

Date Application Received: 09-05-14

Application for Special Use Permit
City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$ 405.00 ✓ pd CB.

Property Owner's Name: WRockStreet, LLC

Street Address: 231 Dixie Ave Email: LeoCook32@GMail.com

City: Harrisonburg State: Virginia Zip: 22801

Telephone: Work _____ Fax _____ Mobile 407.255.9300

Owner's Representative: John Casey Stemper

Street Address: 231 Dixie Ave. Email: JCStemper@GMail.com

City: Harrisonburg State: Virginia Zip: 22801

Telephone: Work _____ Fax _____ Mobile 540.476.1501

Description of Property and Request

Location (Street Address): 120 W. Wolfe St., Harrisonburg VA 22801 21,400 (2)

Tax Map Number Sheet: 035 Block: 0 Lot: 4 1/5 Lot Area: 21,400 10,860

Existing Zoning Classification: B-1 C

Special Use being requested: ~~Remote Brewery/Taproom - See Attachment 1.~~

Brewery Manufacturing (2) 10-3-85(1)

Please provide a detailed description of the proposed (use additional pages may be attached): See Attachment 1

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: WRockStreet, LLC 231 Dixie Ave, Harrisonburg VA 22801

South: Peale Properties, LLC 129 W. Wolfe St. Harrisonburg VA 22801

East: _____

West: Robert D and Gretchan Maust, 3711 Hidden Meadow La. Keezeltown, VA 22832

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

Signature: Charles Cook
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- _____
- _____

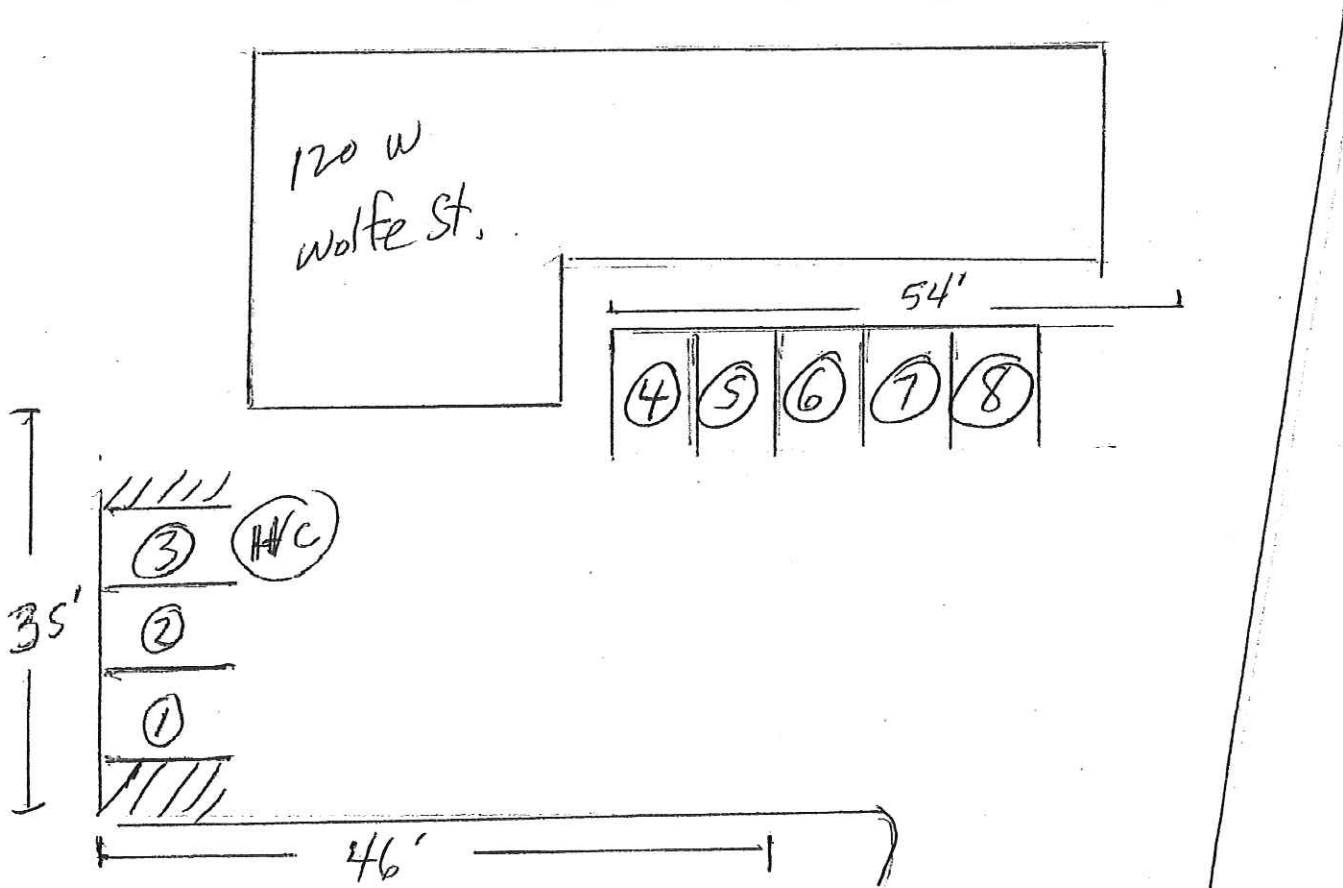
APPLICATION FOR SPECIAL USE PERMIT
120 W. WOLFE ST. HARRISONBURG VA 22801
LOTS 035 0 4 AND 5

1. **Detailed Description of Proposed Use:** We are currently in discussions with Back Bay Brewery of Virginia Beach, VA to establish a remote brewery on the above site. They will likely brew approximately one barrel of beer a month at this location. Beer may also be shipped from the Tidewater Area to our site during off-hours. We are including the back lot in this application to accommodate outdoor patio seating. This operation will use no more than 5 employees maximum in a shift. Hours of Operation are anticipated to be:

--Tuesday – Thursday: 3pm to 10pm
--Friday – Saturday: 12 pm to 12 am
--Sunday – 11am to 8 pm

We are also in discussions with a coffee company to rent approximately 450 Sq. Ft. for use as a coffee shop. Discussions are just getting started, but we are assuming use of this space in our Parking discussion below.

2. **Parking:** Realizing that parking is often a concern downtown, we are proposing more parking than required under the regulations, as shown below. Specifically, we are planning 8 spots in total— three along the west border of the property, including a handicapped spot and 5 additional spots along the garage area. In addition, we have an informal understanding with neighboring lot owners to use their lots if necessary. This is in addition to free City Park parking less than a block away. Finally, we own nearly an acre of land adjacent to the proposed lots that can be used if necessary. However, we don't anticipate needing this area for our permit.

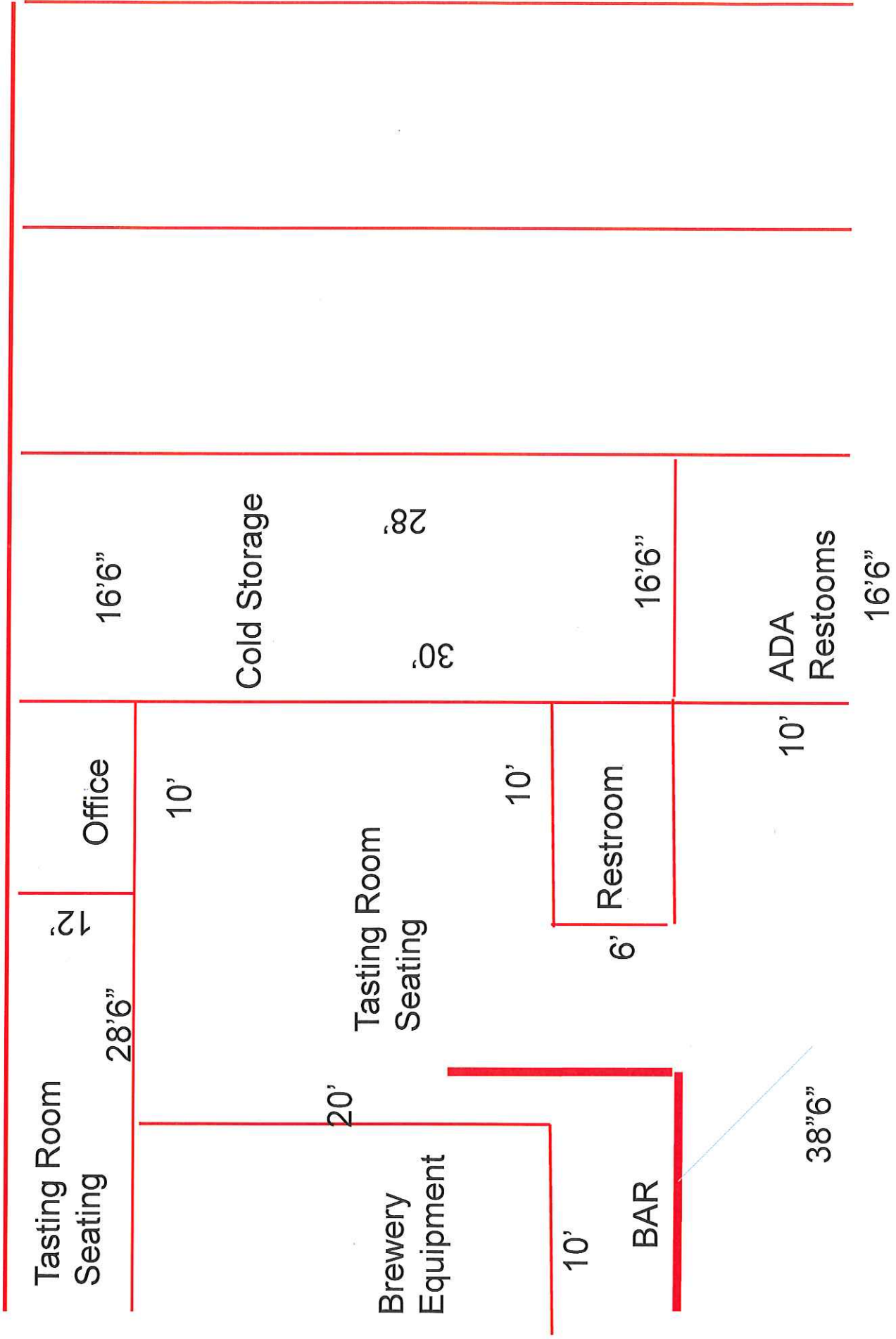


PROPERTY PROPOSED TO BE REZONED

TM#	ZONING		ADDRESS	OWNER	OWNER ADDRESS		ACRES
	Current	Rezoned as:					
35-O-8	M-1	B-1	139 W ROCK ST	WROCKSTREET, LLC	231 DIXIE AVE	HARRISONBURG, VA 22802	0.081
35-O-6	M-1	B-1	139 W ROCK ST	WROCKSTREET, LLC	231 DIXIE AVE	HARRISONBURG, VA 22802	0.408
35-O-4	M-1	B-1	120 W ROCK ST	JOHN L JR & JOY L DOVE	1830 MASSANETTA SPRINGS ROAD	HARRISONBURG, VA 22801	0.239
35-O-5	M-1	B-1	120 W ROCK ST	JOHN L JR & JOY L DOVE	1830 MASSANETTA SPRINGS ROAD	HARRISONBURG, VA 22801	0.281

ADJACENT PROPERTIES

	TM#	ZONING	ADDRESS	OWNER	OWNER ADDRESS	CITY	ACRES
1	35-O-7	M-1	129 W ROCK ST	JOSEPH E WOOD, LIFE ESTATE	129 W ROCK ST	HARRISONBURG, VA 22802	0.194
2	35-O-7A	M-1	265 N LIBERTY ST, UNIT A	L & S HOLDING COMPANY	P.O. BOX 247	HARRISONBURG, VA 22803	0.131
3	34-M-12	B-1	292 N LIBERTY ST	LYNN GRATTIAN LAMBERT	1541 PORT REPUBLIC ROAD	HARRISONBURG, VA 22801	0.159
4	34-M-10	B-1	282 N LIBERTY ST	HARRISONBURG R&HA	P.O. BOX 1071	HARRISONBURG, VA 22803	0.298
5	35-O-3	B-1	255 N LIBERTY ST	L & S HOLDING COMPANY	P.O. BOX 247	HARRISONBURG, VA 22803	0.043
6	35-O-2	B-1	245 N LIBERTY ST	WALTER F GREEN III	381 PAUL ST	HARRISONBURG, VA 22801	0.101
7	35-O-1	B-1	205 N LIBERTY ST	D CITY LLC	1531 HILLCREST DR	HARRISONBURG, VA 22802	0.147
8	35-S-4	B-1	167 N LIBERTY ST	ALVIN J & MARY CATHERINE LANDES	765 SUGAR MAPLE LANE	HARRISONBURG, VA 22801	0.217
9	35-S-5	M-1	129 W WOLFE ST	PEALE PROPERTIES, LLC	129 W WOLFE ST	HARRISONBURG, VA 22801	0.222
10	35-O-18	M-1	148 W WOLFE ST	ROBERT D & GRETCHEN MAUST	3711 HIDDEN MEADOW LANE	KEEZLETOWN, VA 22832	0.124
11	35-O-17	R-3	150 W WOLFE ST	CEASL LLC	231 DIXIE AVE	HARRISONBURG, VA 22801	0.126
12	35-O-12	R-3	240 N HIGH ST	COURT SQUARE PROPERTIES LLC	80 E MARKET ST	HARRISONBURG, VA 22801	0.252
13	35-O-11	R-3	250 N HIGH ST	MICHAEL R & TONI D MEHLING	250 N HIGH ST	HARRISONBURG, VA 22802	0.250
14	35-O-10A	R-3	155 W ROCK ST, UNIT A	ROBERT M REEDY	841 LEE AVE	HARRISONBURG, VA 22802	0.240
15	35-O-8A	M-1	143 W ROCK ST	CLARENCE J & MARGIE L WILLIAMS	1181 WESTMORELAND DR	HARRISONBURG, VA 22801	0.115
16	35-L-12	R-2	310 COLLICELLO ST	ROBERT R SR & NANCY HODGES	310 COLLICELLO ST	HARRISONBURG, VA 22802	0.137



Alison Banks

From: Charles Cook [leocook32@gmail.com]
Sent: Wednesday, October 01, 2014 9:52 AM
To: Alison Banks; Adam Fletcher; casey stemper
Subject: Fwd: Parking

Alison and Adam:

Here is an email from Mike Hendricksen confirming that Matchbox is willing to enter discussions regarding the leasing of parking space in the lot next to 120 W. Wolfe St. Please let me know if you want to discuss.

Best Regards,

Leo Cook

----- Forwarded message -----

From: **Mike Hendricksen** <mike@matchboxrealty.com>

Date: Wed, Oct 1, 2014 at 9:47 AM

Subject: Parking

To: Charles Cook <leocook32@gmail.com>

Leo,

If you are granted a Special Use Permit to operate a brewery on your W. Wolfe St. property, and this causes parking shortage issues, Matchbox Realty would be glad to enter discussions regarding your leasing of parking space from Matchbox. Terms and conditions of such leasing will be determined during discussions.

Regards,

Mike

Michael A. Hendricksen, MSRE, CCIM, CPM

matchbox
people + prosperity

Matchbox Realty & Management Services, Inc.

COO | Portfolio Manager | Associate Broker
202 North Liberty Street Suite 101
Harrisonburg, VA 22802