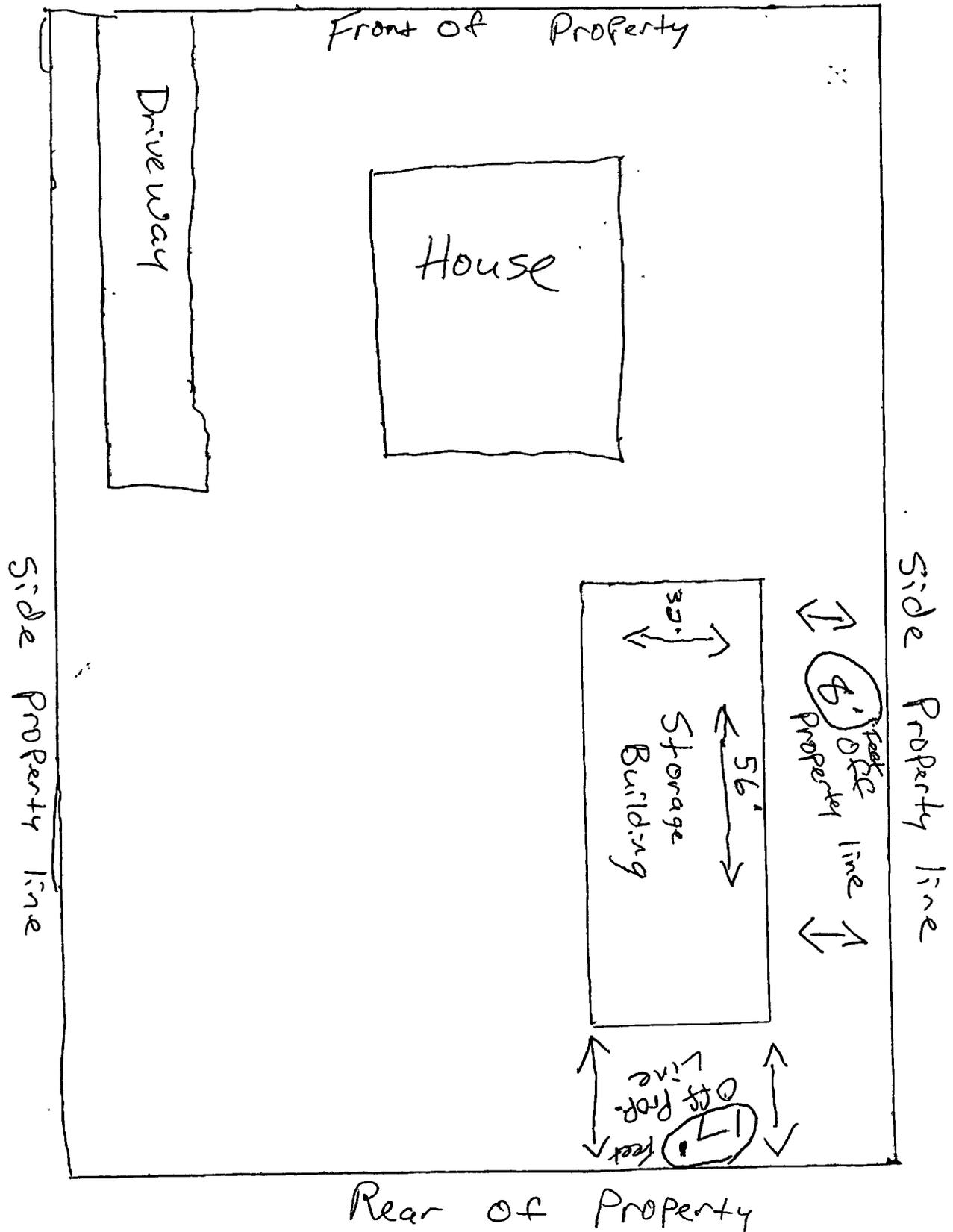
I hereby certify that the information provided on this application is correct and meets all Town, County, and Commonwealth requirements, and further attest that all required permitting will be received prior to commencing construction. (See Article V, Section 515 of Luray Code of Ordinances, townofluray.com)

Eric Bolen  
 Signature of Applicant

3-20-20  
 Date

**Buildings Permits from Page County must be Approved Before Starting Construction**

Yagers Road





## Town of Luray

45 East Main Street  
P.O. Box 629  
Luray, Virginia 22835

Steven Burke, PE  
Town Manager  
sburke@townofluray.com

March 23, 2020

Mr. Eric Bolen  
63 Yagers Road  
Luray VA 22835

RE: Zoning Permit Application 20-36 Denial  
63 Yagers Road – Tax Map 42A4-1-2

Dear Mr. Bolen:

The Town of Luray has received your Zoning Permit Application to construct a 32'x56'x20' storage building on the subject property. Based upon the information provided, the application to construct this storage building is denied.

In Article II Definition of the Town Code Appendix A – Zoning, the Town defines an “accessory building” as a “building subordinate to, and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land.”

Your property is zoned R2 – Medium Density Residential District, is 0.51 acres, and has a 714 square foot residence according to the County records. You have also indicated that your home is 16.5 feet tall. The proposed accessory building is requested to be 1,792 square feet of floor area and 20' tall. The dimensions do not comply with a building subordinate or incidental to the use of the residential structure.

In addition, you have indicated that the proposed use is to store heavy equipment which is also not an approved use in an R2 – Medium Density Residential District

Please let me know if you have any questions concerning the denial of your Zoning Permit Application.

Sincerely,

Steve Burke, PE  
Town Manager

cc: Bryan Chrisman, Assistant Town Manager  
Jason Botkins, Esq., Town Attorney  
Dawn Shores, Planning & Zoning Assistant



## Town of Luray

45 East Main Street  
P.O. Box 629  
Luray, Virginia 22835

Steven Burke, PE  
Town Manager  
sburke@townofluray.com

March 31, 2020

Mr. Eric Bolen  
63 Yagers Road  
Luray VA 22835

RE: Zoning Permit Application 20-36 Denial  
63 Yagers Road – Tax Map 42A4-1-2

Dear Mr. Bolen:

Please accept this letter and the enclosure in response to your request for further information regarding your application for a zoning permit. I have enclosed an opinion offered by the Town Attorney describing the legal basis for the Town's decision.

If you disagree with the Town's decision, please note that you may have a right to appeal the determination within 30 days to the Town's Board of Zoning Appeals. The Town's decision will become final and unappealable if not appealed within that time period. The fee for an appeal is **\$250.00** and includes the cost of advertising the appeal for public hearing and other reasonable expenses. Please refer to Appendix A, Article VII, Section 705 of the Town Code for additional information regarding the filing of an appeal.

Please let me know if you have any additional questions.

Sincerely,

Steve Burke, PE  
Town Manager

cc: Bryan Chrisman, Assistant Town Manager  
Jason Botkins, Esq., Town Attorney  
Dawn Shores, Planning & Zoning Assistant



## MEMORANDUM

410 NEFF AVENUE · HARRISONBURG, VIRGINIA 22801  
PHONE: (540) 434-5353 · FAX: (540) 434-6069  
EMAIL: [jab@littensipe.com](mailto:jab@littensipe.com) · INTERNET: [www.littensipe.com](http://www.littensipe.com)

To: Steve Burke, Town Manager  
From: Jason A. Botkins *JAB*  
Re: Application for Zoning Permit – 63 Yagers Road  
Date: March 31, 2020

### I. Facts

Eric Bolen submitted an application for a zoning permit to construct an accessory building on his property at 63 Yagers Road. The Bolen property is approximately 0.51 acres, located within the Town's R-2 zoning district, and has a residential dwelling that is 16.5 feet tall and 714 square feet in size. Mr. Bolen's proposed accessory building will be approximately 20 feet in height and include 1,792 square feet of floor area. Mr. Bolen intends to utilize the accessory building to store heavy equipment. Mr. Bolen's application for a zoning permit was denied by the Zoning Administrator by letter on March 23, 2020.

### II. Legal Analysis

Accessory buildings are permitted by right in the Town's R-2 zoning district. *See* App. A, Art. IV, Sec. 402.1(g). The Town's zoning ordinance defines accessory building, in pertinent part, as "a building subordinate to, and located on the same lot with a main building, the use of which is clearly incidental to that of the main building[.]" *Id.* at Art. II, Sec. 202. The terms "subordinate" and "incidental" are not defined by the ordinance, so the ordinary definitions of those terms are used. *See, e.g., McLane v. Wiseman*, 84 Va. Cir. 10, 17 (Fairfax County, 2011) (relying upon Merriam Webster's definition of subordinate). Accordingly, "subordinate" means "in or occupying a lower class, rank, or position" and its synonyms include "inferior, junior, less, lesser, lower, minor, and smaller."<sup>1</sup> Similarly, "incidental" means "being likely to ensue as a chance or minor consequence."<sup>2</sup> In general, a use that is incidental to a primary use must flow from or follow as a logical, expected, and natural consequence of the primary use.

<sup>1</sup> "Subordinate." *Merriam-Webster.com Dictionary*, Merriam-Webster <https://www.merriamwebster.com/dictionary/subordinate>. Accessed 31 Mar. 2020.

<sup>2</sup> "Incidental." *Merriam-Webster.com Dictionary*, Merriam-Webster, <https://www.merriam-webster.com/dictionary/incidental>. Accessed 31 Mar. 2020.

Courts routinely examine whether a proposed use or structure is “subordinate in area, extent, and purpose to the primary use of the lot” to determine whether it is accessory in the context of a local zoning ordinance. *Orion Sporting Group, LLC v. Bd. of Supervisors*, 68 Va. Cir. 195, 201-202 (Amherst County, 2005) (quoting *Boone Co. Area Plan. Comm’n v. Kennedy*, 560 N.E. 2d 692, 696 (Ind. App. 1990)). In the *Orion Sporting Group* case, the Court found that a sporting clays facility was not an accessory use to a hunting preserve because the facility would occupy a substantial portion of the lot. *Id.* at 202. Similarly, in *McLane v. Wiseman*, the Court examined the size of the use to determine that storing vehicles on a large portion of the property was not an accessory use in a residential zoning district. *McLane v. Wiseman*, 84 Va. Cir. 10, 17 (Fairfax County, 2011) (citing *Orion Sporting Group, LLC*, 68 Va. Cir. at 202). In addition, another Court has found that a 125 foot cellular monopole was not an accessory structure to a residential dwelling. *American PCS, L.P. v. Fairfax County Zoning Appeals Bd.*, 40 Va. Cir. 211, 212-13 (Fairfax County, 1996). As one final example, a Court has determined that a psychiatric hospital exceeds the permitted accessory use of providing limited psychiatric services. *Virginia Psychiatric Co. v. Zoning Appeals Bd. of Fairfax County*, 47 Va. Cir. 36, 40 (Fairfax County, 1998).

### **III. Conclusion**

As mentioned above, Mr. Bolen’s proposed accessory building is significantly taller and over two and half times the size of the residential dwelling on his property. As result, the proposed accessory building and use is not subordinate or incidental to the main building based upon the ordinance provisions, definitions and case law discussed above. In addition to its scope, the nature of the proposed use is not incidental because the storage of heavy equipment is not an expected or natural consequence of the residential use of the property. If this result is unintended, the Town may wish to consider amending the relevant provisions of the zoning ordinance to allow accessory uses and buildings which proportionately exceed the main building and use existing on each lot.



## TOWN OF LURAY BOARD OF ZONING APPEALS

Appeal No: 20-2  
Applicant: Blue Ridge Bank  
Tax Map No: 42A11-A-11

Permit No: 20-16  
Address: 52 West Main Street  
Zoning District: B-1 Business

### Appeal Summary

Applicant was denied a Zoning Permit on April 27<sup>th</sup> to construct signage at 52 West Main Street. The permit request was for two signs, one sign which exceed the height limit established by Town Code. A wall sign is defined as “A sign attached to a wall, or painted on or against a flat vertical surface of a structure, which displays only one advertising surface.” Section 801.7.d – Wall Signs limits the maximum height of the sign to “...20 feet or the lowest point of the road, whichever is lower.”

### Property Information

Address: 52 West Main Street  
Tax Map No: 42A11-A-11  
Building Size: 15,128 SF

Zoning: B-1  
Lot Size: 0.28 acres



### Recommend Resolution

The Town Zoning regulations for signs does not establish height restrictions for artistic murals. Staff have recommended that the applicant consider the upper sign be designed in an artistic manner for consideration.



BOARD OF ZONING APPEALS  
APPLICATION

Application#: ~~20-2~~ 20-2

Please attach a letter identifying the order, requirement, decision or determination that is the subject of this appeal. Attach a copy of the written denial letter from the Town of Luray.

Applicant:  Owner  Contract Purchaser  Agent

Name: Janick Wade Presgraves

Address: 52 West Main Street Luray, Va. 22835

Phone: \_\_\_\_\_ Cell: 540-244-7165 Email: dpresgraves@mybrb.com

Property Location: 52 West Main Street, Luray Va 22835

Page County Tax Map Number: \_\_\_\_\_

Legal Property Owner: Blue Ridge Bank

Owner Address: 17 West Main Street, Luray, Va. 22835

**THE UNDERSIGNED HEREBY ATTESTS** that all information herein provided including the site plan, building elevations, prospective drawings of the project(s) etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, and action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

I hereby certify that the information provided on this application is correct meets all Town, County, and State requirements. Refer to Article VII, Section 705 of Luray Code of Ordinances, townofluray.com

Signature J.W. Presgraves Date 5/14/20

STAFF COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Town of Luray**  
**Sign Permit Application**  
 Application No.: 20-16

I, as owner or authorized agent for the work described below, do hereby certify that I have the authority to make this application for a Sign Permit for the activity described below and as shown on any attached plans, that the information provided is correct and that any sign and its placement will conform to the regulations of the Town's *Zoning Ordinance*, Article VIII-Signs, and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

**Applicant Information:**

Applicant Name Charles M. Lawto  
 Company Name titan Sign Corp.  
 Address 11001 Pierson Dr. Ste H, Fredericksburg, Va 22408  
 Phone: 540 899 5334 Email: titan Sign@titan Sign Corp. Com

**Sign Contractor Information**

Company Name titan Sign Corp  
 Address 11001 Pierson Dr. Ste H Fredericksburg, Va  
 Phone: 540-899-5334 Email: titan Sign@titan Sign Corp. Com

**Property Owner Information:**

Owner Name Blue Ridge Bank  
 Address 17 West Main St, Luray, Va. 22835  
 Phone: 540 843 5214 Email: Jmowry@mrbk.com

**Property Information:**

Site Address 52 West Main St, Luray, Va 22835  
 Page County Tax Map Number 42A11-A-165 Town Zoning District B1

**Request Information:**

Sign Dimensions 20" x 25" = 3.47<sup>#</sup>, 62" x 35" = 15.06" total 18.53<sup>#</sup>  
 Nature of Sign Request (Describe Fully) Flush mount individual Channel letters  
20" x 25" = 3.47<sup>#</sup> stacked est. 1893  
62" x 35" = 15.06<sup>#</sup> stacked "Logo" Blue Ridge Bank

Sign Type:  Wall Mount       Projection       Pole Mount       Monument

**Please include sketch of all buildings with dimensions with sign locations**

Please submit a sketch of Site Plan on attached sheet of the proposed sign(s) to include all of the following that will apply to your proposed application.

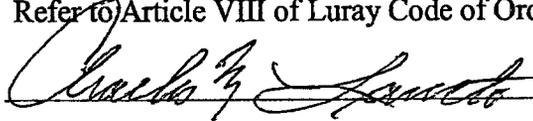
- 1) Position of the sign in relation to adjacent lot lines, buildings, sidewalks, streets and intersections.
- 2) General description of structural design and construction of materials to be used.
- 3) Specifications indicating the height, length, depth, perimeter and area dimensions, square footage, means of support, method of illumination, colors, and any other significant aspect of the proposed sign.
- 4) Size and placement of all existing signs to remain on the property.
- 5) Pictures or artist's renderings of signs.
- 6) Building dimensions and total square footage of building.
- 7) Name of street(s) parallel with front of structure and other adjacent streets.

**Applicant, Property Owner, and Sign Erector hereby covenant to restore any and all damages to sidewalks, streets, alleys, sewers, gas mains, and electrical installations which may result.**

I hereby certify that the information provided on this application is correct and that the construction will conform to all relevant Building Code requirements and private restrictions, if any, which may be imposed upon the above property by Deed.

I hereby certify that the information provided on this application is correct and the sign(s) meet all Town, County and State requirements. Refer to Article VIII of Luray Code of Ordinances, [townofluray.com](http://townofluray.com)

Signature of Applicant: \_\_\_\_\_



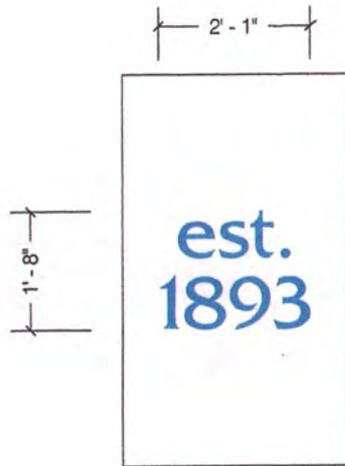
Date: 04/15/2020

Owner's Authorization (if different) – I am the owner of the property described above and I am aware of the contents of this permit application. I have authorized (print)

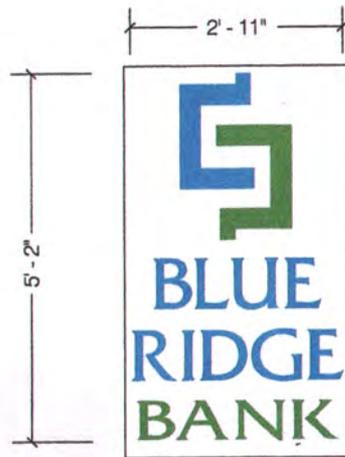
See Attached \_\_\_\_\_ to act on my behalf in submitting this permit application.

Signature of Property Owner: \_\_\_\_\_

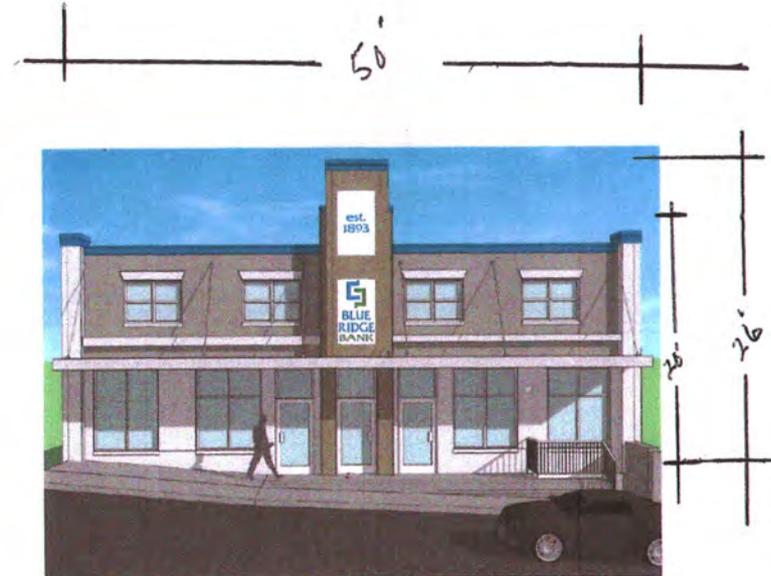
Date: \_\_\_\_\_



INTERNALLY ILLUMINATED  
 CHANNEL LETTERS DIRECT MOUNTED  
 2' - 1" X 1' - 8" O/A  
 EST. = 18 1/2" X 6 1/4" (NOMINAL) LETTER HEIGHT  
 1893 = 2' - 1" X 8 7/8" (NOMINAL) LETTER HEIGHT  
 FACES: WHITE PLEXIGLAS  
 WITH APPLIED TRANSLUCENT BRIGHT BLUE VINYL  
 TRIM & RETURNS: WHITE  
 ILLUMINATION: WHITE LEDS  
 #10 Coarse Thread Deck Screws



INTERNALLY ILLUMINATED  
 CHANNEL LETTERS DIRECT MOUNTED  
 2' - 11" X 5' - 2" O/A  
 LOGO = 18" X 28"  
 BLUE = 27 3/4" X 8 1/2" (NOMINAL) LETTER HEIGHT  
 RIDGE = 35" X 8 1/2" (NOMINAL) LETTER HEIGHT  
 BANK = 33 1/2" X 6 1/2" (NOMINAL) LETTER HEIGHT  
 FACES: WHITE PLEXIGLAS  
 WITH APPLIED TRANSLUCENT BRIGHT BLUE & VIVID GREEN VINYL  
 TRIM & RETURNS: WHITE  
 ILLUMINATION: WHITE LEDS



SCALE: 1/16" = 1' - 0"

NOTE: DUE TO RENDERING IMAGE  
 SCALE OF BUILDING IS APPROXIMATE

DUE TO LIMITATIONS AND RELATIVE INCONSISTENCIES OF VARIOUS  
 DISPLAY MONITORS & PRINTERS THE COLORS YOU SEE MAY NOT BE  
 TOTALLY ACCURATE REPRODUCTIONS OF THE ACTUAL PRODUCT  
 COLORS SHOWN ARE INTENDED AS A GUIDE ONLY  
 AND SHOULD NOT BE REGARDED AS ABSOLUTELY CORRECT

NOTE: ALL DIMENSIONS ARE NOMINAL AND MAY VARY SLIGHTLY IN PRODUCTION



CLIENT BLUE RIDGE BANK  
 LOCATION 527 WEST MAIN STREET LURAY VA 22835  
 FILE NAME BLUE RIDGE BANK CHNL LURAY

SCALE AS DESIGNATED  
 COLORS AS DESIGNATED  
 DRAWN BY JEM

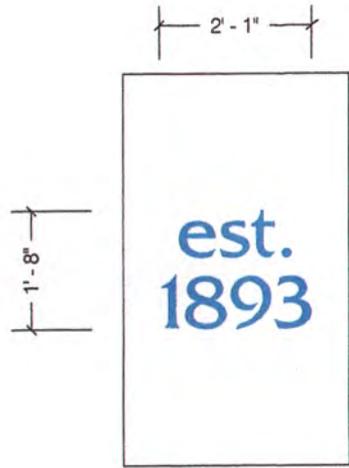
CLIENT APPROVAL \_\_\_\_\_ DATE 3/13/20  
 DATE \_\_\_\_\_  
 PPTY MGMT APPROVAL \_\_\_\_\_  
 DATE \_\_\_\_\_

REVISD \_\_\_\_\_



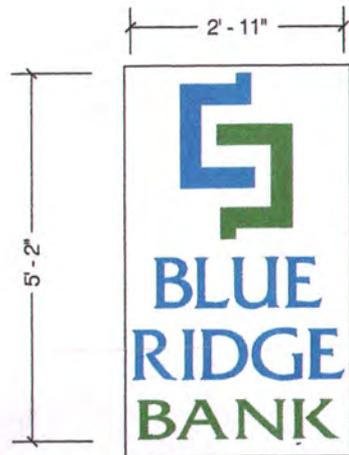
ALL SIGNS CONFORM TO  
 UL SPECIFICATIONS  
 AND BEAR THE MARK  
 120 VOLT ELECTRIC SERVICE  
 TO SIGN PROVIDED BY OTHERS  
 CONNECTION TO SIGN BY  
 TITAN SIGN CORP

ALL CONCEPTS, DESIGNS AND OR REPRESENTED IN THIS DOCUMENT ARE THE PROPERTY OF TITAN SIGN AND AWNING CORP. AND MAY NOT BE REPRODUCED IN ANY WAY

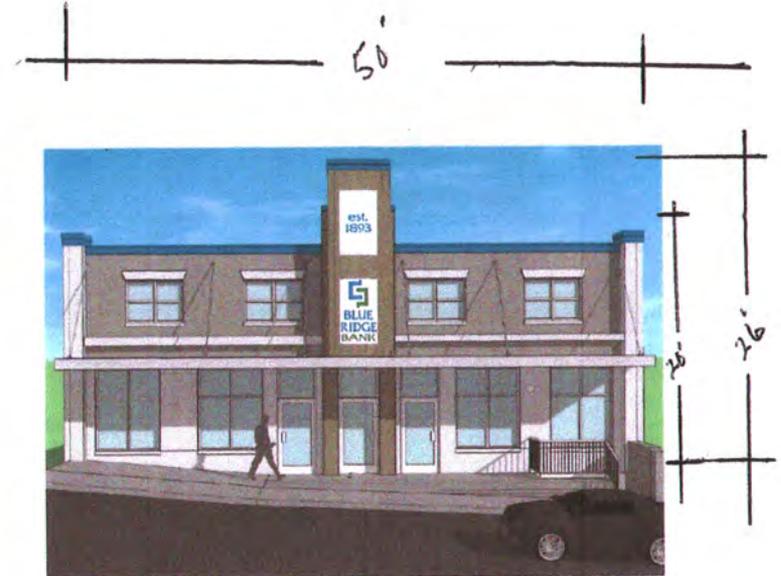


INTERNALLY ILLUMINATED  
 CHANNEL LETTERS DIRECT MOUNTED  
 2' - 1" X 1' - 8" O/A  
 EST. = 18 1/2" X 6 1/4" (NOMINAL) LETTER HEIGHT  
 1893 = 2' - 1" X 8 7/8" (NOMINAL) LETTER HEIGHT  
 FACES: WHITE PLEXIGLAS  
 WITH APPLIED TRANSLUCENT BRIGHT BLUE VINYL  
 TRIM & RETURNS: WHITE  
 ILLUMINATION: WHITE LEDS

#10 Coarse Thread Deck Screws



INTERNALLY ILLUMINATED  
 CHANNEL LETTERS DIRECT MOUNTED  
 2' - 11" X 5' - 2" O/A  
 LOGO = 18" X 28"  
 BLUE = 27 3/4" X 8 1/2" (NOMINAL) LETTER HEIGHT  
 RIDGE = 35" X 8 1/2" (NOMINAL) LETTER HEIGHT  
 BANK = 33 1/2" X 6 1/2" (NOMINAL) LETTER HEIGHT  
 FACES: WHITE PLEXIGLAS  
 WITH APPLIED TRANSLUCENT BRIGHT BLUE & VIVID GREEN VINYL  
 TRIM & RETURNS: WHITE  
 ILLUMINATION: WHITE LEDS



SCALE: 1/16" = 1' - 0"

NOTE: DUE TO RENDERING IMAGE  
 SCALE OF BUILDING IS APPROXIMATE

DUE TO LIMITATIONS AND RELATIVE INCONSISTENCIES OF VARIOUS  
 DISPLAY MONITORS & PRINTERS THE COLORS YOU SEE MAY NOT BE  
 TOTALLY ACCURATE REPRODUCTIONS OF THE ACTUAL PRODUCT  
 COLORS SHOWN ARE INTENDED AS A GUIDE ONLY  
 AND SHOULD NOT BE REGARDED AS ABSOLUTELY CORRECT

NOTE: ALL DIMENSIONS ARE NOMINAL AND MAY VARY SLIGHTLY IN PRODUCTION



CLIENT BLUE RIDGE BANK  
 LOCATION 17 WEST MAIN STREET LURAY VA 22835  
 FILE NAME BLUE RIDGE BANK CHNL LURAY

SCALE AS DESIGNATED  
 COLORS AS DESIGNATED  
 DRAWN BY JEM

CLIENT APPROVAL \_\_\_\_\_ DATE 3/13/20  
 DATE \_\_\_\_\_ REVISED \_\_\_\_\_  
 PPTY MGMT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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UL ALL SIGNS CONFORM TO UL SPECIFICATIONS AND BEAR THE MARK  
 120 VOLT ELECTRIC SERVICE TO SIGN PROVIDED BY OTHERS CONNECTION TO SIGN BY TITAN SIGN CORP



11001 Pierson Drive, Suite H  
FREDERICKSBURG, VA 22408  
PHONE #: (540) 899-5334  
FAX #: (540) 899-5686  
[payables@titansigncorp.com](mailto:payables@titansigncorp.com)

I, Jacobs Mowry, owner/agent of Blue Ridge Bank give Titan Sign Corporation authorization to install signage at 52 West Main Street, Luray, Virginia 22835. This letter shall also serve to authorize Titan Sign Corporation to act as our agent when applying for the necessary municipal approvals and permits.

Date: 4-13-20

Owner/Agent Signature: [Signature]

Address: 52 West Main St, Luray Va 22835

Email: jmwary@mybrb.com

Phone #: 540-843-5214

## Steve Burke

---

**From:** Daniel Presgraves <dpresgraves@mybrb.com>  
**Sent:** Monday, April 27, 2020 9:52 AM  
**To:** Steve Burke  
**Subject:** RE: 52 West Main St Sign Permit Application

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Thanks Steve.

---

**From:** Steve Burke <sburke@townofluray.com>  
**Sent:** Monday, April 27, 2020 9:05 AM  
**To:** Daniel Presgraves <dpresgraves@mybrb.com>  
**Cc:** Bryan Chrisman <bchrisman@townofluray.com>  
**Subject:** [External] FW: 52 West Main St Sign Permit Application

Danny,

Based on the above sketch provided by Titan, the following comments were provided.

A permit will need to be submitted for the signs. The lower sign meets our sign standards, but the upper sign is too high.

An appeal to the BZA can be considered by BRB if the upper sign is desired.

Steve

Steve Burke, PE  
Town Manager

Town of Luray, Virginia  
PO Box 629  
45 East Main Street  
Luray VA 22835  
(540) 743-5511 (O)  
(540) 743-1486 (F)

[www.townofluray.com](http://www.townofluray.com)

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**From:** Steve Burke  
**Sent:** Thursday, April 16, 2020 10:54 AM  
**To:** [titansign@titansigncorp.com](mailto:titansign@titansigncorp.com)  
**Cc:** Bryan Chrisman <[bchrisman@townofluray.com](mailto:bchrisman@townofluray.com)>  
**Subject:** 52 West Main St Sign Permit Application

Mr. Lancto,

The Town of Luray has received your sign permit application for two signs at 52 West Main Street. The Town requires the following information to continue processing this application:

- Sign dimensions for the entire sign to be installed, not just the lettering
- Projection depth of the sign from the building (1' maximum)
- Confirmation that the top of sign face (not lettering) is no greater than 20' above the ground.

In addition, the Town understands that the building is to provide office space for at least two other businesses. Please advise BRB that sign permits for their tenants should also be provided prior to installation.

Thanks,  
Steve

Steve Burke, PE  
Town Manager

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