



City of Harrisonburg, Virginia

Planning Commission Meeting

December 10, 2014

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the November 12, 2014 regular meeting.**
- 2) **New Business**
Special Use Permit – 57 Paul Street (10-3-187 (1) Art Studio)
Public hearing to consider a request from Norma L. Wise and Joan Clasbey with representative David Miller for a special use permit per Section 10-3-187 (1) of the Zoning Ordinance, which allows museums, galleries and art studios, which may include instructional rooms and incidental sales where permitted. The 24,019 +/- square feet property is zoned U-R, Urban Residential District and includes the R-P, Residential Professional Overlay District. The property is located at 57 Paul Street and is identified as tax map parcel 25-M-10.
- 3) **Unfinished Business**
- 4) **Public Input**
- 5) **Report of secretary and committees**
Proactive Zoning
- 6) **Other Matters**
- 7) **Adjournment**

Staff will be available Monday January 12, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the January 14, 2015 agenda.

MINUTES OF HARRISONBURG PLANNING COMMISSION
NOVEMBER 12, 2014

The Harrisonburg Planning Commission held its regular meeting on Wednesday, November 12, 2014 at 7:00 p.m. in the City Council Chambers, 409 South Main Street.

Members present: Richard Baugh, Gil Colman, MuAwia Da'Mes, Judith Dilts, and Deb Fitzgerald.

Members absent: Jefferson Heatwole and Henry Way.

Also present: Stacy Turner, Director of Planning and Community Development; Adam Fletcher, City Planner; Alison Banks, Senior Planner and Secretary.

Chair Fitzgerald called the meeting to order and determined there was a quorum with five of seven members in attendance. She then asked if there were any corrections, comments or a motion regarding the minutes from the October 8, 2014 Planning Commission meeting.

Mr. Colman moved to approve the minutes as presented from the October 8, 2014 regular Planning Commission meeting.

Mr. Da'Mes seconded the motion.

All members voted in favor of approving the October 2014 minutes (5-0).

New Business

Rezoning – Freeman Station Proffer Amendment (2014)

Chair Fitzgerald read the request and asked staff to review.

Mrs. Banks said the Comprehensive Plan designates this area as Medium Density Residential. This designation states that these areas are designated in areas near major thoroughfares or commercial areas. Most of these areas have been developed or are approved for development of a variety of housing types such as single-family, duplex, and in special circumstances, apartments. Depending on the specific site characteristics, densities in these areas may range from 1 to 15 units per acre.

The following land uses are located on and adjacent to the property:

Site: Single-family dwelling, duplexes, and apartment buildings, zoned R-3C

North: Across the Norfolk Southern Railroad and South High Street, dwelling units, zoned R-2, and commercial uses, zoned B-2

East: Eck Enterprises, zoned M-1 and single-family dwellings fronting along Sharon Street and Amherst Court, zoned R-2

South: Single-family dwellings fronting Amherst Court, zoned R-2 and apartment units fronting Colonial Drive, zoned R-3

West: Apartment units, zoned R-3 and industrial use, zoned M-1

The applicant is requesting to rezone 15 parcels by amending the proffers on R-3C, Multiple Dwelling Residential District Conditionally zoned property. The properties are situated within the Freeman Station Subdivision which is located along the cul-de-sac of Pear Street and Howard Lane, a private street. The subdivision consists of a mix of apartment units, duplexes, and a single-family dwelling.

Freeman Station, which was originally known as Cosner Development, was rezoned from R-2, Residential District and R-3, Multiple Dwelling Residential District in July 2008 by rezoning all property to R-3C. The proffers associated with the rezoning included:

1. The concept plan prepared by Hamrick Engineering, P.C. dated June 10, 2008 is proffered except for the location of street trees which may vary due to necessary sight distance easements.
2. Occupancy will be limited to two unrelated people or a single-family.
3. Each duplex unit will have three parking spaces. One in the garage and two in the driveway.

Along with the above, the proffered concept plan included eight general notes and because the concept plan was proffered, the general notes are also conditions of the development. They are as follows:

1. Stormwater management will be provided meeting all applicable City and State requirements.
2. Each duplex unit will have a single stall garage and two parking spaces in the driveway.
3. The privacy fence at the rear of lots 1 through 3 along the railroad and adjacent to the basketball court shall be constructed of wood or vinyl.
4. Utility easements will be granted to all public utilities as necessary.
5. The typical street section shall comply with City standards. The horizontal geometry shall be as shown.
6. The tot lot amenities shall be 2-springer animals, 1-junior swing, and 1-sand box.
7. The existing single-family dwelling may in the future be demolished and replaced with a duplex building.
8. Right-of-way and temporary construction easement will be dedicated in the future as shown if the existing railroad crossing is abandoned.

Concurrent with the planning, rezoning, and preliminary platting of Cosner Development, the City was beginning the first phase of the Erickson Avenue/Stone Spring Road improvements. This phase included rerouting traffic from the intersection of Pear Street and Erickson Avenue so that the railroad trestle could be removed and the new roadway completed. Traffic was routed along Pear Street past Cosner Development and the proposed Pear Street extension. During the planning and rezoning stage, the developer worked closely with the City regarding traffic concerns entering and exiting the property. The developer was able to begin site grading and install infrastructure for the proposed development while the City completed phase one of the Erickson Avenue/Stone Spring Road project. Upon removal of the trestle and completion of the road improvements, the developer final platted the subdivision and renamed it Freeman Station.

Construction of the apartment units and several duplexes began in early spring of 2014. It was during this time that several concerns and questions arose regarding proffers and the concept plan general notes. One of those issues was the proffer stating that each duplex unit would have three parking spaces, one in the garage and two in the driveway, was not provided for on the duplex dwelling that was planned to front along Howard Lane. Another issue revolved around converting the existing single-family dwelling into to a duplex, where the concept plan specified the dwelling could only be demolished and a duplex constructed in its place.

After several conversations with the developer and applicants, it was decided that an amendment to the proffers would be the best course of action to take in order to complete the subdivision as planned. The applicants have amended the proffers with the following:

1. The concept prepared by Hamrick Engineering, P.C. dated October 7, 2014 is proffered except for the location of street trees which may vary due to necessary sight distance easements.
2. Occupancy will be limited to two unrelated people or a single-family.

3. Tax map parcel numbers 9-T-4 through 9-T-15 will have three off-street parking spaces.

The sight distance easement has been recorded and several of the street trees have been removed from the plan of development, or relocated, to accommodate the easement. Proffer three regarding off-street parking and garages for all duplexes was amended removing the requirement of a garage and specifying that only three off-street parking spaces for the duplex units along Pear Street would be provided; which clarifies that this detail was never intended for the duplex off of Howard Lane.

The concept plan general notes were amended to allow the single-family dwelling to either be converted to a duplex or demolished to allow construction of a new duplex. In addition, the amended third proffer also clarifies that if the single-family home becomes a duplex, whether converted or reconstructed, it would have to meet the same three off-street parking space requirements. The specific amenities of the tot lot were removed too, indicating that just a tot lot area would be provided.

The requested changes are in keeping with the intentions of original rezoning and the Freeman Station Subdivision, and staff appreciates the cooperation of all the applicants involved. Staff recommends approval of the rezoning request.

Chair Fitzgerald asked if there were any questions for staff.

Mr. Colman asked if the single-family home is converted to a duplex are they required to have garages.

Mrs. Banks replied no; actually, with this amendment, none of the units are required to have garages. The six duplex units fronting along Pear Street are required to have three off street parking spaces. If the single-family home is converted or demolished and rebuilt as a duplex, it must provide three off street parking spaces per unit as well.

Mr. Colman asked if there was space to put three off street parking spaces on that parcel.

Mrs. Banks said yes.

Chair Fitzgerald asked if there was any recollection of the original reasoning for the single-family home being used as a single-family home or demolished.

Mrs. Banks said she does not recall a reason why the general note was added as such.

Mr. Baugh said I was on Planning Commission at the time of the original rezoning and if I recall correctly, it had something to do with density.

Mr. Fletcher said the idea really came from the applicant, who is here with us tonight and could probably speak more to the idea of the house remaining or being demolished.

Mr. Colman said the house is actually fronting South High Street.

Mr. Fletcher replied yes it does.

Mr. Colman said in terms of an accessory shed of something like that, what could be done?

Mr. Fletcher said we can view it as a through lot and allow a structure in the established rear yard; however, we will worry about that when the owners decide they are ready to put in an accessory structure.

Mrs. Banks said it is addressed off of Pear Street now, so I believe the intent is to reconfigure the house with a Pear Street entrance.

Chair Fitzgerald asked if there were any further questions. Hearing none, she opened the public hearing and asked the applicant or the applicant's representative if they would like to speak.

Randy Cosner, Broadway, VA, said he is the developer of the project and still owns several of the lots. I believe staff did a wonderful job in explaining what we are trying to do with the amendments; but, I will be happy to answer any questions you may have for me.

Mr. Da'Mes asked what is the square footage of the duplex units and why the three parking spaces.

Mr. Cosner said the units are right at 1,400 square feet and the parking is to make certain there is adequate parking space for occupants and visitors within the driveway.

Mr. Fletcher said it is also associated with the fact that there is no on street parking within this subdivision.

Mr. Cosner said that is correct.

Mr. Colman said all the parking for the duplex units is within the actual lot, not on the street.

Mrs. Banks replied yes.

Chair Fitzgerald asked if there were sidewalks.

Mrs. Banks said on one side, which was the requirement at the time of platting.

Chair Fitzgerald asked if there was anyone else wishing to speak in favor of the request. Hearing none, she asked if there was anyone wishing to speak in opposition of the request. Hearing none, she closed the public hearing and asked if there was a motion.

Dr. Dilts made a motion to recommend approval of the rezoning for Freeman Station Proffer Amendment 2014, with the three proffers and the eight general notes on the concept plan.

Mr. Colman seconded the motion.

Chair Fitzgerald called for a voice vote on the motion.

All voted in favor (5-0).

Chair Fitzgerald said the request passes unanimously and will go to City Council on December 9th.

Zoning Ordinance Amendment – Section 10-3-84 (4) To Add Recreational and Leisure Time Activities Uses in B-1

Chair Fitzgerald read the agenda item and asked staff to review.

Mr. Fletcher said staff is proposing to amend the Zoning Ordinance (ZO) Section 10-3-84 Uses Permitted By-Right of the B-1, Central Business District. Specifically, the amendment includes adding a statement to subsection (4) to clarify that property owners may operate recreational and leisure time activities uses as a by-right use so long as they are compatible with surrounding uses.

Currently, Section 10-3-84 (4) lists several uses as permitted by-right by stating: "Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education." The proposed amendment would add the following sentence to the stated section: "In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted." If approved, Section 10-3-84 (4) would match the existing language and uses permitted within the B-2, General Business District Section 10-3-90 (4).

The above described amendment was put forth due to a recent staff discussion regarding recreational and leisure-time activities uses when we realized it is not clearly specified that such uses are allowed in B-1 even though we have allowed them for many years. In fact, since 1939, when zoning regulations were first adopted in the City, some form of recreational, leisure time, or amusement uses (i.e. bowling alleys, fitness facilities, billiard halls, yoga studios, etc.) have been permitted downtown, where the permitted uses were stated differently over time.

In the 1939 and 1952 ZO, the B-1 district allowed “billiard and pool tables and bowling alleys; public dance halls, shooting galleries, and similar forms of public amusements.” In the 1958 ZO the permission was stated slightly differently allowing “billiard and pool rooms, bowling alleys and similar forms of commercial recreation.” In 1963, the ZO stated “theatres, amusement or recreation facility” was permitted; while in 1969 and 1976, the uses were more narrowly specified stating “theatres, indoor amusement and recreation facilities” were permitted (emphasis added). Also in the 1969 and 1976 ZO, the B-2 district allowed “commercial amusement or recreation facilities, including outdoor establishments as drive-in theatres and commercial golf ranges (emphasis added). From 1978 through 1984 the downtown allowed “theatres, leisure time or recreation facilities;” and then finally, in 1987, the ZO utilized the same language that exists today for both the B-1 and B-2 districts. Not until 2004 was recreational and leisure time uses added to the ZO as a special use permit (SUP) within the M-1 district when an individual wanted to operate a paintball facility in that zoning district.

In knowing this history, one could argue businesses like bowling alleys and fitness centers are allowed through the existing listed uses, however, since other sections of the ZO make use of the “recreational and leisure-time activities” terminology, and uses such as fitness facilities have been required to obtain a recreational and leisure-time activities SUP in the M-1 district to operate, staff believed it would be good practice to make the proposed amendment to clarify that such uses are permitted by-right.

The most important component of the proposed amendment is to include the phrase “...which are compatible with surrounding uses...” Having this provision will provide an administrative level of scrutiny for the Zoning Administrator to ensure that such uses do not cause a great deal of undesirable noise, lighting, or other unwelcomed utilization of the City’s downtown. If the Zoning Administrator interprets a particular recreational and leisure-time activity as not being compatible with the surrounding uses, and the property owner believes the interpretation is wrong, they may appeal the decision to the Board of Zoning Appeals.

Staff recommends approving the proposed amendment to Section 10-3-84 (4).

Chair Fitzgerald asked if there were any questions for staff. Hearing none, she opened the public hearing and asked if there was anyone wishing to speak in favor of the amendment. Hearing none, she asked if there was anyone wishing to speak in opposition of the amendment. Hearing none, she closed the public hearing and asked for questions, comments, or a motion on the amendment.

Mr. Colman said I have a question regarding compatible surrounding uses; how many times have you had people come in with a use that is not compatible?

Mr. Fletcher replied not often. We do not have many of these types of uses that are really questionable. We have very few outdoor recreational facilities; actually, I do not think we have any outdoor recreational facilities in the B-2 district.

Mr. Colman said there may be new trends that come forward; but, this is written such that staff would have the opportunity to evaluate whether the use is compatible or not.

Mr. Fletcher said that is correct. The way this is written gives staff the opportunity to look at the existing surrounding uses and question whether it is compatible in that location.

Mr. Da'Mes moved to recommend approval of the ordinance amendment to Section 10-3-84.

Dr. Dilts seconded the motion.

Chair Fitzgerald called for a voice vote on the motion.

All voted in favor (5-0) of recommending approval of the ordinance amendment.

Unfinished Business

None.

Public Input

None.

Report of secretary and committees

Mr. Baugh said at City Council last night the only matter we took up from this board was the special use permit request for the brewery at 120 West Wolfe Street. Council tabled that request. There was an adjoining property owner who spoke in opposition regarding the parking situation for the food court, also on the brewery parcel. The applicant had already discussed other options he had regarding parking for the uses at the site, so Mr. Chenault moved to table the request in hopes that the applicant may commit to a bit more parking. That could resolve the adjoining property owners concerns. Mr. Degner raised an objection as to whether it is fundamentally fair for these so called low capital investment food and drink establishments to be in competition with the high capital investment food and drink establishments. Hopefully, it will all get worked out, but it has been tabled for now.

Also, the alley closing along Massanutten Street and North Liberty Street continues to be tabled at the applicant's request.

Other Matters

Mr. Colman said we have not been sending a member to the Rockingham County Planning Commission meetings; I feel we need to reinstate that.

All members agreed and staff confirmed they would email a schedule out for everyone to sign-up.

Mr. Fletcher said next month we have a special use permit request for an art studio. This is the relocation of the You Made It Art Studio, which is currently downtown, to the owner's residence at 57 Paul Street.

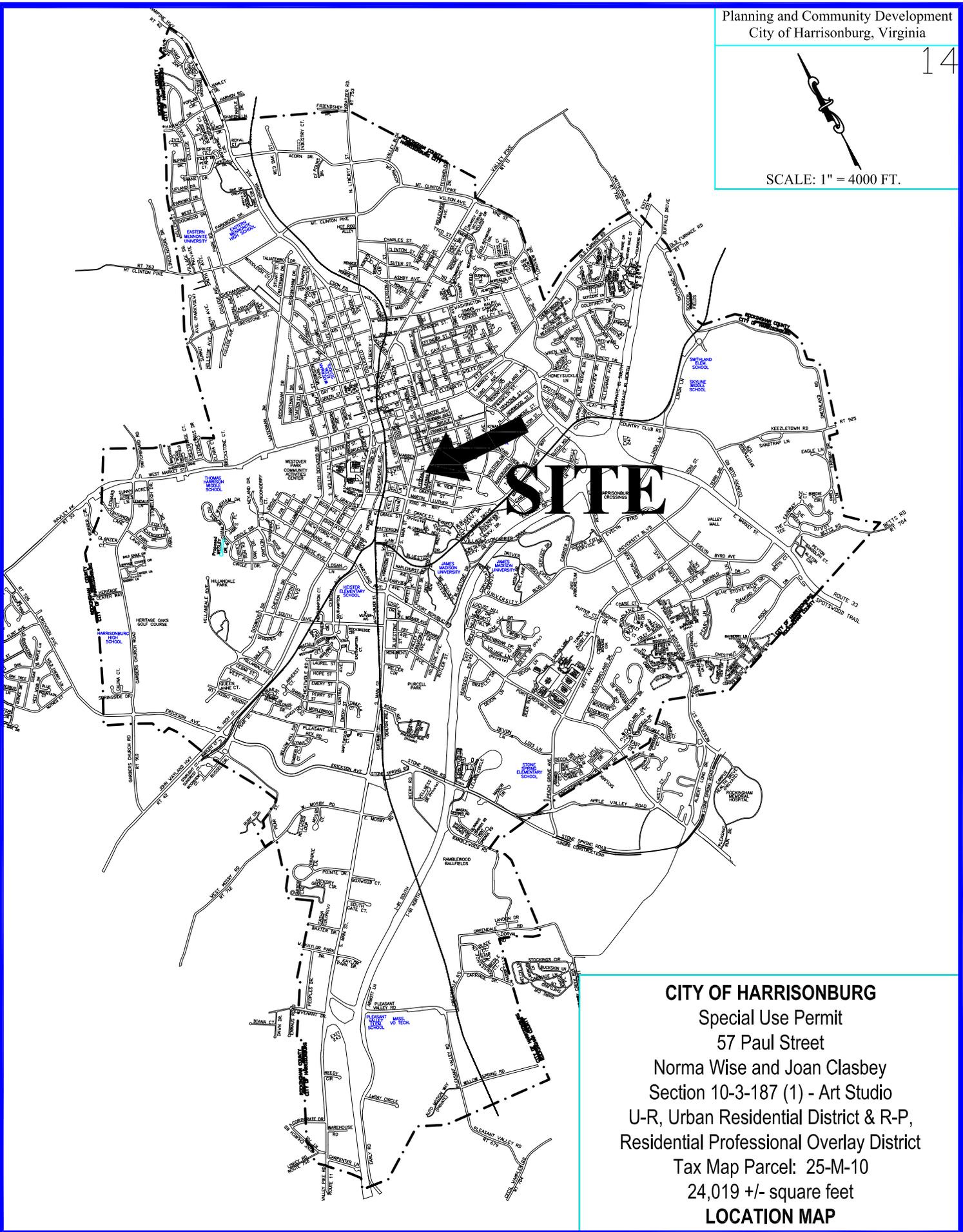
Adjournment

Planning Commission adjourned at 7:30 p.m.

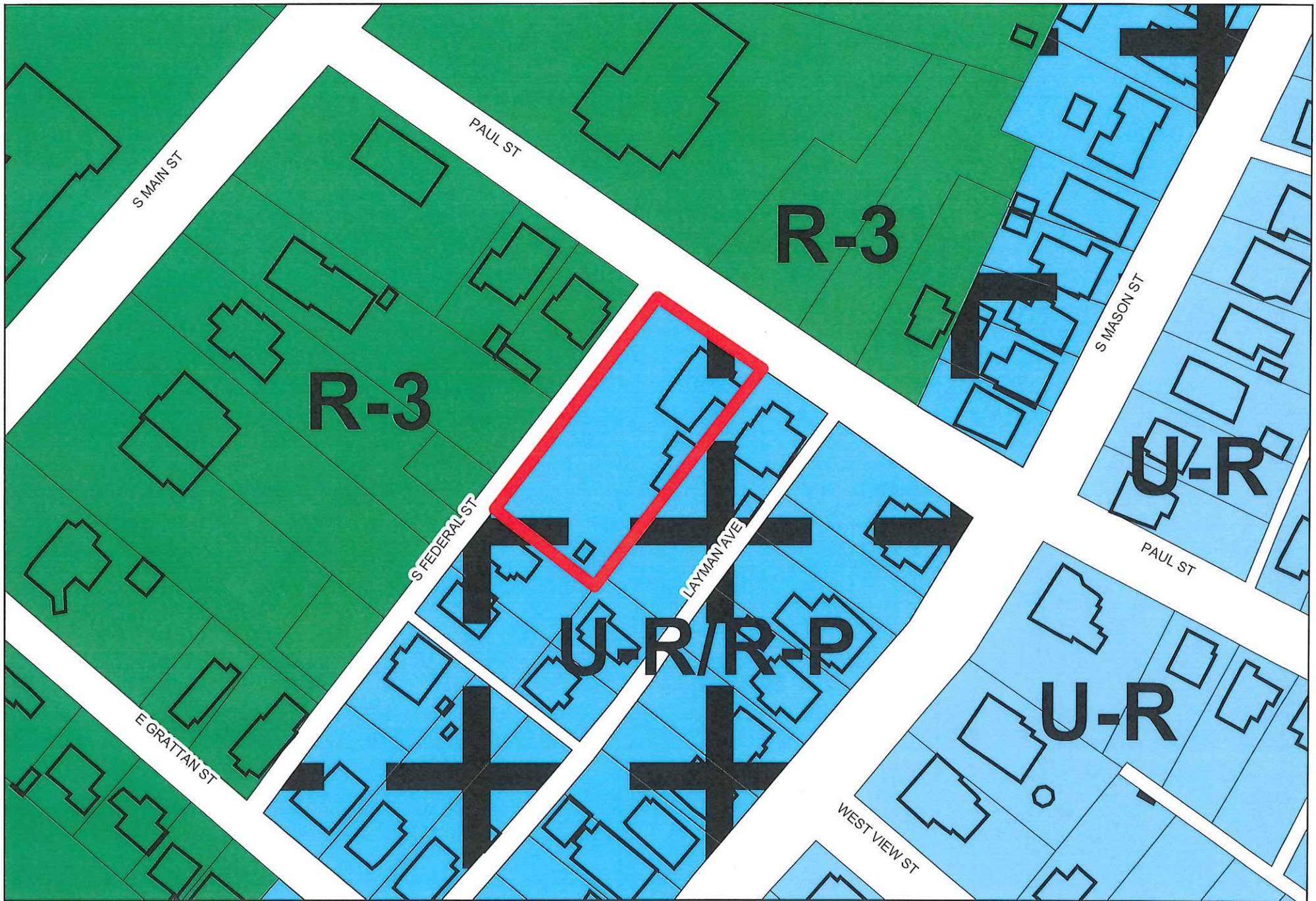
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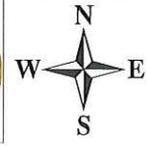
SCALE: 1" = 4000 FT.



CITY OF HARRISONBURG
Special Use Permit
57 Paul Street
Norma Wise and Joan Clasbey
Section 10-3-187 (1) - Art Studio
U-R, Urban Residential District & R-P,
Residential Professional Overlay District
Tax Map Parcel: 25-M-10
24,019 +/- square feet
LOCATION MAP



57 Paul Street (Art Studio)
SUP Section 10-3-187 (1)





City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT December 10, 2014

SPECIAL USE PERMIT – 57 PAUL STREET (10-3-187 (1) ART STUDIO)

GENERAL INFORMATION

Applicant: Norma Wise and Joan Clasbey with representative David Miller

Tax Map: 25-M-10

Acreage: 24,019 square feet

Location: 57 Paul Street

Request: Public hearing to consider a request for a special use permit per Section 10-3-187 (1) of the Zoning Ordinance, which allows museums, galleries and art studios, which may include instructional rooms and incidental sales where permitted. The property is zoned U-R, Urban Residential District and includes the R-P, Residential Professional Overlay District.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Neighborhood Residential. This designation states that this type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the existing character of the neighborhood. These are older neighborhoods, which can be characterized by large housing units on small lots.

The following land uses are located on and adjacent to the property:

Site: Single family home, zoned U-R/R-P

North: Across Paul Street, the Elks Lodge, zoned R-3

East: Single family home, zoned U-R/R-P

South: Duplex, zoned U-R/R-P

West: Across Federal Street (which is actually a public alley), single family homes, zoned R-3, and professional offices fronting South Main Street, zoned R-3

EVALUATION

The residents of 57 Paul Street, one of which is a co-owner of You Made It! LLC Paint Your Own Pottery and Fused Glass Studio, are requesting a special use permit (SUP) per Section 10-3-187 (1) of the Zoning ordinance to allow an art studio at the identified property. The subject parcel is zoned U-R, Urban Residential District and includes the R-P, Residential Professional Overlay District. David Miller, the other co-owner of You Made It! LLC, is representing the

applicants. (To the best of staff's knowledge, this is the first time any U-R/R-P property owner has requested any type of special use permit within Section 10-3-187.)

The property is located mid-block between South Mason Street to the east and South Main Street to the west and at the corner of a 20-foot paved public alley better known as South Federal Street. If approved, the applicants *may* relocate their business to the subject property.

Per Section 10-3-130 (c), "Whenever a special use permit is approved by the city council, the special use authorized shall be established, or any construction authorized shall be commenced and diligently pursued, within such time as the city council may have specified, or, if no such time has been specified, then within twelve (12) months from the approval date of such permit." As the applicants are still planning for the future and are unsure of all circumstances associated with their current location at 163 South Main Street, they are requesting the SUP be allowed to be established, or any construction authorized, until December 31, 2017—more or less a three year window of opportunity if approved by City Council in January 2015.

If the request is approved, the applicants do not plan to continue living at the property; however, Section 10-3-186 (2), a by-right use for properties with the R-P overlay, allows property owners to have a single dwelling unit and operate a permitted non-residential use when the property has, at minimum, 14,000 square feet of lot area. The property exceeds this minimum requirement as it has 24,019 square feet. With the proper renovations, the applicants could remain living in the structure or rent the space as a dwelling unit. If they choose to utilize the mixed use potential of the parcel, they would have to supply two off-street parking spaces for the residential use as well as meet the minimum number of required off-street parking spaces necessary for the art studio.

Off-street parking requirements for the art studio would be regulated by Section 10-3-25 (14), which requires one space per 250 square feet of gross floor area. Per the submitted application, the principal building includes 3,441 square feet, but any amount of square footage utilized within any of the onsite accessory buildings for the art studio must also be included in the calculation to determine the total amount of off-street parking spaces needed to be in compliance with the Zoning Ordinance. Often times a deciding factor into whether U-R/R-P properties can be converted to permitted non-residential uses is if the property is large enough to provide the required off-street parking spaces. After review, staff has no concerns as to whether this property is capable of meeting the off-street parking requirements. The applicants have submitted a general layout demonstrating where they plan to accommodate the required parking area.

If the SUP is approved, regardless of whether the structure is fully utilized as an art studio or if they choose to utilize the mixed use capabilities of the property, several renovations would be needed to the structure to conform to Building Code regulations. The applicants are aware of many of the necessary renovations needed to convert the property from a residential use to a commercial use as they have already met on-site with Building Inspections personnel regarding that conversion. The total number of parking spaces and the renovations needed to the building and property will have to be determined by the applicant prior to building permit application.

With regard to the Comprehensive Plan, although the Land Use Guide designates this property as Neighborhood Residential, a designation staff often times associates with areas that are zoned R-2, it borders property designated Professional, which are areas planned for non-residential uses. The public alley, identified as South Federal Street, is the boundary for properties designated Professional to the west and Neighborhood Residential to the east for the entire block bounded

by Paul Street, South Mason Street, East Grattan Street, and South Main Street. South Federal Street also serves as the boundary for properties within the same identified block, where properties to the west of the alley are zoned R-3 and properties to east are zoned U-R/R-P.

It should be known that the U-R and R-P districts were created in 2001; most of the existing properties zoned U-R and those with the R-P overlay were rezoned to those districts when the districts were enacted. In knowing this, and in knowing that the purpose of the R-P district is to provide flexibility in the use of buildings located at the outer limits of traditional residential areas for professional offices and other uses that respect both the residential nature and aesthetic character of the adjacent neighborhood, staff believes the request is justified and is good zoning practice. Being that the applicants plan to maintain much of the historical nature of the structure, the most impactful and noticeable change to the property will be the conversion of part of the back yard to a parking lot. However, staff does not believe this alteration of the property will negatively impact the residential nature or the aesthetic character of the adjacent neighborhood as this neighborhood already has several parking lots adjacent to the subject property. The nearby existing parking lots serve the professional and business offices fronting South Main Street and accessible from South Federal Street, while the largest parking lot in this neighborhood is across the street at the Elks lodge property. The subject property already has an opaque fence in place, which will screen the view of vehicles, and their headlights at nighttime, from adjoining properties. Furthermore, the property owners plan to maintain much of the landscaping that is already in place, which will be in addition to the required parking lot landscaping requirements.

The subject property also lies within the Comprehensive Plan's identified Downtown Revitalization Area, which draws attention to the City wanting "to revive downtown as the heart of the City and region, an economic engine, source of civic pride, arts and entertainment center, and quality place to shop, work and live." Staff believes the conversion of this property to an art studio, or even to a mixed use, conforms to the Comprehensive Plan and could even strengthen the integrity of this area of downtown.

As noted above, the applicants plan to maintain much of the historical nature of the structure; however, future property owners and/or operators of an art studio at this location may choose a different approach. Staff believes maintaining the historical nature of the property accomplishes the R-P district's intent of respecting both the residential nature and aesthetic character of the adjacent neighborhood.

Staff suggests the following two conditions be added to the approval of the application:

1. The permit shall be applicable only for the property and the existing historical structure, or a substantially similar structure, including all existing accessory structures. New accessory structures may be permitted so long as they are in keeping with the surrounding neighborhood. (This condition shall be flexible in allowing renovations to occur to accommodate the art studio. If the Zoning Administrator believes proposed renovations, additions, or new structures do not meet the intent of this condition, the property owner may appeal the decision to the Board of Zoning Appeals.)
2. All parking areas shall be located to the rear of the principal building and opaquely screened from adjacent properties. The height of the screening shall be no less than 4-feet

in height. (Note: If any section of the existing opaque fence is less than 4-feet in height, it shall meet the intent of this condition.)

Staff recommends approving the SUP with the above noted conditions to allow an art studio at the property per Section 10-3-187 (1) and supports their request to be given until December 31, 2017 to establish the authorized use or for construction to have commenced and diligently pursued by the same date.

Special Use Permit proposed for 57 Paul Street: zoned U-R with an R-P Overlay for an Art Studio per Sec. 10-3-187 (1).

The relocation of You Made It! LLC Art Studio, which offers one on one art instruction to 57 Paul Street, Harrisonburg Virginia will add to the historic charm and nature of Old Town while providing for the continued existence of a community arts and cultural asset. The historic home built in 1918 has 3441 square feet and has recently undergone \$150,000 worth of renovation.

To accommodate off-street parking requirements, we plan to excavate an area on the south end of the property so as to preserve much of the existing beautiful landscaped areas near the house. Please see the attached rendering for general details of the planned parking lot layout.

This proposal requests that the special use authorized shall be established, or any construction authorized shall be commenced and diligently pursued by 12/31/2017.



1 inch = 50 feet

Date Application Received: 11-06-14

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$ 405.00 AF

Property Owner's Name: Norma Wise & Joan Clasbey
 Street Address: 57 Paul Street Email: customerservice@youmadit.net
 City: Harrisonburg State: Virginia Zip: 22801
 Telephone: Work 540-434-4500 Fax _____ Mobile 540-246-6094

Owner's Representative: David Miller
 Street Address: 163 South Main Street Email: customerservice@youmadit.net
 City: Harrisonburg State: Virginia Zip: 22801
 Telephone: Work 540-434-4500 Fax _____ Mobile 540-435-1028

Description of Property and Request

Location (Street Address): 57 Paul Street
 Tax Map Number Sheet: 25 Block: M Lot: 10 Lot Area: 24,019 square ft
 Existing Zoning Classification: RP
 Special Use being requested: Art Studio per Sec. 10-3-187

Please provide a detailed description of the proposed (use additional pages may be attached):
See attached

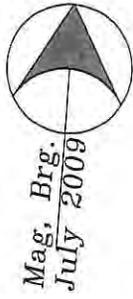
Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)
 North: TRUSTEES HBURG LODGE NO 4, 482 S MAIN ST, Parcel ID: 026 O 20 21, Zoned R3
 South: A-Side LC, 520 FEDERAL ST, Parcel ID: 025 M 13 Zoned RP
 East: Thomas & Diane Perry, 65 Paul Street, Parcel ID: 025 M 11 Zoned RP
 West: ELM STREET PROPERTIES LLC, 47 Paul Street, Parcel ID: 025 M 8 Zoned R3

Certification: *I certify that the information contained herein is true and accurate.*

Signature: Norma L Wise Joan M Clasbey
 Property Owner

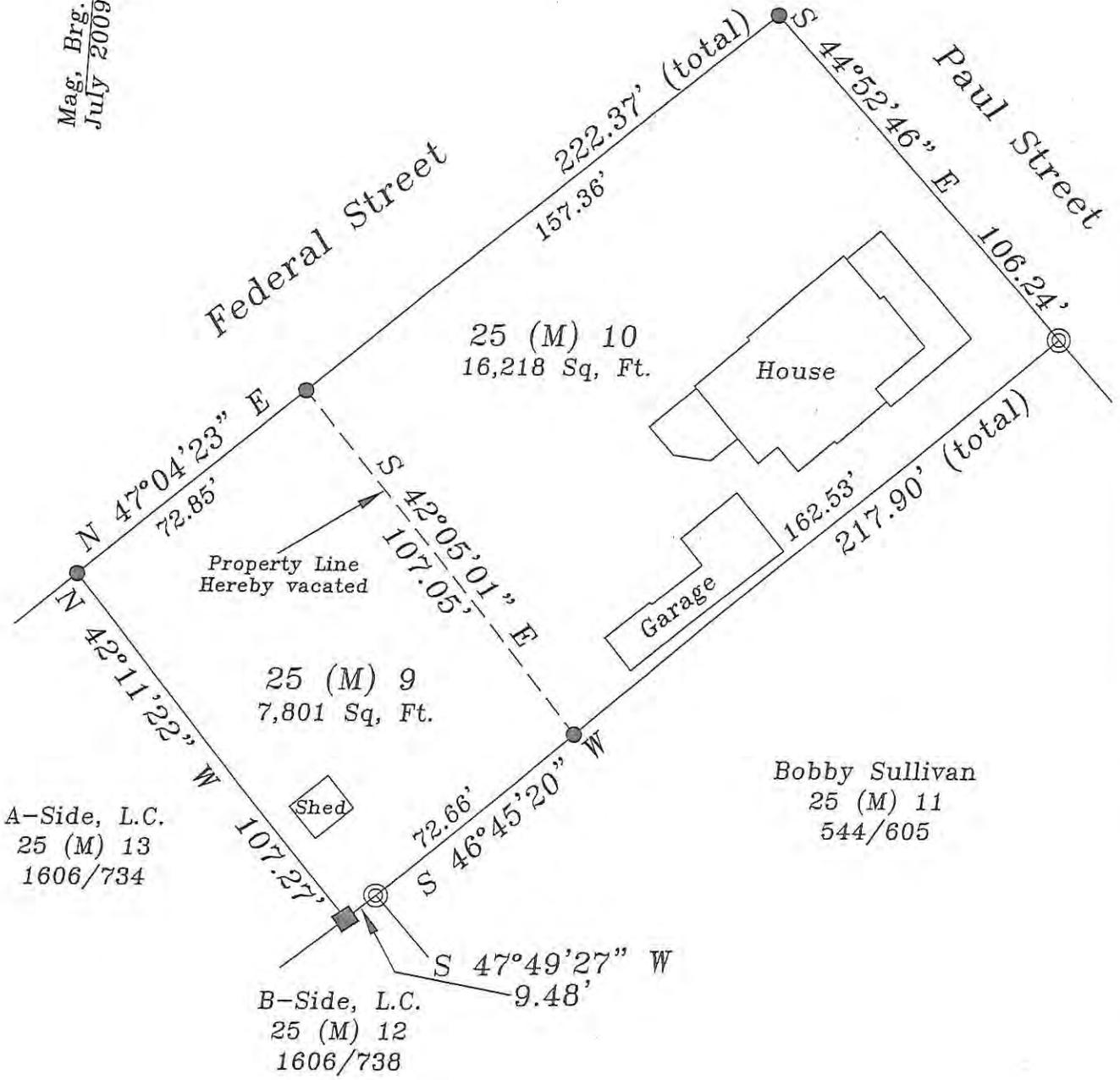
ITEMS REQUIRED FOR SUBMISSION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application | <input checked="" type="checkbox"/> Fees Paid |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Property Located on Tax Map |
| <input checked="" type="checkbox"/> Description of Proposed Use | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> _____ |



LEGEND

- = Iron Pin Found or Set
- ⊙ = Pipe
- = Fence Post



Redivision of Tax Parcels 25 (M) 9 & 10
City of Harrisonburg, Virginia

Scale: 1" = 40' April 15, 2010

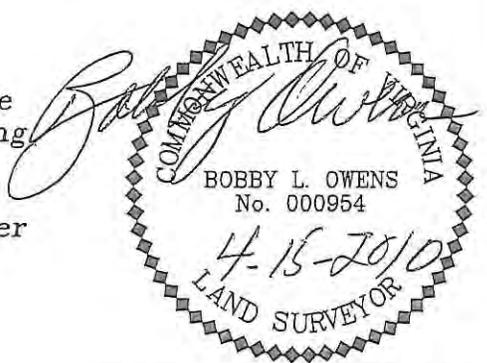
Present Owner: Norma L. Wise
 Deed Book: 2741, Page: 71
 see D.B. 3585, PG. 318 for redivision
 Tax Parcels: 25 (M) 9 & 10
 Adress: 57 Paul Street
 Project #: 10-031
 Total Area: 24,019 square feet

-This plat represents a current field survey

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the planning commision and the ordinances of the City of Harrisonburg, Virginia regarding the platting of subdivisions, have been complied with. Given under my hand this 15th day of April, 2010.

Bobby Owens
 Bobby L. Owens, LS



Bobby L. Owens, LS
 1000 S. High St. Ste. A
 Harrisonburg, VA 22801

December, 2014, Proactive-Zoning Report

For the month of December, 2014, the proactive-zoning program inspected the **Waterman Elementary** and **Keister Elementary** sections of the city. During the proactive inspections twenty-two violations were found. The violations consisted of inoperable vehicles, discarded materials and indoor furniture on porches.

MONTH	SECTOR	4 th CYCLE VIOLATIONS	CORRECTED	1 st CYCLE	2 nd CYCLE	3 rd CYCLE
December 2011	Wyndham Woods	2	2	2	0	4
January 2012	Northfield	13	13	21	6	19
February 2012	Purcell Park	8	8	7	6	5
March 2012	Parkview	5	5	19	7	16
April 2012	Ind./Tech Park	0	0	0	1	0
May 2012	Northeast	29	29	80	45	63
June 2012	Exit 243	1	1	10	0	1
July 2012	Fairway Hills	2	2	1	0	0
August 2012	Smithland Rd.	2	2	0	4	0
September 2012	N. Main St.	10	10	13	4	4
October 2012	Liberty St.	11	11	6	4	18
November 2012	Westover	13	13	18	8	17
December 2012	Garbers Church	9	9	1	2	1
January 2013	Spotswood Acres	8	8	6	4	1
February 2013	Jefferson St.	21	21	26	22	35
March 2013	Forest Hills/JMU	1	1	6	1	1
April 2013	S. Main St.	5	5	1	0	2
May 2013	Hillandale	11	11	7	5	17
June 2013	Maplehurst/JMU	0	0	6	5	2
July 2013	Long Ave/Norwood	11	11	12	28	17
August 2013	Greystone	9	9	13	10	13
September 2013	Greendale/SE	1	1	3	2	5
October 2013	Ramblewood	11	11	4	8	1
November 2013	Stone Spring Village/JMU	2	2	2	10	0
December 2013	Sunset Heights	2	2	7	29	10
January 2014	Reherd Acres	10	10	10	12	9
February 2014	RT 33 West	13	13	0	16	6
March 2014	Chicago Ave	4	4	16	22	29
April 2014	Pleasant Hill	9	7	4	13	17
May 2014	Avalon Woods	36	36	7	26	11
December 2014	Waterman Elementary	15		6	61	18
December 2014	Keister Elem	7		6	5	8
January 2015	500-600 S. Main			7	30	16
January 2015	Court Square			0	3	2
February 2015	Bluestone Hills & Valley Mall			3	33	31
February 2015	Preston Heights			8	3	1

The proactive-zoning program for January, 2015, will be directed towards **500-600 S. Main** and **Court Square** sections of the City.