

Total Fees Due: \$ 545.00  
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 9/13/19  
Received by: JHD

### Application for Special Use Permit City of Harrisonburg, Virginia

[www.harrisonburgva.gov/zoning-applications](http://www.harrisonburgva.gov/zoning-applications)

#### Section 1: Description of Property

Location (street address): 2101 Deyerte Ave, Harrisonburg, VA 22801  
Tax Map Number: Sheet: 80 Block: F Lot: 1 Total Land Area: 3.25 acres or sq. ft.  
Existing Zoning Classification: R-3, medium density

Special Use being requested: 8ft fence, memory care (Secured Unit) patio fence, replacing current 6ft fence.

#### Section 2: Property Owner's Information


Property Owner's Name: Ementus at Harrisonburg  
Street Address: 2101 Deyerte Ave. Email: Jennifer.mcnamara@brookdale.com  
City: Harrisonburg State: Virginia Zip: 22801  
Telephone: Work: 540-574-2982 Fax: 540-574-2985 Mobile/Home: 540-271-0946

#### Section 3: Owner's Representative Information

Owner's Representative: Jennifer McNamara - Business Office Coordinator  
Street Address: 2101 Deyerte Ave Email: Jennifer.mcnamara@brookdale.com  
City: Harrisonburg State: Virginia Zip: 22801  
Telephone: Work: 540-574-2982 Fax: 540-574-2985 Mobile/Home: 540-271-0946

#### Section 4: Certification

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

Signature:   
Property Owner

#### Section 5: Required Attachments to be provided by Applicant

- Site or Property Map
- Letter explaining Proposed Use & Reasons for Seeking a Special Use Permit
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department - Applicant is responsible for coordinating with Public Works Department prior to submitting SUP application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, walls and fences, and short term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

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



Re: Special Use Permit Application

To whom it may concern;

On behalf of Brookdale Harrisonburg, located at 2101 Deyerle Ave, Harrisonburg, VA 22801, I am requesting a special use permit for our Memory Care Patio. Currently our Memory Care Patio has fencing of 6ft tall, located in the rear of our building.

Brookdale is seeking this special use permit to provide additional security to the residents who reside in our Memory Care Unit. The current height of our fence does not allow for proper security for our residents as we have had and currently have residents who are physically capable of climbing a 6ft fence.

One of the biggest concerns for an Alzheimer's/Dementia Care Resident is for their safety as they are unable to recognize danger. Allowing us to replace our 6ft fence with an 8ft fence will provide us with an additional layer of security and allow our Memory Care Residents a safer outdoor space for their enjoyment.

We look forward to working with the city to get this project completed.

Sincerely,

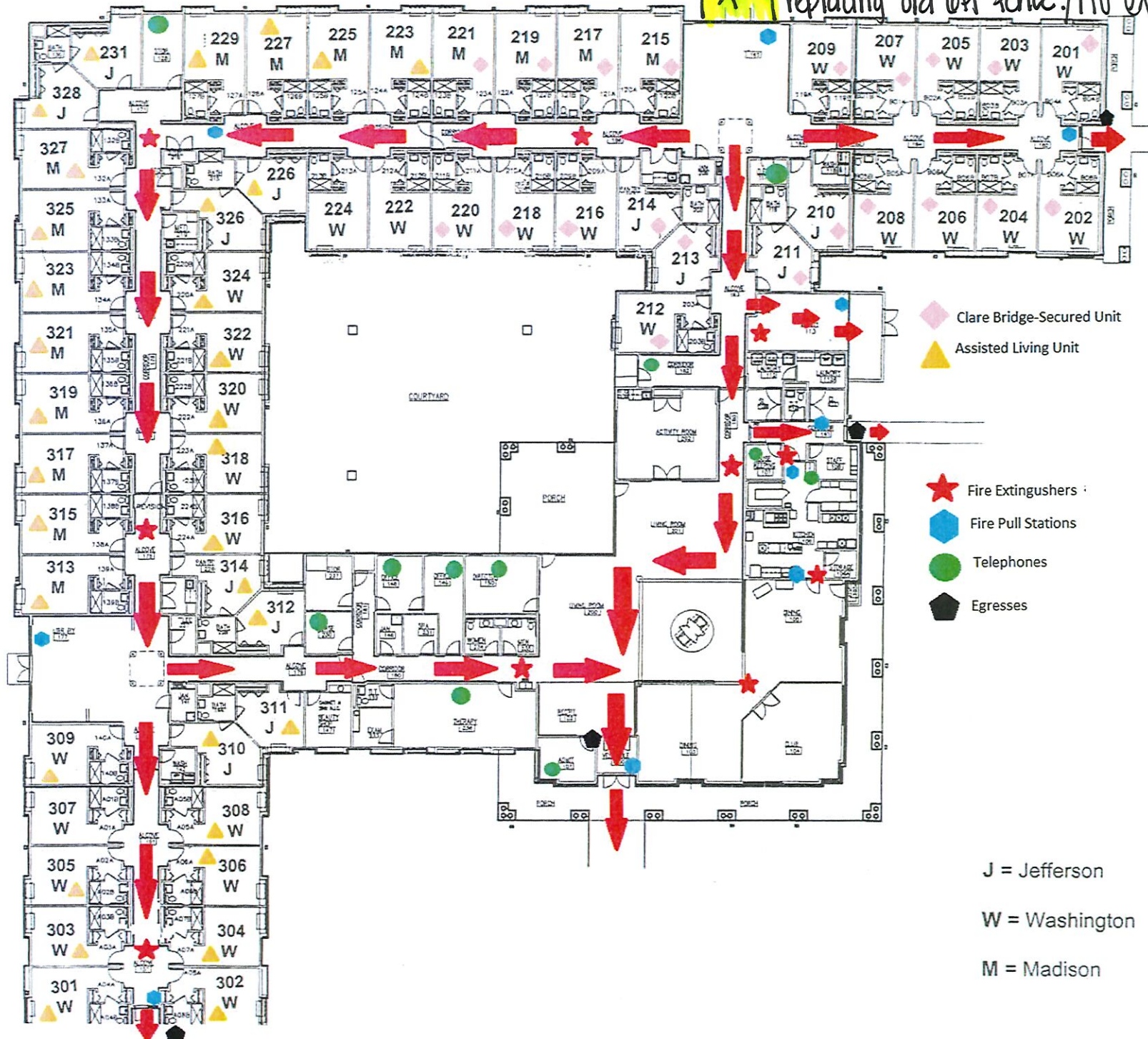
A handwritten signature in black ink, appearing to read "JMcNamara", written over the printed name.

Jennifer McNamara  
Brookdale Harrisonburg

I am the Business Office Coordinator for Brookdale Harrisonburg dba Emeritus. I have been given permission to sign on behalf of the company.

A handwritten signature in black ink, appearing to read "JMcNamara", written below the handwritten text.

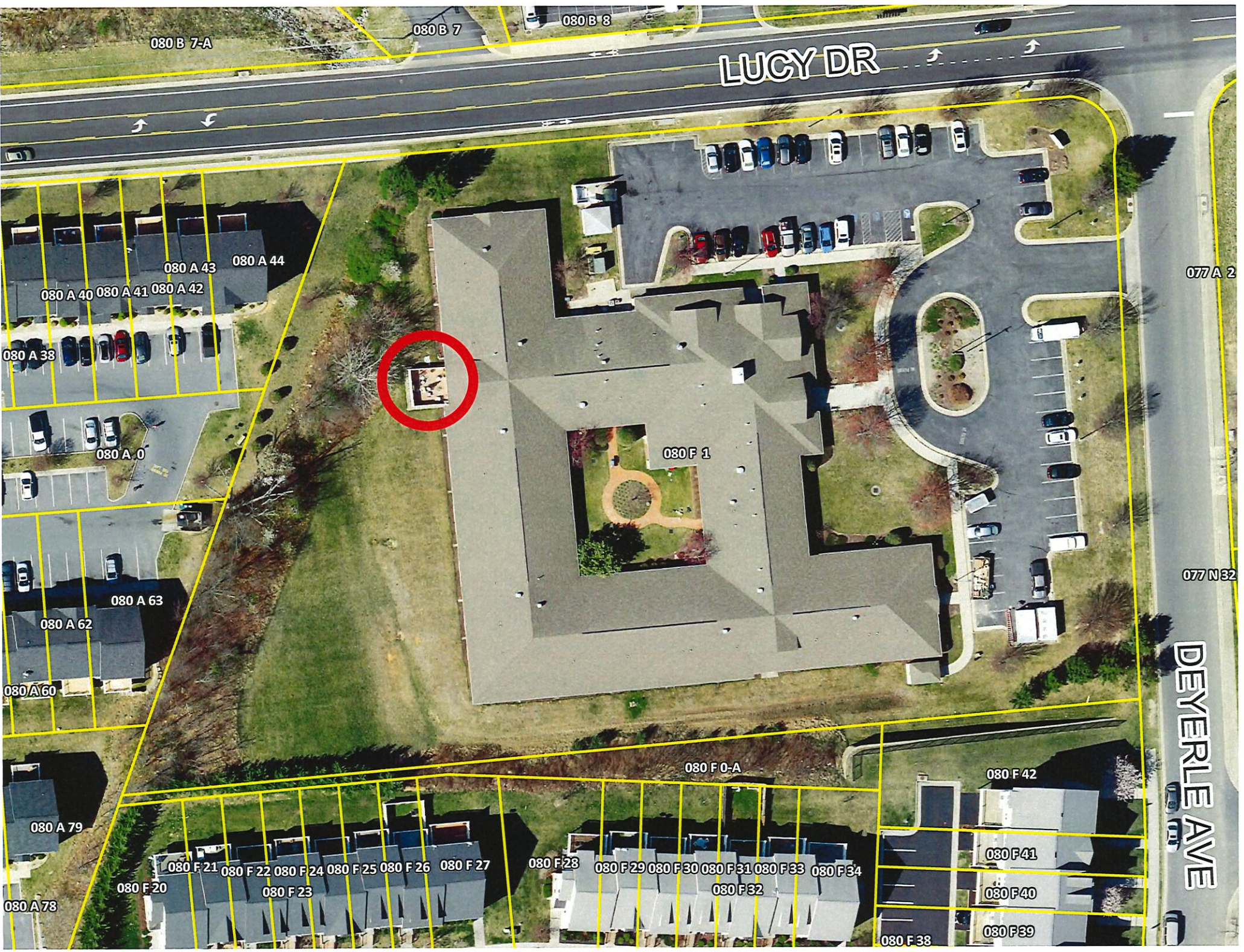
**\*** new patio fence/  
replacing old w/ fence./no expansion



◆ Clare Bridge-Secured Unit  
▲ Assisted Living Unit

- ★ Fire Extinguishers
- ⬡ Fire Pull Stations
- Telephones
- ⬠ Egresses

J = Jefferson  
W = Washington  
M = Madison



LUCY DR

DEYERLE AVE



080 F 1

080 B 7-A

080 B 7

080 B 8

080 A 38 080 A 40 080 A 41 080 A 42 080 A 43 080 A 44

080 A 38

080 A 0

080 A 60 080 A 62 080 A 63

080 A 60

080 A 78 080 A 79

080 A 78

080 F 20 080 F 21 080 F 22 080 F 23 080 F 24 080 F 25 080 F 26 080 F 27

080 F 28 080 F 29 080 F 30 080 F 31 080 F 32 080 F 33 080 F 34

080 F 0-A 080 F 40 080 F 41 080 F 42

080 F 38

080 F 39

077 A 2

077 N 32

