

Giles R Stone

2580 South Main Street
Harrisonburg, VA 22801
540-820-9789

Members of Harrisonburg City Council
409 South Main St
Harrisonburg, VA 22801

June 28th, 2023

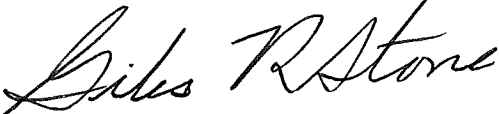
Greetings,

I own the house next door to 130 Franklin St (identified as tax map parcel 26-H-7) in Harrisonburg City.

I understand that the owners of 130 Franklin St would like to re-zone the house to suit their business. I do not have any objects with re-zoning the property in strict accordance with the conditions set forth in the Proffer Statement (attached).

Please contact me for any addition inquiries you may have.

Thank you,



Giles R. Stone

Proffer Statement

In connection with the rezoning request for the property located at 130 Franklin St and identified as tax map parcel 26-H-7, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

The following Uses are Permitted by Right:

1. Personal service establishments
2. Governmental, business and professional offices and financial institutions
3. A single-family dwelling [OR] A single-family detached dwelling or a structure containing two duplex dwelling units.
4. Dwelling units may be occupied by a family or not more than two (2) persons.
5. Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
6. Religious, educational, charitable and benevolent institutional uses.
7. General service or repair shops, when not employing more than fifteen (15) persons on the premises in a single shift (not including persons whose principal duties are off the premises) and providing that all storage and activities are conducted within a building. Examples: Cleaning and laundry establishments, printing and tailoring shops, appliance repairs, upholstery and furniture repairs.
8. Accessory buildings and uses customarily incidental to any permitted uses.
9. Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by Article CC.
10. Public libraries.
11. Public uses.
12. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion other than uses permitted in this district and which involve no more than 15 percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
13. Home occupations.
14. Radio and television stations and studios or recording studios. All antennas and satellites and associated equipment shall be screened.
15. Homestays, as further regulated by Article DD.

Special use permits shall be permitted as approved by City Council.

Additionally, I proffer:

XXXX

Mark Duda, Manager
130 Franklin St LLC

Date