

Date Application Received: 10/14/15

Total Paid: 405⁰⁰ - painful AB

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

Property Owner's Name: POWER ACCELERATION LLC
Street Address: 685 E. WOLF ST Email: Saber-VA@Yahoo.com
City: Harrisonburg State: VA Zip: 22807
Telephone: Work 972 809 3687 Fax 540 208 7502 Mobile 469 554 6909

Owner's Representative: Saber Khoshnaw & Bashdar AZBEZ
Street Address: 1206 Tulip Terrace Email: Bashdar SP@yahoo.com
City: Harrisonburg State: VA Zip: 22807
Telephone: Work 972 809 3687 Fax 540 208 7502 Mobile 469 554 6909

Description of Property and Request

Location (Street Address): 685 E. WOLF ST HARRISONBURG, VA 22802
Tax Map Number Sheet: 33 Block: V Lot: 15 Lot Area: 9,350 sq. ft.
Existing Zoning Classification: B-2
Special Use being requested: 10-3-91(9)

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

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

North: _____
South: _____
East: _____
West: _____

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

Signature: 
Property Owner

ITEMS REQUIRED FOR SUBMISSION

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

To whom it may concern

Property owner: Power Acceleration INC.

We are requesting to remodel Hill Top car wash on 685 E Wolfe St. Harrisonburg, Va 22802 to a professional modern Auto repair facility, and are requesting not to have a ten feet setback according to code.

The property is very small, as recorded on the original subdivision plat in 1980. The property is currently outdated. The size of the lot requires a very large openings on all sides if the full setback is to be followed according to code, much smaller than the lots in the neighborhood. The size of the lot is beyond my control, as it was platted more than 25 years ago.

I am requesting not to have a set back on the left side of the building, which would actually not affect anything from the traffic or pedestrians. The front face would be a minimum of 30 feet from the front property line and 20 feet from the right side, preserving the ability to park a car in the sides without protruding into the right-of-way. Approval of a variance to the minimum left setback of 10 feet would allow me to maximize the development potential of the lot and the building without having a negative impact on traffic safety or the ability of pedestrians to use the sidewalk due to parked vehicles extending beyond the property line. Approval of the request would permit me to remodel the bulding on the property reasonably consistent in size and character with other properties in the vicinity and same zone.

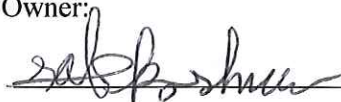
The property is B-2 zone development; a business structure is the most appropriate development for the property. The code requirements from E Wolfe Street side and the Old Furnace Rd are met and have no issues. If the request is approved, my building will be a minimum of 20 feet away from E Wolfe St at its closest point and 39 feet from Old Furnace rd.

I am aware that the request is not the absolute minimum necessary in order to alleviate the hardship. It would not be possible to remodel the building on the lot while meeting the ten foot setback. However, this would provide for virtually no use between the neighboring building, which I personally believe to be equally, if not more undesirable, than a reduced right side setback. I have requested a variance to allow me not to movc the wall from the left side of the building. Approval of the request will allow me to remodel the building which is more desirable to do business in for myself and my family, and also for future potential. The alternative is to either come in ten feet from the left of the building and virtually have no room to work or have no useful space.

Thank you.

Power Acceleration INC. Owner:

Saber Khoshnaw



Date 10/13/15

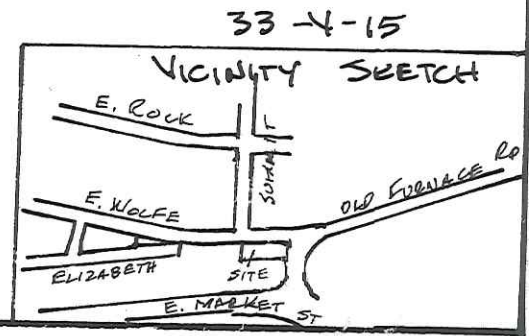
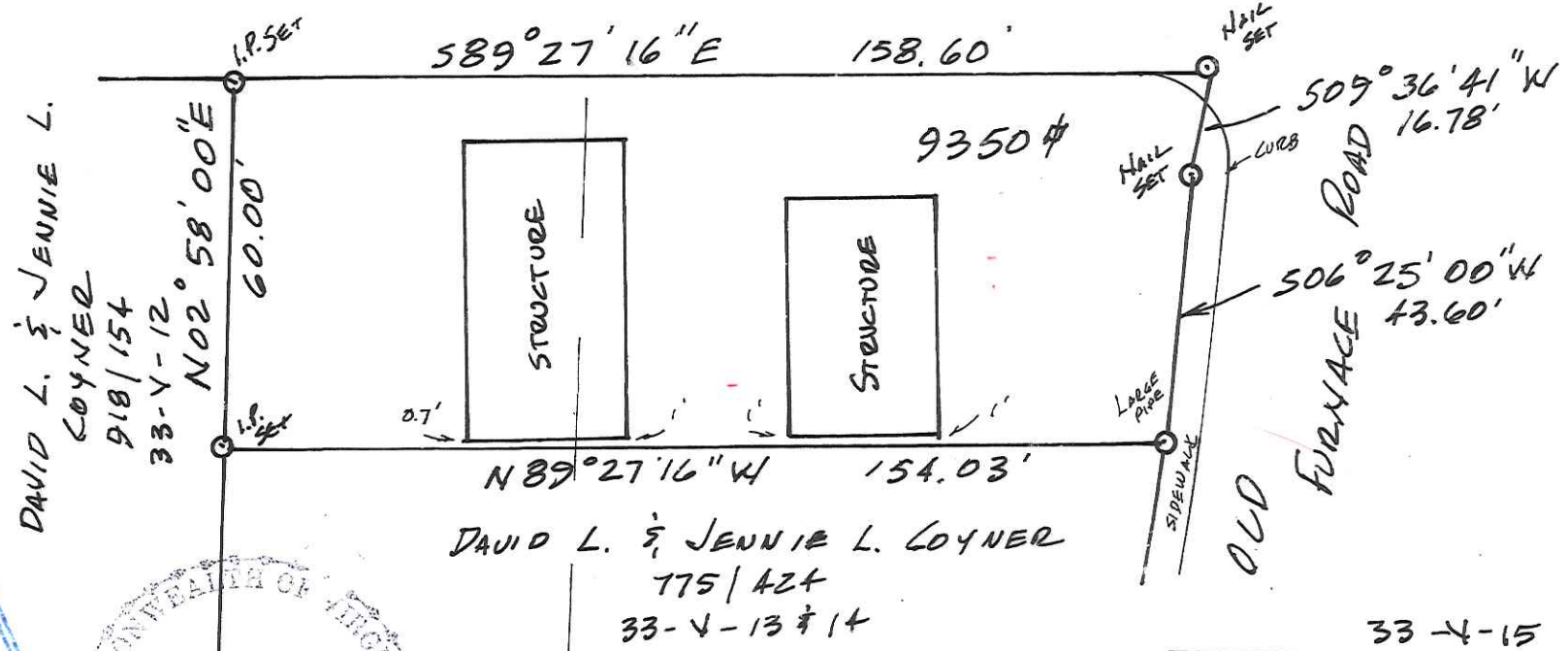
BOUNDARY SURVEY

685 E. WOLFE STREET
HARRISONBURG, VIRGINIA

SURVEYED LOT STANDING IN NAME OF
GALEN E. SIMMONS & ALAN L. MILLER,
TRUSTEES OF THE GALLEN E. SIMMONS TRUST
AGREEMENT - 3206/139

SCALE: 1" = 30'
DATE: 2 JUL 15

E. WOLFE STREET



RECEIVED
OCT 2 2015
THE COMMUNITY DEVELOPMENT DEPARTMENT

COMMONWEALTH OF VIRGINIA
ROBERT F. JELUM
CERTIFICATE No.
54-17-3 (A) 1143
2 JUL 15
CERTIFIED LAND SURVEYOR

The following is the metes and bounds description of a 9,350 Square Foot Parcel located on the south side of E. Wolfe Street and on the west side of Old Furnace Road in Harrisonburg, Virginia.

Beginning at a large pipe, a corner with David Coyner in the west line of Old Furnace Road, thence with said Coyner the following 2 courses

N 89° 27' 16" W 154.03'

to an iron pin set, thence

N 02° 58' 00" E 60.00'

to an iron pin set in the south line of E. Wolfe Street, thence with said street

S 89° 27' 16" E 158.60'

to a nail set in the west line of Old Furnace Road, thence with said road the following 2 courses

S 09° 36' 41" W 16.78'

to a nail set, thence

S 06° 25' 00" W 43.60'

to the beginning and enclosing an area of 9,350 Square Feet.

2292-2
685 E. Wolfe

