

Adam Fletcher
City of Harrisonburg

14 August 2015

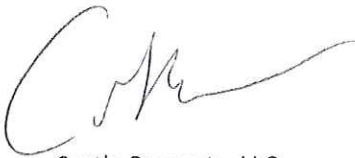
Regarding 206 South Ave special use permit.

The building at 206 South Ave consists of two primary sections. The section in the front is a rectangular building about 3000 square feet. We plan to use the East 2/3rd portion as an office and work area and leave the West 1/3rd portion open for future expansion. That future expansion could be increased office space for us if needed (least likely), open to another business to use the space if permitted by the city, or as climate controlled mini storage of papers or household goods by individual tenants.

The rear building is also about 3000 square feet and would continue to be used as a warehouse space for castle property supplies, appliances and other building materials. Currently we use the entire space so I don't expect that we would ever want to divide this space into rentable units.

If you have any questions please feel free to give me a call. Please note that I will be in Canada next week where my cell carrier does not offer service. I'll be available by phone after August 25th.

C. Glenn Loucks

A handwritten signature in black ink, appearing to read 'C. Loucks', with a long, sweeping horizontal line extending to the right.

Castle Property LLC

540-908-8757

Date Application Received: 08-11-15

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: Molly Bou LLC

Street Address: 206 South Ave Email: _____

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-564-2659 Fax 206-203-1820 Mobile 540-908-8757

Owner's Representative: Glenn Loucks

Street Address: 121 Sunbright Dr. Email: glenn@castleproperty.com

City: Bridgewater State: VA Zip: 22812

Telephone: Work 540-564-2659 Fax _____ Mobile 540-908-8757

Description of Property and Request

Location (Street Address): 206 South Ave ^{AF}

Tax Map Number Sheet: 019 Block: A Lot: 3 Lot Area: .414 ac. / 18,024.6 sq. ft.

Existing Zoning Classification: M-1

Special Use being requested: Use permitted by special use permit
Sec. 10-3-97 use 3 - Business and professional office.

Please provide a detailed description of the proposed (use additional pages may be attached): TO
USE property for professional office, maintenance and mini storage.

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: [Signature] For Molly Bou LLC
Property Owner

ITEMS REQUIRED FOR SUBMISSION

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