

**SHEPHERDSTOWN PLANNING COMMISSION MINUTES**  
**REGULAR MEETING AND PUBLIC HEARING**

Monday, August 18, 2025  
6:00 p.m.  
TOWN HALL  
104 NORTH KING STREET, SHEPHERDSTOWN

**1. Call to Order: 6:00 p.m.**

Commissioners Present:

Linus Bicker, James Gatz (Mayor), Ebonee Helmick, Madge Morningstar, Roger Munro,  
Rebecca Parmesano

Commissioners Absent:

None

**2. Approval of Previous Months' Minutes - July 21, 2025**

Motion to approve July 21, 2025 Meeting Minutes: Madge Morningstar/2<sup>nd</sup> Roger Munro.  
No Discussion. All Aye.

**3. Visitors**

Jim Auxer

**4. Conflicts of Interest**

None

**5. Staff Report**

None

**6. Applications**

a. **25-14** 306 West German Street

Revised Application to install an old board and batten 12 x 20 log cabin in parking area near  
Back Alley.

Motion to approve application: 25-14 Rebecca Parmesano/2<sup>nd</sup> Linus Bicker. No Discussion.  
All Aye.

b. **25-16** 103 Ray Street

Build new addition on back on existing home.

Motion to reject application 25-16 as lot does not meet minimum requirements per Title 9  
Section 508 Required Lot Area, Lot Width, and Yards in Residential Districts: Rebecca  
Parmesano/ 2<sup>nd</sup> James Gatz. No Discussion. All Aye.

c. **25-19** 141 West German Street

**SHEPHERDSTOWN PLANNING COMMISSION MINUTES**  
**REGULAR MEETING AND PUBLIC HEARING**

Monday, August 18, 2025

6:00 p.m.

TOWN HALL

104 NORTH KING STREET, SHEPHERDSTOWN

Hang store signage

Motion to approve application 25-19: Roger Munro/2<sup>nd</sup> Linus Bicker. No Discussion. All Aye.

- d. **25-21** 407 East German Street

Placement & hook up of 1-2 120-gallon propane tanks on west side of house.

Motion to approve application 25-21: Rebecca Parmesano/2<sup>nd</sup> Linus Bicker. No Discussion. All Aye.

**7. Continuing Business**

None

**8. New Business**

- a. Discuss Update to Title 9-503:

The commissioners discussed updating Title 9 Section 503- Uses Permitted in the (R-1) low density district. Linus Bicker will request on behalf of the Planning Commission that Town Council provide financial support to the Planning Commission to hire a subject matter expert or attorney to revise the ordinance to allow for accessory dwelling units.

- b. Town Run Watershed- request to post informational signs about the watershed on privately owned property and in town parks. Referred by Town Council to the Planning Commission and Parks and Recreation Committee:

The commissioners requested the Town Run Watershed organization file a formal sign permit application for the six requested signs.

- c. 110 College Street –update on the developer’s request that the Board of Zoning Appeals review the Planning Commission’s decisions:

The commissioners advised that if J.L. Moore applied to build a home with the square footage of less than 1,500 square feet, the application would be rejected, and a formal appeal could be filed with the Board of Zoning and Appeals. Additionally, if the application was received prior to the deadline for the September Planning Commission meeting, the Planning Commission would hold a special meeting to reject the application.

**9. Adjournment**

Motion to adjourn at 7:35 p.m. Rebecca Parmesano/2<sup>nd</sup> Linus Bicker.

**SHEPHERDSTOWN PLANNING COMMISSION MINUTES**  
**REGULAR MEETING AND PUBLIC HEARING**

Friday, September 5, 2025

5:30 p.m.

TOWN HALL

104 NORTH KING STREET, SHEPHERDSTOWN

**1. Call to Order: 5:40p**

Commissioners Present:

Linus Bicker, Ebonée Helmick, Madge Morningstar, Roger Munro

Commissioners Absent:

James Gatz (Mayor), Rebecca Parmesano

**2. Visitors:**

None

**3. Conflicts of Interest:**

None

**4. Applications**

a. **25-12** 110 College Street

Request to build a 1302 square foot first floor fully finished with a 1302 square foot unfinished basement.

Motion to reject application 25-12 as the application does not meet the minimum 1,500 square feet required by Title 9 Section 503 Permitted Uses in R-1 (low density) District: Madge Morningstar/2<sup>nd</sup> Linus Bicker. No Discussion. All Aye.

**4. Adjournment:**

Motion to adjourn meeting at 5:47p.m: Ebonée Helmick/ 2<sup>nd</sup> Linus Bicker/ All Aye

**Corporation of Shepherdstown**

**Staff Input Form**

**For the Historic Landmarks and Planning Commissions**

1. Applicant Name and Number: Eric Citron 25-18

2. Project Address: 101 Ray Street

3. Project Description: Install of a six-foot fence surrounding the property except for the front of the property that already has an existing fence.

4. Issues Identified: None

5. Staff Analysis and Recommended Action: Need samples or clear description of the style and color of fence. Without examples we are unable to provide a recommendation.

This received HLC approval.

6. To Be Reviewed By \_\_\_\_\_ Historic Landmarks Commission

\_\_\_x\_\_\_ Planning Commission

Completed By: \_\_\_\_\_ Gino E. Sisco \_\_\_\_\_

\_\_ Date: \_\_\_\_\_ 09/08/2025 \_\_\_\_\_

Approved By: \_\_\_\_\_

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





# Historic Landmarks Commission's Application for Certificate of Appropriateness

Application # 25-18

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

This application is required for any modification of structures within the Shepherdstown Historic District. The purpose of this application is to protect the integrity of the exterior architectural features of structures in the designated Historic District. Reference [this map](#) to see if you live within the Historic District. A review of this application shall be approved or rejected by the Historic Landmarks Commission (HLC). For projects modifying structural square footage, an approved Certificate of Appropriateness is required prior to this being forwarded to the Planning Commission for their review for the issuance of a project permit. Project permits are only valid for one year from the date of issuance. [Please reference Title 9, Section-309](#)).

**Applicant's name:** Eric Citron  
(Must be Property Owner)

**Mailing address:** 53 W Colonial Hwy, #4  
Hamilton VA 20159  
City State Zip

**Telephone:** (301) 366 - 7378 **Email:** bobiesbh@gmail.com

**Street address of proposed work:** 101 Ray Street

**Lot Number/Legal Description:** \_\_\_\_\_  
(if no address exists)

**Current Zoning:** \_\_\_\_\_ **Current Land Use:** \_\_\_\_\_

Note: Reference [this map](#) for zoning Classifications.

**Description of Work:**

**Project Category:** 1  
(see descriptions on next page)

**Contractor Performing the Work:** Gramajo's Inc.

**Contractor's Business License:** 08279796

A copy of the contractor's Shepherdstown business license or license application MUST be attached.



# Historic Landmarks Commission's Application for Certificate of Appropriateness

Application # 25-18

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

Check all the areas that apply:

**Category I- Minor Projects such as awnings, porch railings, window boxes, satellite dishes, solar panels, signs, fences, non-permanent storage sheds and other minor changes.**

☒ PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.

☒ MATERIAL AND COLOR SAMPLES for exterior finishes

**Category II- Driveways, decks, carports, porch enclosures and window, roof, or siding replacement.**

**Category III- New construction of and/or additions to residential, commercial, and industrial structures.**

**(Categories II and III):**

☐ SITE PLAN is required at common engineering (1" = 10' or 1" = 20', etc.) or architectural scales (1/4" = 1' or 1/8" = 1'). Specifically, these drawings shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting.

☐ Gross & net land area of property

☐ Setback from property boundaries

☐ Existing & proposed topography (only if regrading of the property is required)

☐ Existing & proposed accessory structures.

☐ Existing & proposed street right-of-way & entrance

☐ Sidewalk, handicap access, Category IV only

☐ MATERIAL AND COLOR SAMPLES for exterior finishes

☐ ELEVATIONS, drawings indicating height of proposed structures, materials, and window and door arrangements.

☐ ZONING INFORMATION shall be defined in the application as required:

☐ Dwelling density- net (residential application only)

☐ Flood plain designation if any (mapping available in Town Hall)

☐ Cost estimates and property appraisals for applications seeking exemptions from Chapter 12- Floodplain provisions.

**Category IV- Demolitions or Relocation of a Structure:**

☐ Historic designation of structures to be demolished (documents available in Town Hall)

☐ Complete description of structure(s) or part(s) of structure(s) to be demolished.

☐ At least one (1) structural report by a certified structural engineer. Applies to demolition requests for structures fifty (50) years or older.

**All Categories:**

☐ Copy of general contractor's Shepherdstown business license or license application.



## Historic Landmarks Commission's Application for Certificate of Appropriateness

Application # 25-18

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

### Remedies and penalties

The owner or agent of a building or premises in or upon which a violation of any provision of the Planning and Zoning Title has been committed or shall exist, or the leasee or tenant of an entire building or entire premise in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one hundred (100) dollars. Each and every day that such violation continues may constitute a separate offense. Reference Title 9-905.

### Please read the following paragraph carefully and sign.

Attach documents specified in the checklist of this application. I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time to determine compliance with the Commission's approval. **I UNDERSTAND THAT MY PRESENCE AT THE ASSIGNED APPLICATION REVIEW MEETING IS REQUIRED.** Application must be signed by owner or his/her agent.

Date: 14 July 2025

Signature: E. F. Citron  
(Owner)

Print Name: Eric F. Citron

For Office Use:

Zoning Officer Comments

Fee Paid

Date Paid



# Historic Landmarks Commission's Application for Certificate of Appropriateness

Application # 25-18

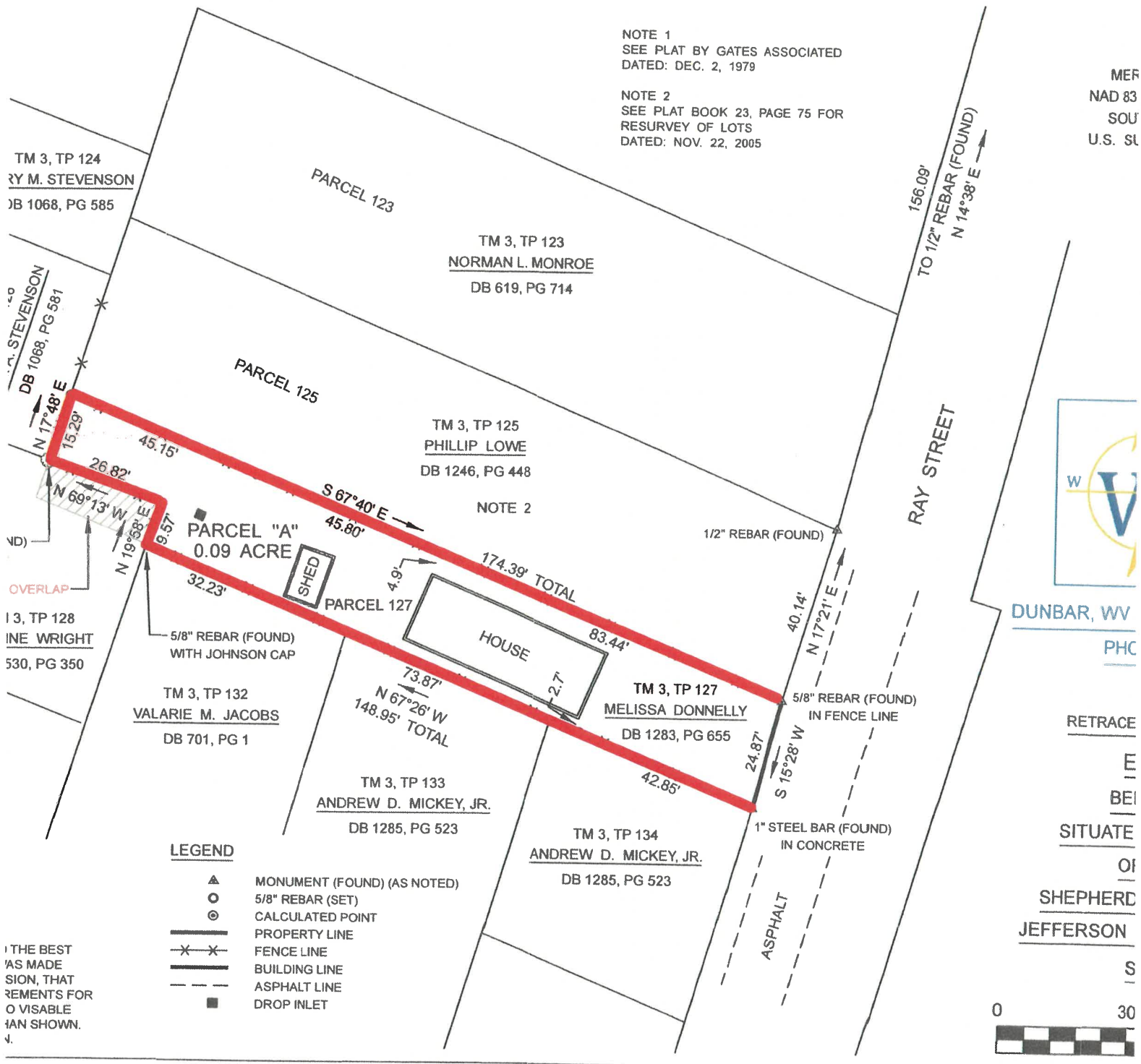
104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

## Application Fees

Please check all boxes that may apply. Reference Section 9-902 of Chapter 8 paragraph XIV for more information. Application fees due upon submittal. Fees should be payable to the Town Treasurer/Clerk and must accompany the application. **If work begins without the required permit, double the cost of said permit will be applied.**

|   |  |
|---|--|
| ✓ | <p><b><u>Category I:</u></b></p> <p><b>\$50.00</b> - Minor projects such as murals, awnings, porch railings, window boxes, satellite dishes, solar panels, gutters &amp; downspouts, patios, sidewalks, hardscaping, signs, fences, storage sheds (not attached to the ground) and other minor changes and permit extensions.</p>  |
|   | <p><b><u>Category II:</u></b></p> <p><b>\$100.00</b> - Window replacement, roof replacement, siding replacement, porch enclosure, driveways, carports, and decks.</p>  |
|   | <p><b><u>Category III:</u></b></p> <p><b>\$300 + \$0.50 per sq ft</b> - New construction of and/or additions to residential, commercial, and industrial structures.</p> <p><b>\$50 + \$0.10 per sq ft</b> - New construction of garages &amp; other accessory buildings (permanently attached to the ground).</p>  |
|   | <p><b><u>Category IV:</u></b></p> <p><b>Demolition or Relocation of a Structure:</b> Removal of any building feature(s) or razing of any structure(s) or relocation of a structure to new location. For either project, the applicant must submit the following in writing (in addition to an application):</p> <ul style="list-style-type: none"><li>• Reason for the demolition/relocation (including historic documentation).</li><li>• Describe the structure's condition in detail.</li><li>• Describe the proposed reuse of the site, including full drawings of new structure &amp; landscaping.</li><li>• Evidence of relevant funding or financial concerns.</li><li>• Timeframe for project</li></ul> <p><b>\$50.00</b> - Accessory Buildings<br/><b>\$150.00</b> - Non-Contributing Structures (&lt; 50 years old)<br/><b>\$500.00</b> - Contributing Structures (≥ 50 years old)</p> |
|   | <p><b>\$15</b> – Certificate of Appropriateness Fee</p>  |

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## Application for Project Permit

Application # 25-18

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

This application is required for projects within the corporate limits of Shepherdstown (both in and out of the Historic District), that involve modifications to structural square footage. Examples include decks, porches, driveways, carports, accessory structures, and new construction of and/or additions to residential, commercial, and industrial structures. A review of the application shall be approved or rejected by the Planning Commission. If approved, the project permit is valid for one year from the date of issuance. [Please reference Title 9, Section-902](#).

**Applicant's Name:** Eric Citron  
(Must be Property Owner)

**Mailing Address:** 53 W Colonial Hwy, #4  
Hamilton VA 20159  
City State Zip

**Telephone:** (301) 366 - 7378 **Email** bobiesbh@gmail.com

**Street Address of Proposed Work:** 101 Ray Street

**Current Zoning:** R-1 **Current Land Use:** Residential  
Note: Reference [this map](#) for zoning Classifications.

### Description of Work:

A six foot fence will be installed surrounding the property following the plat.  
There is currently a fence at the front of the property which will stay in place.

**Project Category:** 1  
(see descriptions on next page)

**Contractor Performing the Work:** Gramajo's Inc.

**Contractor's Business License:** 08279796

A copy of the contractor's Shepherdstown business license or license application MUST be attached.



## Application for Project Permit

104 N King St

PO Box 248 (for mailing)

Shepherdstown, WV 25443

Application # 25-18

Check all the areas that apply:

**Category I- Minor Projects such as awnings, porch railings, window boxes, satellite dishes, solar panels, signs, fences, non-permanent storage sheds and other minor changes.**

☒ PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.

☒ MATERIAL AND COLOR SAMPLES for exterior finishes

**Category II- Driveways, decks, carports, porch enclosures and window, roof, or siding replacement.**

**Category III- New construction of and/or additions to residential, commercial, and industrial structures.**

**(Categories II and III):**

☐ SITE PLAN is required at common engineering (1" = 10' or 1" = 20', etc.) or architectural scales (1/4" = 1' or 1/8" = 1'). Specifically, these drawings shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting.

☐ Gross & net land area of property

☐ Setback from property boundaries

☐ Existing & proposed topography (only if regrading of the property is required)

☐ Existing & proposed accessory structures.

☐ Existing & proposed street right-of-way & entrance

☐ Sidewalk, handicap access, Category IV only

☐ MATERIAL AND COLOR SAMPLES for exterior finishes

☐ ELEVATIONS, drawings indicating height of proposed structures, materials, and window and door arrangements.

☐ ZONING INFORMATION shall be defined in the application as required:

☐ Dwelling density- net (residential application only)

☐ Flood plain designation if any (mapping available in Town Hall)

☐ Cost estimates and property appraisals for applications seeking exemptions from Chapter 12- Floodplain provisions.

**Category IV- Demolitions or Relocation of a Structure:**

☐ Historic designation of structures to be demolished (documents available in Town Hall)

☐ Complete description of structure(s) or part(s) of structure(s) to be demolished.

☐ At least one (1) structural report by a certified structural engineer. Applies to demolition requests for structures fifty (50) years or older.

**All Categories:**

☐ Copy of general contractor's Shepherdstown business license or license application.

Please reference [Title 9](#) of Town Ordinance for specifics

Please contact Andy Beall with any questions. (304) 876-6858 • [abeall@shepherdstown.gov](mailto:abeall@shepherdstown.gov)



## Application for Project Permit

Application # 25-18

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

### Remedies and penalties

The owner or agent of a building or premises in or upon which a violation of any provision of the Planning and Zoning Title has been committed or shall exist, or the leasee or tenant of an entire building or entire premise in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one hundred (100) dollars. Each and every day that such violation continues may constitute a separate offense. Reference Title 9-905.

### Please read the following paragraph carefully and sign.

Attach documents specified in the checklist of this application. I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time to determine compliance with the Commission's approval. **I UNDERSTAND THAT MY PRESENCE AT THE ASSIGNED APPLICATION REVIEW MEETING IS REQUIRED.** Application must be signed by owner or his/her agent.

Date: 14 July 2025

Signature: E. F. Citron  
(Owner)

Print Name: Eric F. Citron

For Office Use:

Permit Number: \_\_\_\_\_

Zoning Officer Comments:

Fee Paid \$ 65.00  
-Credit Card  
Date Paid 7/16/25





## Application for Project Permit

Application # 25-18

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

### Application Fees

Please check all boxes that may apply. Reference Section 9-902 of Chapter 8 paragraph XIV for more information. Application fees due upon submittal. Fees should be payable to the Town Treasurer/Clerk and must accompany the application. **If work begins without the required permit, double the cost of said permit will be applied.**

|   |  |
|---|--|
| ✓ | <p><b><u>Category I:</u></b></p> <p><b>\$50.00</b> - Minor projects such as murals, awnings, porch railings, window boxes, satellite dishes, solar panels, gutters &amp; downspouts, patios, sidewalks, hardscaping, signs, fences, storage sheds (not attached to the ground) and other minor changes and permit extensions.</p>  |
|   | <p><b><u>Category II:</u></b></p> <p><b>\$100.00</b> - Window replacement, roof replacement, siding replacement, porch enclosure, driveways, carports, and decks.</p>  |
|   | <p><b><u>Category III:</u></b></p> <p><b>\$300 + \$0.50 per sq ft</b> - New construction of and/or additions to residential, commercial, and industrial structures.</p> <p><b>\$50 + \$0.10 per sq ft</b> - New construction of garages &amp; other accessory buildings (permanently attached to the ground).</p>  |
|   | <p><b><u>Category IV:</u></b></p> <p><b>Demolition or Relocation of a Structure:</b> Removal of any building feature(s) or razing of any structure(s) or relocation of a structure to new location. For either project, the applicant must submit the following in writing (in addition to an application):</p> <ul style="list-style-type: none"><li>• Reason for the demolition/relocation (including historic documentation).</li><li>• Describe the structure's condition in detail.</li><li>• Describe the proposed reuse of the site, including full drawings of new structure &amp; landscaping.</li><li>• Evidence of relevant funding or financial concerns.</li><li>• Timeframe for project</li></ul> <p><b>\$50.00</b> - Accessory Buildings<br/><b>\$150.00</b> - Non-Contributing Structures (&lt; 50 years old)<br/><b>\$500.00</b> - Contributing Structures (≥ 50 years old)</p> |

**Corporation of Shepherdstown**

**Staff Input Form**

**For the Historic Landmarks and Planning Commissions**

1. Applicant Name and Number: Charles Morris and Elizabeth Reinhart 25-22

2. Project Address: 218 South Duke Street

3. Project Description: Install of wood privacy fence, rear of property, not visible to public. Solid board construction with lattice top, with two gates and posts will have Seneca tops (refer to examples) color of fence will be black.

4. Issues Identified: None

5. Staff Analysis and Recommended Action: approval

Fences require an HLC recommendation to approve or deny this request by the Planning Commission.

6. To Be Reviewed By \_\_\_\_\_ Historic Landmarks Commission

\_\_\_\_x\_\_\_\_ Planning Commission

Completed By: \_\_\_\_\_ Gino E. Sisco\_\_\_\_\_

Date: \_\_\_\_\_09/04/2025\_\_\_\_\_

Approved By: \_\_\_\_\_

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



25-22

## Application for Fence Permit

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443

This application is required for fencing within the corporate limits of Shepherdstown (for residents and businesses), that involve the construction or modification to fencing. A review of the application shall be approved or rejected by the Planning Commission. If approved, the project permit is valid for one year from the date of issuance. Please reference [Title 9, Section-803](#).

**Applicant's Name:** Charles Morris & Elizabeth Reinhart  
(Must be Property Owner)

**Street Address of Proposed Fence:** 218 South Duke

**Mailing Address:** PO Box 933

Shepherdstown  
City

WV  
State

25443  
Zip

**Telephone:** 304-886-9314 **Email:** 76Violets@gmail.com

**Description of Work:** Wood privacy fence, rear of property, not visible to public. 6' in height (total). Solid board construction w/ lattice top. 2 gates. posts will have "Seneca" tops (see brochure). Will paint black.

**Cost Estimate:** \$3,334

**Contractor Performing the Work:** Frederick Fence Company

**Contractor's Business License:** receipt attached

A copy of the contractor's Shepherdstown business license or license application MUST be attached.

### Project Category I - provide the following:

PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.

MATERIAL AND COLOR SAMPLES for exterior finishes

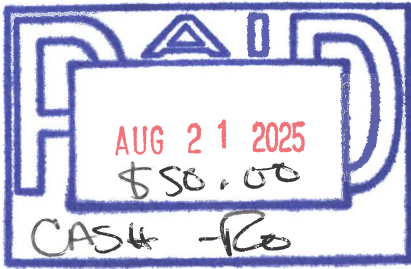
SITE PLAN is required. See sample site plan (link to diagram) Specifically, these drawings shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting.

Setback from property boundaries

**Date:** 8/21/25

**Signature:** Elizabeth Reinhart  
(Applicant)

**Print Name:** Elizabeth Reinhart





Application Number

25 - 22

## Application for Certificate of Appropriateness & Project Permit

### Corporation of Shepherdstown, West Virginia

Should you have any questions regarding this application, please contact:

Andy Beall (Phone 304-876-6858, E-Mail [abeall@shepherdstown.us](mailto:abeall@shepherdstown.us))

PLEASE PRINT OR TYPE CLEARLY

Applicant's Name: Charles Morris & Elizabeth Reinhart  
(Must be Property Owner)

Mailing Address: PO Box 933, Shepherdstown

Day Time Telephone Number: 304-886-9314

E-Mail Address: 76violets@gmail.com

Street Address of Proposed Work: 218 South Duke Street

Lot Number/Legal Description: \_\_\_\_\_  
(If no address exists)

Current Zoning: \_\_\_\_\_ Current Land Use: \_\_\_\_\_

Note: See zoning maps at Town Hall for correct zoning classification

Description of Work: We had a very damaged chain link fence we removed and would like to install wooden privacy fence in back yard. Project is not visible to public - no street view. No alley view as the only property adjacent is a parking lot for apartments at 220 S. Duke. Fence details in Fence permit application.

Cost Estimate: \$3,334 Project Category (Descriptions on Next Page): 1 (fence)

Contractor performing work: Frederick Fence Company

Contractor's Business License #: \_\_\_\_\_

A copy of the contractor's Shepherdstown business license or license application **MUST** be attached. The applicant is responsible for making sure all contractors working on this project have a Shepherdstown business license (which can be applied for at town hall). Work started without a business license could result in a stop work order on the project.



Application Number

28 - 02

**Application for Project Permit**  
**(Checklist of Required Information for Applications)**

Provide information required for appropriate category of work. Staff will ensure completion of checklist material prior to applications' inclusion on meeting agenda.

**Category I-** Minor Projects such as awnings, porch railings, window boxes, satellite dishes, solar panels, signs, fences, non-permanent storage sheds and other minor changes.

PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.

MATERIAL AND COLOR SAMPLES for exterior finishes

**Category II-** Driveways, decks, carports, porch enclosures and window, roof or siding replacement.

**Category III-** New construction of and/or additions to residential, commercial, and industrial structures.

**Category IV-** Demolition or Relocation of a Structure

**(Categories II and III):**

SITE PLAN is required at common engineering (1" = 10' or 1" = 20', etc.) or architectural scales (1/4" = 1' or 1/8" = 1'). Specifically, these drawings shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting. (SAMPLE ATTACHED)

Gross & net land area of property

Setback from property boundaries

Existing & proposed topography (only if regrading of the property is required)

Existing & proposed accessory structures.

Existing & proposed street right-of-way & entrance

Sidewalk, handicap access, Category IV only

MATERIAL AND COLOR SAMPLES for exterior finishes

ELEVATIONS, drawings indicating height of proposed structures, materials, and window and door arrangements

ZONING INFORMATION shall be defined in the application as required:

Dwelling density- net (residential application only)

Flood plain designation if any (mapping available in Town Hall)

Cost estimates and property appraisals for applications seeking exemptions from Chapter 12- Floodplain provisions

**Category IV- Demolitions:**

Historic designation of structures to be demolished (documents available in Town Hall)

Complete description of structure(s) or part(s) of structure(s) to be demolished.

At least one (1) structural report by a certified structural engineer. Applies to demolition requests for structures fifty (50) years or older.





Application Number

28 - 22

### Checklist of Required Information for Applications Continued

#### All Categories:

Copy of general contractor's Shepherdstown business license or license application.

Copy of receipt enclosed

#### Section 9-905 Remedies and penalties

The owner or agent of a building or premises in or upon which a violation of any provision of the Planning and Zoning Title has been committed or shall exist, or the leasee or tenant of an entire building or entire premise in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one hundred (100) dollars. Each and every day that such violation continues may constitute a separate offense.

#### Please read the following paragraph carefully and sign.

Attach documents specified in the checklist on the back of this application. I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time in order to determine compliance with the Commission's approval. **I understand that my presence at the assigned application review meeting is required.** Application must be signed by owner or his/her agent.

Date: 8/21/25

Owner's Signature:

Elizabeth Reinhart

Print Name:

Elizabeth Reinhart

**Fees shall be paid to the Town Treasurer/Clerk and must accompany the application. If work begins without the required permit, double the cost of said permit will be applied.**

Zoning Officer Comments:

Fee Paid

\$65.00

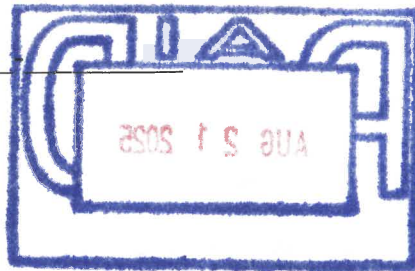
Date Paid

8/21/25



Application Number

28-22



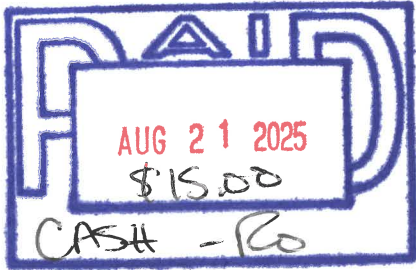
**THE SHEPHERDSTOWN TOWN COUNCIL ORDAINS:**

Section 9-902 of Chapter 8 paragraph XIV be amended as follows:

*Please check all boxes that may apply (Application Fees Due Upon Submittal):*

|  |
|--|
| <p><b><u>Category I:</u></b></p> <p>Minor projects such as murals, awnings, porch railings, window boxes, satellite dishes, solar panels, gutters &amp; downspouts, patios, sidewalks, hardscaping, signs, fences, storage sheds (not attached to the ground) and other minor changes and permit extensions.</p> <p style="text-align: right;"><b>\$50.00</b></p>  |
| <p><b><u>Category II:</u></b></p> <p>Window replacement, roof replacement, siding replacement, porch enclosure, driveways, carports, and decks.</p> <p style="text-align: right;"><b>\$100.00</b></p>  |
| <p><b><u>Category III:</u></b></p> <p>New construction of and/or additions to residential, commercial, and industrial structures.</p> <p style="text-align: right;"><b>\$300 + \$0.50 per sq. ft.</b></p> <p>New construction of garages &amp; other accessory buildings (permanently attached to the ground).</p> <p style="text-align: right;"><b>\$50 + \$0.10 per sq. ft.</b></p>  |
| <p><b><u>Category IV:</u></b></p> <p><b>Demolition or Relocation of a Structure:</b> Removal of any building feature(s) or razing of any structure(s) or relocation of a structure to new location. For either project, the applicant must submit the following in writing (in addition to an application):</p> <ol style="list-style-type: none"><li>1. Reason for the demolition/relocation (including historic documentation).</li><li>2. Describe the structure's condition in detail.</li><li>3. Describe the proposed reuse of the site, including full drawings of new structure &amp; landscaping.</li><li>4. Evidence of relevant funding or financial concerns.</li><li>5. Timeframe for project</li></ol> <p><b>\$50.00</b>      Accessory Buildings<br/><b>\$150.00</b>      Non-Contributing Structures (&lt; 50 years old)<br/><b>\$500.00</b>      Contributing Structures (≥ 50 years old)</p> |
| <p><b>Certificate of Appropriateness Advertisement Fee:</b></p> <p style="text-align: right;"><b>\$15</b></p>  |





D3 M2 P103  
ROMAN CATHOLIC CHURCH  
DB 396 P144 &  
DB 449 P111

NOTES:

Utilities not located.

Corners are to be set  
#5 Rebars.

PARCEL 1  
3710 #

D3 M2 P104  
WALTZ  
DB 555 P629

Parking  
No  
Street  
View

RESIDUE

P/O D3 M2 P119  
WALTZ  
DB 262 P173

PARCEL 2  
4612 #

P/O D3 M2 P119  
WALTZ  
DB 262 P173

PLAT of SURVEY Showing

## TWO PARCELS IN SHEPHERDSTOWN

SHEPHERDSTOWN CORPORATION  
JEFFERSON COUNTY, W.V.

SURVEYED: 14 July 1986

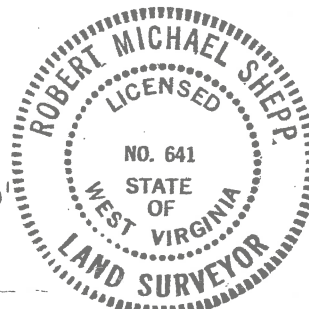
SCALE: 1" = 20'

*R. Michael Shepp*

R. Michael Shepp, LLS

APPALACHIAN SURVEYS, INC.

P.O. Box 35 CHARLES TOWN, W.V. 25414



MAGNETIC NORTH

#1774

OWNER(S) NAME: LIZ REINHART

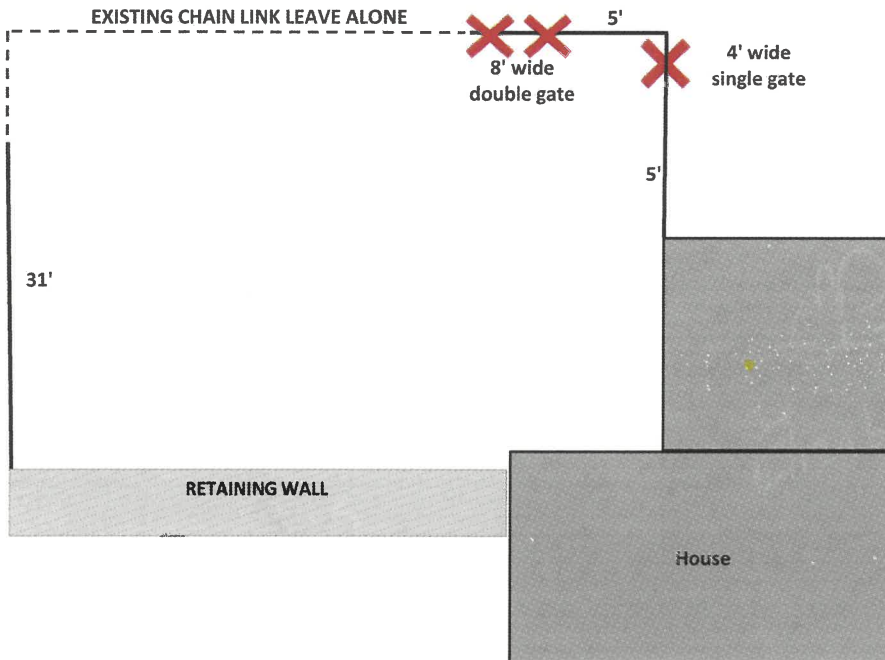
DRAWING: OWNER TO GO OVER LOCATION OF FENCE & GATES WITH FOREMAN

Owner Initials



Catholic Church

parking lot for  
apartments @ 220 S. Duke



not to scale

#### DISCLAIMERS

- Customer responsible for boundary lines and fence location and will confirm start and stop points with foreman at start of installation.
- Property Pins are the best way to ensure property boundaries. A plat/survey can be used but the Homeowner is responsible for any subsequent consequences.
- Frederick Fence does not haul away dirt or rocks. Customer to indicate to foreman location to spread or pile dirt.
- Frederick Fence is not responsible for damage to underground sprinklers, dog fences, or private utilities.
- No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).



*Frederick*  
**FENCECO.**

**EST. 1982**

THE RIGHT CHOICE SINCE 1982



Enhance the enjoyment,  
privacy, security and  
investment value of  
your home with our custom  
made wooden, aluminum,  
vinyl, and ornamental steel  
fencing and gates.



1505 Tilco Drive • Frederick, MD 21704 • 301-663-4000 • [www.frederickfence.com](http://www.frederickfence.com)



# Privacy Fencing



Board and Batten



Solid Board with Spindle Top



Board on Board



Stockade



Pressure Treated Pine Solid Board



Cedar Solid Board

# Picket Fencing



Williamsburg Picket with Dip



Space Board Picket



Fredericktown Picket with Dip



Seneca Picket



Fredericktown Picket



Victorian Picket



# Post and Picket Selections



Since 1982, we've served our residential and commercial customers with the highest quality fencing products, superbly installed at a reasonable price. Our commitment to quality service – outlined in The FenceCo Difference™ – assures your satisfaction and has earned us thousands of referral customers over the years. From concept to completion, our innovative team of designers and builders – most of whom have been with us for 10 or more years – will ensure the construction of a fence that will grant you immediate satisfaction and lasting pleasure.



# Split Rail Fencing



3-Rail Split Rail



3-Rail Double Gate



4-Rail Split Rail



2-Rail Split Rail



3-Rail with Double Picket Gate



Split Rail with Picket Gate

# Estate and Paddock Fencing



Custom 6-Board Estate



3-Board Paddock



4-Board Paddock



Custom 5-Board Paddock



6-Board Estate



3-Board Paddock

**Corporation of Shepherdstown**  
**Staff Input Form**  
**For the Historic Landmarks and Planning Commissions**

1. Applicant Name and Number: Nicole Stoneberger 25-24

2. Project Address: 107 South Princess Street

3. Project Description: Business sign.

4. Issues Identified: None

5. Staff Analysis and Recommended Action: We recommend approval of the sign.

6. To Be Reviewed By \_\_\_\_\_ Historic Landmarks Commission

\_\_\_\_x\_\_\_\_ Planning Commission

Completed By: \_\_\_\_\_ Gino E. Sisco\_\_\_\_\_

\_\_\_\_ Date: \_\_\_\_\_ 09/08/2025\_\_\_\_\_

Approved By: \_\_\_\_\_

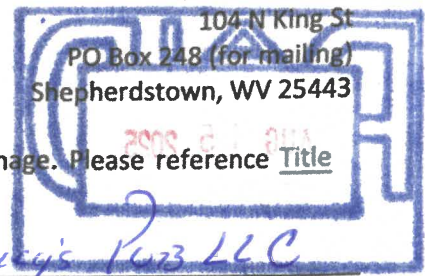
Date: \_\_\_\_\_





28-24

## Application for Sign Permit



This application needs to be submitted to Town Hall for approval of any signage. Please reference Title 9, Section-210.

Name of applicant:  
(include name of business)

Nicole Stoneyberger / Stoney's Pub LLC

Mailing address:

1216 W. Ketch St.  
Shepherdstown City WV 25443

Telephone:

681-242-8963 Email Stoney's Pub @ outlook.com

Street address of proposed work:

107 S. Princess St.

Telephone:

681-242-8963 Email Stoney's Pub @ outlook.com

Prior to your application being accepted you are required to provide the following:  
(Please initial each indicating it has been provided)

- ☐ Total square footage of all existing signs on building
- ☐ Linear width of storefront in feet
- ☐ Total square footage of proposed sign(s)
- ☐ Drawing or picture of building showing placement of sign(s)
- ☐ Drawing or picture of sign(s) with dimensions & material composition
- ☐ Drawing or picture of bracket or method of mounting sign

### Hanging Sign(s) only:

- ☒ Bottom of sign is required to be a minimum 7ft above sidewalk
- ☒ Outer edge of sign may not extend closer than 3ft from curb face

I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time to determine compliance with Commission's approval. Application must be signed by owner or his/her agent.

Date:

2-12-11

Signature:  
(Applicant)

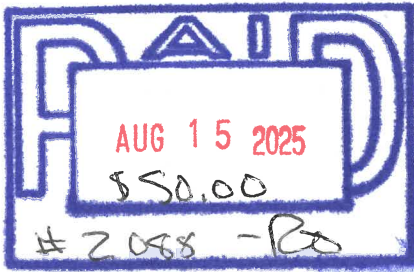
If you are a tenant, you must obtain the owner's signature acknowledging and approving the proposed work. This must be done prior to submission of application.

Date:

02/12/11

Signature:  
(Owner)  
Print Name:

ALEISTER CARTELINA





WHISKEY • WINE

STONEY'S

~~RAW BAR~~

Pub

↑ 24"  
✓

← →  
36"



Crop





# Historic Landmarks Commission's Application for Certificate of Appropriateness

104 N King St

PO Box 248 (for mailing)

Shepherdstown, WV 25443

Application # 25-24

This application is required for any modification of structures within the Shepherdstown Historic District. The purpose of this application is to protect the integrity of the exterior architectural features of structures in the designated Historic District. Reference [this map](#) to see if you live within the Historic District. A review of this application shall be approved or rejected by the Historic Landmarks Commission (HLC). For projects modifying structural square footage, an approved Certificate of Appropriateness is required prior to this being forwarded to the Planning Commission for their review for the issuance of a project permit. Project permits are only valid for one year from the date of issuance. [Please reference Title 9, Section-309](#)).

Applicant's name: Alexis C. C. C.

(Must be Property Owner)

Mailing address: \_\_\_\_\_

City

State

Zip

Telephone: 681-242-8963

Email: \_\_\_\_\_

Street address of proposed work: 107 S. Princess St, Shepherdstown, WV 25443

Lot Number/Legal Description: \_\_\_\_\_

(if no address exists)

Current Zoning: \_\_\_\_\_

Current Land Use: \_\_\_\_\_

Note: Reference [this map](#) for zoning Classifications.

Description of Work: JUST PAINTING FRONT DOOR ~~BUNGALOW~~

Project Category: \_\_\_\_\_

(see descriptions on next page)

Contractor Performing the Work: \_\_\_\_\_

Contractor's Business License: \_\_\_\_\_

A copy of the contractor's Shepherdstown business license or license application MUST be attached.



# Historic Landmarks Commission's Application for Certificate of Appropriateness

104 N King St

PO Box 248 (for mailing)  
Shepherdstown, WV 25443

Application # 25-24

Check all the areas that apply:

**Category I-** Minor Projects such as awnings, porch railings, window boxes, satellite dishes, solar panels, signs, fences, non-permanent storage sheds and other minor changes.

       PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.

       MATERIAL AND COLOR SAMPLES for exterior finishes

**Category II-** Driveways, decks, carports, porch enclosures and window, roof, or siding replacement.

**Category III-** New construction of and/or additions to residential, commercial, and industrial structures.

**(Categories II and III):**

       SITE PLAN is required at common engineering (1" = 10' or 1" = 20', etc.) or architectural scales (1/4" = 1' or 1/8" = 1'). Specifically, these drawings shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting.

       Gross & net land area of property

       Setback from property boundaries

       Existing & proposed topography (only if regrading of the property is required)

       Existing & proposed accessory structures.

       Existing & proposed street right-of-way & entrance

       Sidewalk, handicap access, Category IV only

       MATERIAL AND COLOR SAMPLES for exterior finishes

       ELEVATIONS, drawings indicating height of proposed structures, materials, and window and door arrangements.

       ZONING INFORMATION shall be defined in the application as required:

       Dwelling density- net (residential application only)

       Flood plain designation if any (mapping available in Town Hall)

       Cost estimates and property appraisals for applications seeking exemptions from Chapter 12- Floodplain provisions.

**Category IV- Demolitions or Relocation of a Structure:**

       Historic designation of structures to be demolished (documents available in Town Hall)

       Complete description of structure(s) or part(s) of structure(s) to be demolished.

       At least one (1) structural report by a certified structural engineer. Applies to demolition requests for structures fifty (50) years or older.

**All Categories:**

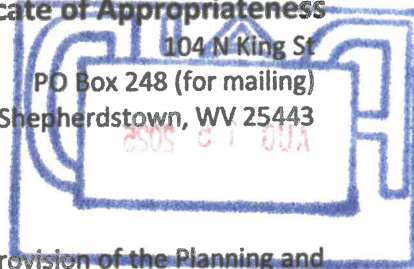
       . Copy of general contractor's Shepherdstown business license or license application.



# Historic Landmarks Commission's Application for Certificate of Appropriateness

Application # 25-24

104 N King St  
PO Box 248 (for mailing)  
Shepherdstown, WV 25443



## Remedies and penalties

The owner or agent of a building or premises in or upon which a violation of any provision of the Planning and Zoning Title has been committed or shall exist, or the leasee or tenant of an entire building or entire premise in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one hundred (100) dollars. Each and every day that such violation continues may constitute a separate offense. Reference Title 9-905.

## Please read the following paragraph carefully and sign.

Attach documents specified in the checklist of this application. I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time to determine compliance with the Commission's approval. **I UNDERSTAND THAT MY PRESENCE AT THE ASSIGNED APPLICATION REVIEW MEETING IS REQUIRED.** Application must be signed by owner or his/her agent.

Date: 08/12/25

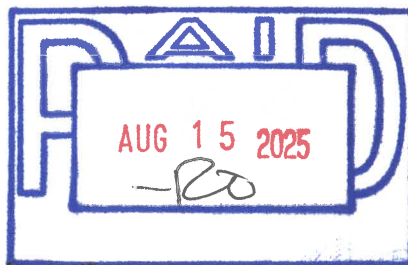
Signature: [Signature]  
(Owner)  
Print Name: ALESTER DATELIN

For Office Use:

Zoning Officer Comments

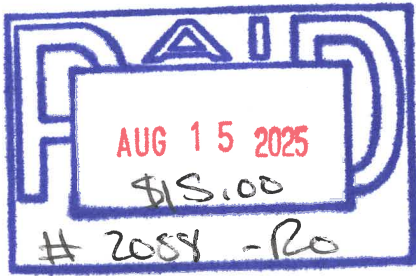
Fee Paid \$15.00

Date Paid 8/15/25



Please reference Title 9 of Town Ordinance for specifics  
Please contact Gino Sisco, Town Administrator, with any questions. (304) 283-0528 •  
gsisco@shepherdstown.gov







**Corporation of Shepherdstown**

**Staff Input Form**

**For the Historic Landmarks and Planning Commissions**

1. Applicant Name and Number: Allen and Teresa Meske 25-25

2. Project Address: 206 East High Street

3. Project Description: Replace and widen current walkway and create new similar walkway using stone pavers. Physical example of paver will be available.

4. Issues Identified: None

5. Staff Analysis and Recommended Action: We recommend HLC approval. Planning Commission should consider green space and rainwater runoff.

6. To Be Reviewed By \_\_\_\_\_ Historic Landmarks Commission

\_\_\_\_x\_\_\_\_ Planning Commission

Completed By: \_\_\_\_\_ Gino E. Sisco\_\_\_\_\_

Date: \_\_\_\_\_ 09/04/2025\_\_\_\_\_

Approved By: \_\_\_\_\_

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



TO USE FOR DRAFT

Application Number 25 - 25

## Application for Certificate of Appropriateness & Project Permit

### Corporation of Shepherdstown, West Virginia

Should you have any questions regarding this application, please contact:

Andy Beall (Phone 304-876-6858, E-Mail [abeall@shepherdstown.us](mailto:abeall@shepherdstown.us))

PLEASE PRINT OR TYPE CLEARLY

Applicant's Name: ALLEN + TERESA MESKE  
(Must be Property Owner)

Mailing Address: PO Box 3040 SHEPHERDSTOWN

Day Time Telephone Number: 305 505 7212 OR 7213

E-Mail Address: SEGONE40 @AOL.COM

Street Address of Proposed Work: 206 EAST HIGH ST SHEP.

Lot Number/Legal Description: LOT 3-14  
(If no address exists)

Current Zoning: RESIDENTIAL Current Land Use: SAME

Note: See zoning maps at Town Hall for correct zoning classification

Description of Work: REPLACE + WIDEN CURRENT WALKWAY  
TO EAST SIDE, CREATE NEW SIMILAR WALK-  
WAY ON WEST SIDE OF HOUSE (SIDEWALK  
TO BACK PATIO) USING STONE PAVERS.  
WALKWAY TO BE (APPROXIMATELY) 44-45" WIDE

Cost Estimate: \$3,000 Project Category (Descriptions on Next Page): 1

Contractor performing work: SELF

Contractor's Business License #: \_\_\_\_\_

A copy of the contractor's Shepherdstown business license or license application MUST be attached. The applicant is responsible for making sure all contractors working on this project have a Shepherdstown business license (which can be applied for at town hall). Work started without a business license could result in a stop work order on the project.



Application Number

25 - 28

**Application for Project Permit**  
**(Checklist of Required Information for Applications)**

Provide information required for appropriate category of work. Staff will ensure completion of checklist material prior to applications' inclusion on meeting agenda.

**Category I- Minor Projects such as awnings, porch railings, window boxes, satellite dishes, solar panels, signs, fences, non-permanent storage sheds and other minor changes.**

1

PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.

MATERIAL AND COLOR SAMPLES for exterior finishes

**Category II- Driveways, decks, carports, porch enclosures and window, roof or siding replacement.**

**Category III- New construction of and/or additions to residential, commercial, and industrial structures.**

**Category IV- Demolition or Relocation of a Structure**

**(Categories II and III):**

SITE PLAN is required at common engineering (1" = 10' or 1" = 20', etc.) or architectural scales (1/4" = 1' or 1/8" = 1'). Specifically, these drawings shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting. (SAMPLE ATTACHED)

Gross & net land area of property

Setback from property boundaries

Existing & proposed topography (only if regrading of the property is required)

Existing & proposed accessory structures.

Existing & proposed street right-of-way & entrance

Sidewalk, handicap access, Category IV only

MATERIAL AND COLOR SAMPLES for exterior finishes

ELEVATIONS, drawings indicating height of proposed structures, materials, and window and door arrangements

ZONING INFORMATION shall be defined in the application as required:

Dwelling density- net (residential application only)

Flood plain designation if any (mapping available in Town Hall)

Cost estimates and property appraisals for applications seeking exemptions from Chapter 12- Floodplain provisions

**Category IV- Demolitions:**

Historic designation of structures to be demolished (documents available in Town Hall)

Complete description of structure(s) or part(s) of structure(s) to be demolished.

At least one (1) structural report by a certified structural engineer. Applies to demolition requests for structures fifty (50) years or older.



Application Number

25 28

**Checklist of Required Information for Applications Continued**

**All Categories:**

Copy of general contractor's Shepherdstown business license or license application.

**Section 9-905 Remedies and penalties**

The owner or agent of a building or premises in or upon which a violation of any provision of the Planning and Zoning Title has been committed or shall exist, or the leasee or tenant of an entire building or entire premise in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one hundred (100) dollars. Each and every day that such violation continues may constitute a separate offense.

**Please read the following paragraph carefully and sign.**

Attach documents specified in the checklist on the back of this application. I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time in order to determine compliance with the Commission's approval. I understand that my presence at the assigned application review meeting is required. Application must be signed by owner or his/her agent.

Date:

AUG 25, 25

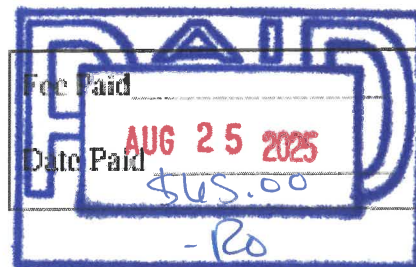
Owner's Signature:

Print Name:

ALLEN E MESKE

Fees shall be paid to the Town Treasurer/Clerk and must accompany the application. If work begins without the required permit, double the cost of said permit will be applied.

Zoning Officer Comments:



+\$50.00  
check #3576  
+cash \$15.00






Application Number \_\_\_\_\_

**THE SHEPHERDSTOWN TOWN COUNCIL ORDAINS:**

Section 9-902 of Chapter 8 paragraph XIV be amended as follows:

*Please check all boxes that may apply (Application Fees Due Upon Submittal):*

|  |             |
|--|-------------|
| <b><u>Category I:</u></b><br><br>Minor projects such as murals, awnings, porch railings, window boxes, satellite dishes, solar panels, gutters & downspouts, patios, sidewalks, hardscaping, signs, fences, storage sheds (not attached to the ground) and other minor changes and permit extensions.<br><br><b>\$50.00</b>  |             |
| <b><u>Category II:</u></b><br><br>Window replacement, roof replacement, siding replacement, porch enclosure, driveways, carports, and decks.<br><br><b>\$100.00</b>  |             |
| <b><u>Category III:</u></b><br><br>New construction of and/or additions to residential, commercial, and industrial structures.<br><br><b>\$300 + \$0.50 per sq. ft.</b><br><br>New construction of garages & other accessory buildings (permanently attached to the ground).<br><br><b>\$50 + \$0.10 per sq. ft.</b>   |             |
| <b><u>Category IV:</u></b><br><br><b>Demolition or Relocation of a Structure:</b> Removal of any building feature(s) or razing of any structure(s) or relocation of a structure to new location. For either project, the applicant must submit the following in writing (in addition to an application):<br><br><ol style="list-style-type: none"><li>1. Reason for the demolition/relocation (including historic documentation).</li><li>2. Describe the structure's condition in detail.</li><li>3. Describe the proposed reuse of the site, including full drawings of new structure &amp; landscaping.</li><li>4. Evidence of relevant funding or financial concerns.</li><li>5. Timeframe for project</li></ol><br><b>\$50.00</b> Accessory Buildings<br><b>\$150.00</b> Non-Contributing Structures (< 50 years old)<br><b>\$500.00</b> Contributing Structures (≥ 50 years old) |             |
| Certificate of Appropriateness Advertisement Fee.<br>   | <b>\$15</b> |





EAST HIGH ST

SIDEWALK

"BEFORE"

HOUSE  
AT  
206 EAST  
HIGH

EXISTING WALKWAY

FENCE

EXISTING  
PATIO

FENCE

FENCE

SHED

N  
A

EAST HIGH ST

SIDEWALK

"AFTER"

PROPOSED WALKWAY

HOUSE  
AT  
206 EAST  
HIGH

WIDENED  
WALKWAY

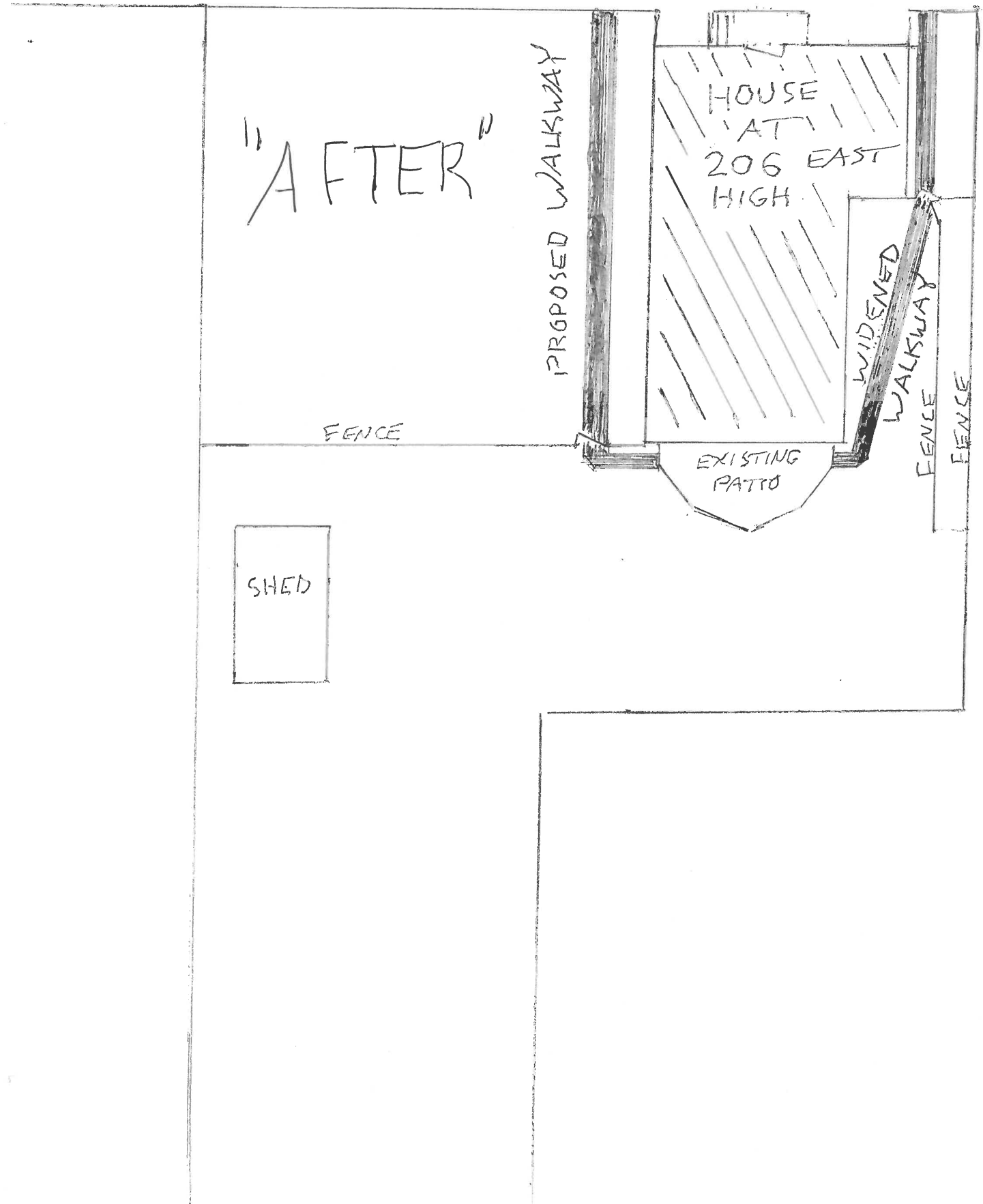
FENCE

EXISTING  
PATIO

FENCE

FENCE

SHED





EXISTING  
WALKWAY  
206 EAST HIGH





PAVERS LAID  
OUT





EXAMPLE OF PAVERS



PAVERS  
(NATURAL STONE)