

Date Application Received: 9-5-2017

Total Fees Due: \$ 405⁰⁰ ✓ 03.
Date Paid: 9-5-2017

Application for Special Use Permit

City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: Tony Miller
Street Address: 408 Lee Ave Email: Premier869@aol.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: 540-476-0584 Fax: 540-300-9890 Mobile/Home: _____

Section 2: Owner's Representative Information


Owner's Representative: _____
Street Address: _____ Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (Street Address): 900 N Liberty St
Tax Map Number Sheet: 40 Block: B Lot: 1 Lot Area: 21,591 Sq Ft
Existing Zoning Classification: M-1
Special Use being requested: Business / Professional Office (use the front 1/3 or approx 500 sq ft) for office. The rear 2/3 (approx 1000 sq ft) will remain warehouse/storage

Section 4: Certification

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

Signature:  _____
Property Owner

Section 5: Required Attachments

- Survey of Property or Site Map
- Letter explaining Proposed Use & Reasons for Seeking a Special Use Permit
- TIA Determination Form OR Accepted TIA, signed by Public Works Department, if required*

* Applicant should consult with Community Development or Public Works staff to determine if a TIA Determination Form is required. If required, the applicant is responsible for coordinating with Public Works Department prior to submitting a Special Use Permit application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

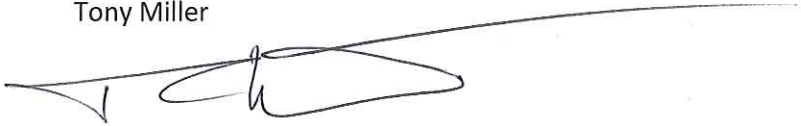
NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

5 Sept, 2017

I am applying for a Special Use permit for the property located at 900 N Liberty St. I would continue the rear 2/3's (1000 sq ft) of the building as warehouse/storage and would use the front 1/3 (500 sq ft) as an office for accounting services. The rear of this building is rented out to Jonathan Shaffer (owner) Blue's Plumbing for warehouse/storage of plumbing supplies. The office in the front is my own accounting services business. I am a single person office and provide payroll and accounting (tax) services for local business' and individuals. I am in the office 5 days a week Monday thru Friday with normal office hours 8-5.

Regards,

Tony Miller

A handwritten signature in black ink, appearing to read 'Tony Miller', with a long horizontal line extending to the right from the end of the signature.



City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:			
Telephone:			
E-mail:			
Owner Name:	Tony Miller		
Telephone:	540-476-0584		
E-mail:	Premier869@AOL.com		
Project Information			
Project Name:	Accounting office		
Project Address: TM #:	900 N Liberty St		
Existing Land Use(s):	N/A		
Proposed Land Use(s): (if applicable)	General office Building		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)			
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	3		
PM Peak Hour Trips:	3		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jankin

Date: 9/5/17

Peak Hour Trip Generation by Land Use

Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	710	1000 sf	1.5	3	3
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)				3	3

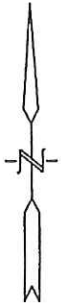
Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

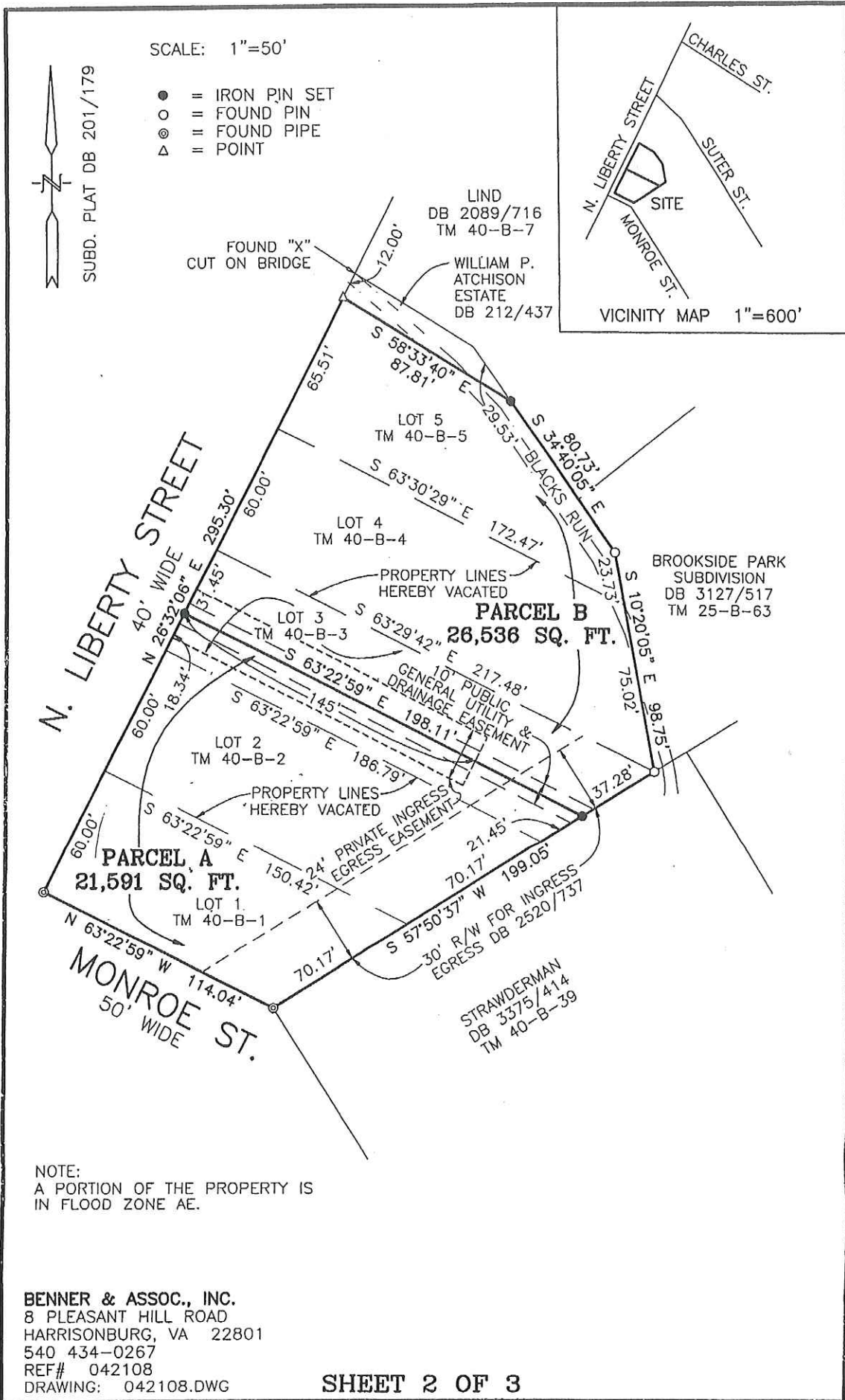
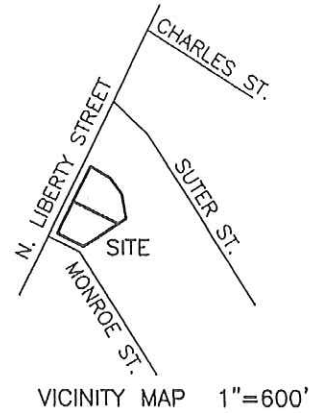
Revised Date: May 2017

SCALE: 1"=50'



SUBD. PLAT DB 201/179

- = IRON P/N SET
- = FOUND PIN
- ⊙ = FOUND PIPE
- △ = POINT



NOTE:
A PORTION OF THE PROPERTY IS
IN FLOOD ZONE AE.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 042108
DRAWING: 042108.DWG

METES & BOUNDS DESCRIPTION

BEGINNING AT A FOUND PIPE AT THE INTERSECTION OF THE EASTERN LINE OF N. LIBERTY STREET WITH THE NORTHERN LINE OF MONROE STREET; THENCE WITH THE EASTERN LINE OF N LIBERTY STREET

N 26°32'06" E 295.30 FEET

TO A POINT, SAID POINT BEING LOCATED S 26°32'06" W 12.00 FEET FROM A "X" CUT ON THE BRIDGE; THENCE WITH ATCHISON'S LANDS

S 58°33'40" E 87.80 FEET

TO AN IRON PIN SET; THENCE WITH THE LANDS OF LIND AND BROOKSIDE PARK SUBDIVISION

S 34°40'05" E 80.73 FEET

TO A FOUND PIN; THENCE

S 10°20'05" E 98.75 FEET

TO A FOUND PIN; THENCE WITH STRAWDERMAN'S LAND

S 57°50'37" W 199.05 FEET

TO A FOUND PIPE; THENCE WITH THE NORTHERN LINE OF MONROE STREET

N 63°22'59" W 114.04 FEET

TO THE BEGINNING AND ENCLOSING AN AREA OF 1.105 ACRES.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
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540 434-0267
REF# 042108
DRAWING: 042108.DWG

SHEET 3 OF 3

2017-24785 B: 4917 P: 334

08/30/2017 03:45 PM Pages: 2

Grantor Tax: \$153.50
Chaz W. Haywood, Clerk of Court
Rockingham County, VA



Tax Map No. 40-B-1

Consideration: \$135,000.00

Assessed Value: \$153,200.00

THIS DEED, made this 23rd day of August, 2017, by and between **ANICIRA VETERINARY CENTER** (f/k/a **SHENANDOAH VALLEY SPAY/NEUTER CLINIC**), a Virginia non-stock corporation, Grantor, and **TONY MILLER**, Grantee,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, before the execution and delivery hereof and for other good and valuable consideration given, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title, unto Tony Miller, Grantee, all that certain lot or parcel of land containing 21,591 square feet, more or less, together with any improvements thereon, and all rights, privileges, appurtenances, easements, and rights-of-way thereunto belonging or in anywise appertaining, located at 900 N. Liberty Street in the City of Harrisonburg, Virginia, and being more particularly described as PARCEL A on a plat entitled "Minor Subdivision Plat of Lots 1-5, Block F, of the Richard L. Suter Farm", prepared by Hal T. Benner, L.S., dated April 27, 2010, which plat is attached to an Owner's Consent and Dedication recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 3711, Page 420.

The real estate herein conveyed is a portion of the property acquired by the Grantor herein by deed dated June 4, 2008 from B. Randolph Roller, Trustee in liquidation of Davis Recycling, Inc., which said deed is duly of record in the aforesaid Clerk's Office in Deed Book 3336, Page 69.

Grantor reserves the right to use the thirty foot (30') wide non-exclusive easement for ingress and egress over and across the rear of said lots, as shown on the above referenced plat.

This conveyance is made subject to a twenty-four foot (24') wide private ingress and egress easement over and along the northeast boundary line of PARCEL A as shown on the above referenced plat. This conveyance is further made subject to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

Reference is hereby made to the aforesaid deed and plat for further description and derivation of title to the property described herein.

This deed was prepared without the benefit of a title exam.

Prepared by Erin E. Layman, PLC VSB No. 73132
The existence of title insurance is unknown to the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its authorized representative:

ANICIRA VETERINARY CENTER

By: Cate Lemmond (SEAL)
Cate Lemmond, President/CEO

COMMONWEALTH OF VIRGINIA,
CITY OF HARRISONBURG, to-wit:

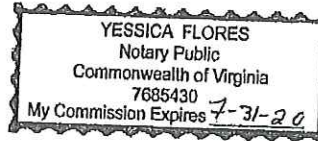
The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 30th day August, 2017, by Cate Lemmond, Executive Director of Anicira Veterinary Center.

My commission expires: 7-31-20.
My registration number is: 7685430.

[Signature]
Notary Public

Grantee's Address:

900 N. Liberty Street
Harrisonburg, VA 22802



2017 HARRISONBURG COMMERCIAL PROPERTY RECORD CARD

Appraisal Reason 01 CARD # 01 OF 01
 LIST-ID: DR REV-ID:LN
 LIST-DATE:01/26/2017 REV-DATE: 08/08/2017

PROPERTY LOCATION
 900 N LIBERTY ST

LEGAL DESCRIPTION
 COMMERCIAL DISTRICT 2
 ES N LIBERTY ST
 LOTS 1,2,3 BLOCK F
 RICHARD L SUTER FARM

SALES HISTORY

PREV. OWNER	TYPE	SALESDATE	BOOK	PAGE	VALIDITY	SALE PRICE
ANICIRA	F	11				0



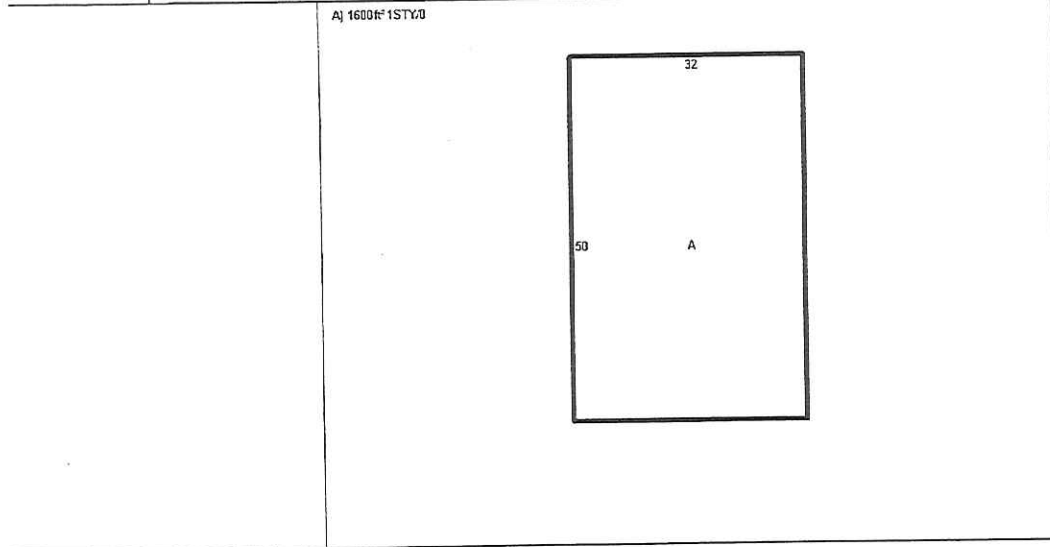
BUILDING PERMITS

DATE	NUMBER	VALUE	DESCRIPTION OF WORK

ASSESSMENT HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL
2017	108,000	45,200	153,200
2016	108,000	45,200	153,200

Real Estate Assessment Office
 Phone 540-432-7795 Fax 540-432-8938



APPROACH TO VALUE COST

	LAND	IMPROVEMENTS	TOTALS
COST	\$108,000	\$45,200	\$153,200
INCOME			SC
OVERRIDE	\$0	\$0	\$0
O/R REASON			

NOTES
 PARCEL NOTES: ext. brick, int. panel, tar-grvl roof, 2rr, hol air.
 per letter addy change-8/2017 sd
 COST NOTES:
 new vinyl on sides and new windows.
 block walls, concrete floor.mw17
 COMMENTS:
 PUBLIC NOTES:

SOFT	UNITS	BASERATE	OVER RIDE	LAND ADJUSTMENTS	NOTES	Value
21591	0.000		Y	TOPO SHAPE LOC.		107,960
		\$5.00				
TOTAL LAND VALUE:						108,000

Doc. No. 106
10014344 On 3711 420
Jun 04 2010

MINOR SUBDIVISION PLAT OF LOTS 1-5, BLOCK F, OF THE RICHARD L. SUTER FARM

CITY OF HARRISONBURG, VIRGINIA
APRIL 27, 2010

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 1.105 ACRES, MORE OR LESS, AND DESIGNATED AS MINOR SUBDIVISION PLAT OF LOTS 1-5, BLOCK F, OF THE RICHARD L. SUTER FARM IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF; 10' PUBLIC GENERAL UTILITY & DRAINAGE EASEMENT IS HEREBY DEDICATED TO PUBLIC USE. THE SAID 1.105 ACRES OF LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO SHENANDOAH VALLEY SPAY/NEUTER CLINIC BY TWO DEEDS, BY DAVIS RECYCLING, INC. BY DEED DATED JUNE 4, 2008, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 3336, PAGE 69, AND BY AUCKERMAN PROPERTIES, LLC BY DEED DATED JANUARY 16, 2008, AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 3250, PAGE 374. THE SUBDIVISION OF THE RICHARD L. SUTER FARM IS RECORDED IN DEED BOOK 201, PAGE 179.

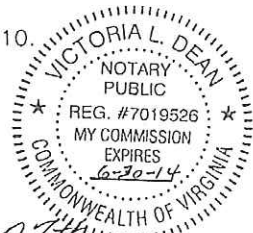
GIVEN UNDER MY HAND THIS 27th DAY OF May, 2010.

SHENANDOAH VALLEY SPAY/NEUTER CLINIC

By: Cate Mansfield Executive Director
TITLE

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF Harrisonburg, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF May, 2010, BY Cate Mansfield ON BEHALF OF SHENANDOAH VALLEY SPAY/NEUTER CLINIC.



Victoria L. Dean 7019526 June 30, 2014
NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS MINOR SUBDIVISION PLAT OF LOTS 1-5, BLOCK F, OF THE RICHARD L. SUTER IS APPROVED BY THE UNDERSIGNED PURSUANT TO SECTION 10-2-8 OF THE HARRISONBURG CITY CODE AND MAY BE ADMITTED TO RECORD.

Stacy H. Turner 05/24/10
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

THIS PLAT WILL BECOME VOID UNLESS RECORDED WITHIN 60 DAYS OF THE DATE SIGNED ABOVE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 27th DAY OF APRIL, 2010.

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
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