

8/5/15

Jim Monger
J-M Apartments
265 Chesapeake Ave
Harrisonburg, VA 22801
540-434-1847

Adam Fletcher
City of Harrisonburg, Virginia
409 S. Main St.
Harrisonburg, VA 22801

Proffer Statement

Property Address:

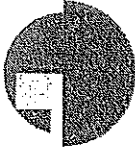
Chesapeake Western Railway Station
141 West Bruce St.
Harrisonburg, VA 22801

1. The property shall be redeveloped by improving and maintaining the existing structure, where all by-right uses of the B-1 district shall be permitted except for the following limitations:
 - a. Residential uses shall be limited to multi-family residential uses, where one parking space shall be provided on-site per bedroom.
 - b. Restaurants and personal service establishments are not permitted.
 - c. No retail uses shall be allowed except those associated with R.S. Monger and Sons, Inc.
2. Special Use Permits shall be permitted as approved by City Council.
3. The property shall maintain at least seven off-street parking spaces. Any number of these spaces may be used to meet the minimum required as specified in proffer "1a."
4. Exterior storage of materials associated with any warehousing or storage component of the property shall only occur under the rear covered porch / dock and to the south of the building.

I hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.



Jim Monger



THE GAINES GROUP, PLC
ARCHITECTURE | DESIGN | CONSULTING

Raymond E. Gaines
architect
AIA, FCSI, CCS

Charles B. Hendricks
architect
AIA, CSI, CDT, LEED AP, CAPS

Roger N. Bryant
designer
CSI

1430 Rolkin Court. - Suite 302
P.O. Box 6255
Charlottesville, Virginia 22906
T 434.979.5245 | F 434.979.9126

57 South Main Street. - Suite 201
P.O. Box 2691
Harrisonburg, Virginia 22801
T 540.437.0012 | F 434.979.9126

www.thegainesgroup.com

6/29/15

Charles Hendricks
The Gaines Group, PLC
57 S. Main St. Suite 201
Harrisonburg, VA 22801

Adam Fletcher
City of Harrisonburg
409 S. Main St
Harrisonburg, VA 22801

RE: 1516 Chesapeake Western Railway Depot
Renovation
141 West Bruce Street
Harrisonburg, VA 22801

Mr. Fletcher,

The proposed renovation of the Chesapeake Western
Railway Depot building will include the following uses:

Basement: Mechanical Room and office file room

First Floor: Retail Space

Second Floor: Professional Office Space

First Floor Rear: Warehouse Storage
product storage

Please let me know if you need additional information.

Charles Hendricks
The Gaines Group, PLC

Date Application Received: 7/1/15

Total Paid: \$405⁰⁰ OB.

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: J-M Apartments / Jim Monger
Street Address: 265 Chesapeake Ave Email: jim.mongerlumber@comcast.net
City/State/Zip: Harrisonburg, VA 22801
Telephone (work): 540-434-1847 (home or cellular): 540-421-4230 (fax): _____

Section 2: Owner's Representative Information

Name: The Gaines Group, PLC / Charles Hendricks
Street Address: 57 S. Main St. Suite 201 Email: charles@thegainesgroup.com
City/State/Zip: Harrisonburg, VA 22801
Telephone (work): 540-437-0012 (home or cellular): 540-383-4748 (fax): _____

Section 3: Description of Property

Location (street address): 141 West Bruce Street, Harrisonburg, VA 22801
Tax Map Number: Sheet: 25 Block: H Lot: 21 Total Land Area (acres or square feet): 17,771 sf
Existing Zoning District: M1 Proposed Zoning District * : B-1 Central District
Existing Comprehensive Plan Designation: Planned Business

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

(a). Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No x

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

(b). Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No x

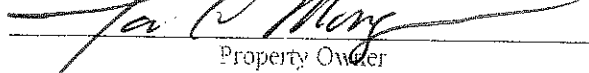
If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: Robert Wade, 164 West Bruce St. LLC, 1531 Hillcrest Dr. Harrisonburg, VA 22801
East: Chesapeake Western Railway 110 Franklin Road, Roanoke, VA 24042 and Applicant
South: Chesapeake Western Railway 110 Franklin Road, Roanoke, VA 24042
West: Chesapeake Western Railway 110 Franklin Road, Roanoke, VA 24042 and Applicant

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: 
Property Owner

See Back for Items Required for Submission

Date Application Received: 7/1/15

**Application for Ordinance Amendment
City of Harrisonburg, Virginia**

Fee: \$375.00

Total Paid: \$ 375.00 *AB*

Applicant's Name: J-M Apartments / Jim Monger

Street Address: 265 Chesapeake Ave

Email: jim.mongerlumber@comcast.net

City: Harrisonburg

State: VA

Zip: 22801

Telephone: Work 540-434-1847

Fax _____

Mobile 540-421-4230

Applicant's Representative: The Gaines Group, PLC / Charles Hendricks

Street Address: 57 S. Main St. Suite 201

Email: charles@thegainesgroup.com

City: Harrisonburg

State: VA

Zip: 22801

Telephone: Work 540-437-0012

Fax _____

Mobile 540-383-4748

Description of Amendment

Zoning Ordinance Section: Sec. 10-3-85 - Uses permitted only by special use permit

Proposed Text: The following uses are permitted by special use permit

Warehousing and other storage facilities; provided, that the size, volume, and
contents shall be governed by applicable safety regulations.

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

Signature: *Jim C. Monger*
Applicant Signature

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Ordinance Text
- Letter of description

- Fees Paid
-
-

Date Application Received: 7/1/15

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$405.00 ✓

Property Owner's Name: J-M Apartments / Jim Monger

Street Address: 265 Chesapeake Ave Email: jim.mongerlumber@comcast.net

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-434-1847 Fax _____ Mobile 540-421-4230

Owner's Representative: The Gaines Group, PLC / Charles Hendricks

Street Address: 57 S. Main St. Suite 201 Email: charles@thegainesgroup.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-437-0012 Fax _____ Mobile 540-383-4748

Description of Property and Request

Location (Street Address): 141 West Bruce Street, Harrisonburg, VA 22801

Tax Map Number Sheet: 25 Block: H Lot: 21 19-A Lot Area: 17,771 sf

Existing Zoning Classification: M1

Special Use being requested: Storage

Please provide a detailed description of the proposed (use additional pages may be attached):
Existing warehouse space will be used for storage

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

North: Robert Wade, 164 West Bruce St. LLC, 1531 Hillcrest Dr. Harrisonburg, VA 22801

South: Chesapeake Western Railway 110 Franklin Road, Roanoke, VA 24042 and Applicant

East: Chesapeake Western Railway 110 Franklin Road, Roanoke, VA 24042

West: Chesapeake Western Railway 110 Franklin Road, Roanoke, VA 24042 and Applicant

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

Signature: [Signature]
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- _____
- _____

ORDINANCE AMENDING AND RE-ENACTING SECTION

10-3-85

OF THE

CODE OF ORDINANCES

CITY OF HARRISONBURG, VIRGINIA

**Be it ordained by the Council of the City of
Harrisonburg, Virginia:**

That Section 10-3-85 Uses Permitted Only By Special Use Permit of the B-1, Central Business District is amended by adding subsection (10) as shown:

- (10) Warehousing and other storage facilities; provided, that the size, volume, and contents shall be governed by applicable safety regulations.

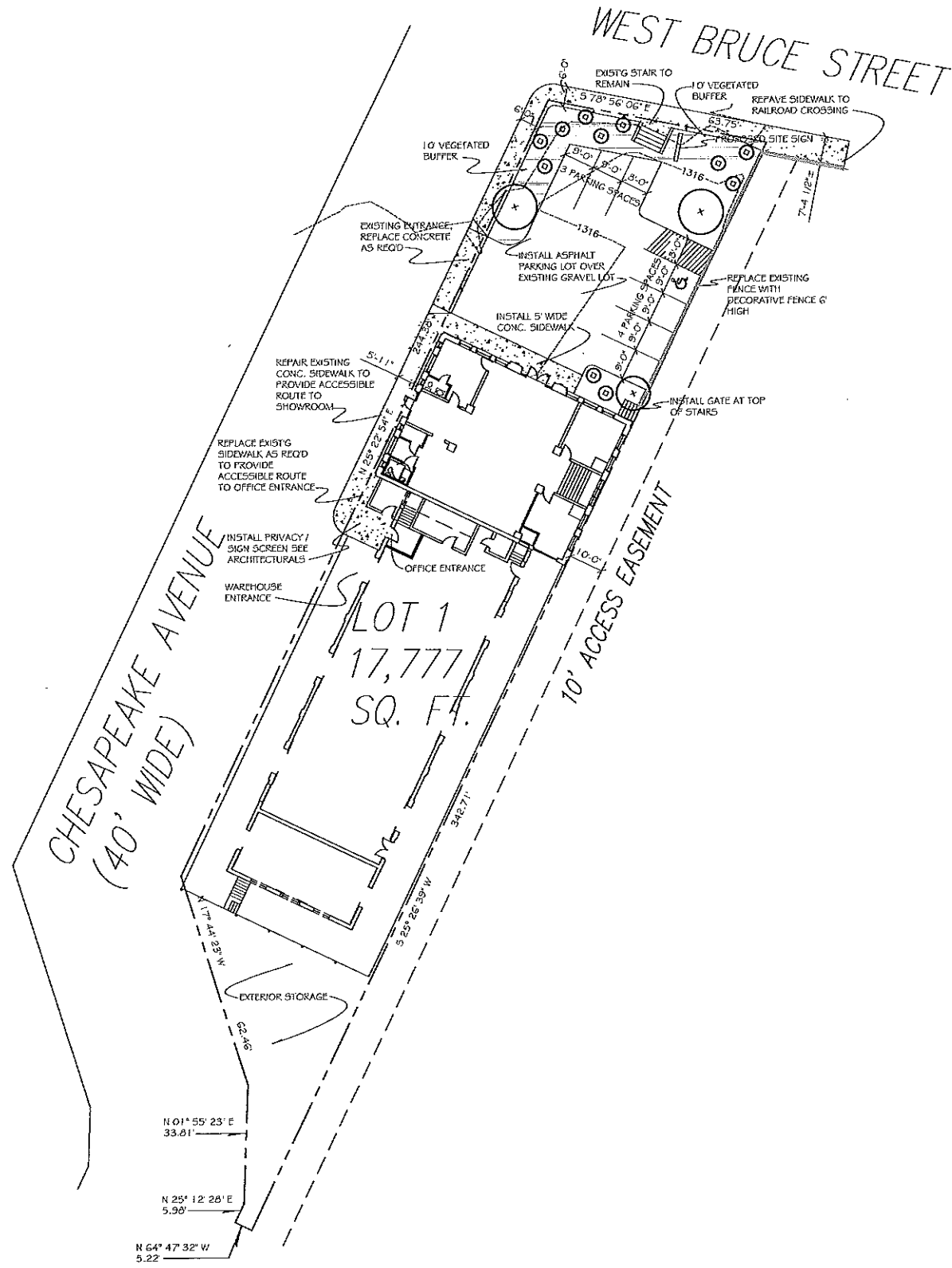
The remainder of Section 10-3-85 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the _____ day of _____, 2015.
Adopted and approved this _____ day of _____, 2015.

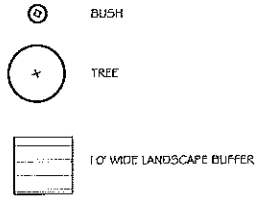
MAYOR

ATTESTE:

CITY CLERK



LANDSCAPE KEY



PROGRESS PRINTS
 NOT FOR CONSTRUCTION USE

REVISIONS	

THE GAINES GROUP, PLC
 RESIDENTIAL & COMMERCIAL ARCHITECTURE

RENOVATION TO
 CHESAPEAKE WESTERN RAILWAY STATION
 141 WEST BRUCE STREET
 HARRISONBURG, VIRGINIA

JOB NO:
 1516
 DATE:
 8/2/15
 DRAWN:
 DLS