



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

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

**PROPERTY INFORMATION**

900 & 919 Virginia Avenue      039 L1 & 2      15,005 SF      acres or sq.ft.  
Property Address      Tax Map      Total Land Area      (circle)

Existing Zoning Classification: M1

Special Use being requested: 10-3-97 (3) business & professional use

**PROPERTY OWNER INFORMATION**

Way Way Back, LLC      (540) 820-7014  
Property Owner Name      Telephone  
271 West View Street      ivan@huberarch.com  
Street Address      E-Mail  
Harrisonburg      VA      22801  
City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative      Telephone  
Street Address      E-Mail  
City      State      Zip

**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]      1/31/23  
PROPERTY OWNER      DATE

**REQUIRED ATTACHMENTS**

- 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 prior to submitting this application. For more information, visit [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, wall 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.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

1/31/23      Total Fees Due: \$ 455 paid  
Date Application and Fee Received      Application Fee: \$425.00 + \$30.00 per acre

[Signature]  
Received By



January 31, 2023

City of Harrisonburg  
Community Development  
409 South Main Street  
Harrisonburg, Virginia  
22801

**Re: 909 & 919 Virginia Avenue – Special Use Permit, Letter of Intent**

To Whom it May Concern:

The building at 919 Virginia Avenue was built in 1930 and was home to Senger's Appliance Sales & Service since the 1950's. Norlyn Senger, deceased in 2018, started the business and was one of the founding members of the Harrisonburg Volunteer Rescue Squad. The building is a familiar landmark and has unfortunately fallen into neglect during years of vacancy.

Way Way Back LLC, a husband-wife entity, purchased the 919 Virginia Avenue property along with the adjacent corner lot at 909 Virginia Avenue in January, 2023. We are embarking on significant renovations of the building and site over the next 4-5 months with the intention of occupying the building with our primary businesses. Corey MacDonald is the founder and owner of Red Root & Co, a small-scale herbal goods manufacturer. Ivan Huber is owner and partner at Huber Architects, a small architectural firm.

The building is presently included in a pack of six parcels running north to south along Virginia Avenue zoned M-1 General Industrial District. All the surrounding properties are zoned for residential use. Our recently acquired building permit accounts for the operation of Red Root & Co, a use allowed by right under the current zoning. Red Root & Co would remain the primary tenant, but we would like to expand the building occupancy to include business and professional uses, specifically Huber Architects' office, a special use permitted under the M-1 zoning per Article R, Section 10-3-97 (3).

Our intent is to fully owner-occupy the building. We feel that allowing a business or professional use to operate in this location suits the surrounding neighborhood. Our businesses would also interface with the public and hopefully facilitate community in the area.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ivan Huber', with a stylized, cursive script.

Ivan Huber, AIA  
Co-Owner, Way Way Back LLC  
Vice President, Huber Architects  
[ivan@huberarch.com](mailto:ivan@huberarch.com)  
540 820 7014



**SITE PLAN GENERAL NOTES**

- FIRST FLOOR ELEVATION DATUM IS 1398.6' BASED ON THE TOPOGRAPHIC DATA FROM THE CITY OF HARRISONBURG, VIRGINIA.
- G.C. TO COORDINATE ALL INCOMING UTILITIES.

**SITE PLAN LEGEND**

- PROPERTY LINE
  - - - - - EXISTING TOPOGRAPHY XXXX
  - PROPOSED TOPOGRAPHY XXXX
- NOTE: TOPOGRAPHY @ 2'-0" INTERVALS

**PARKING REQUIREMENTS**

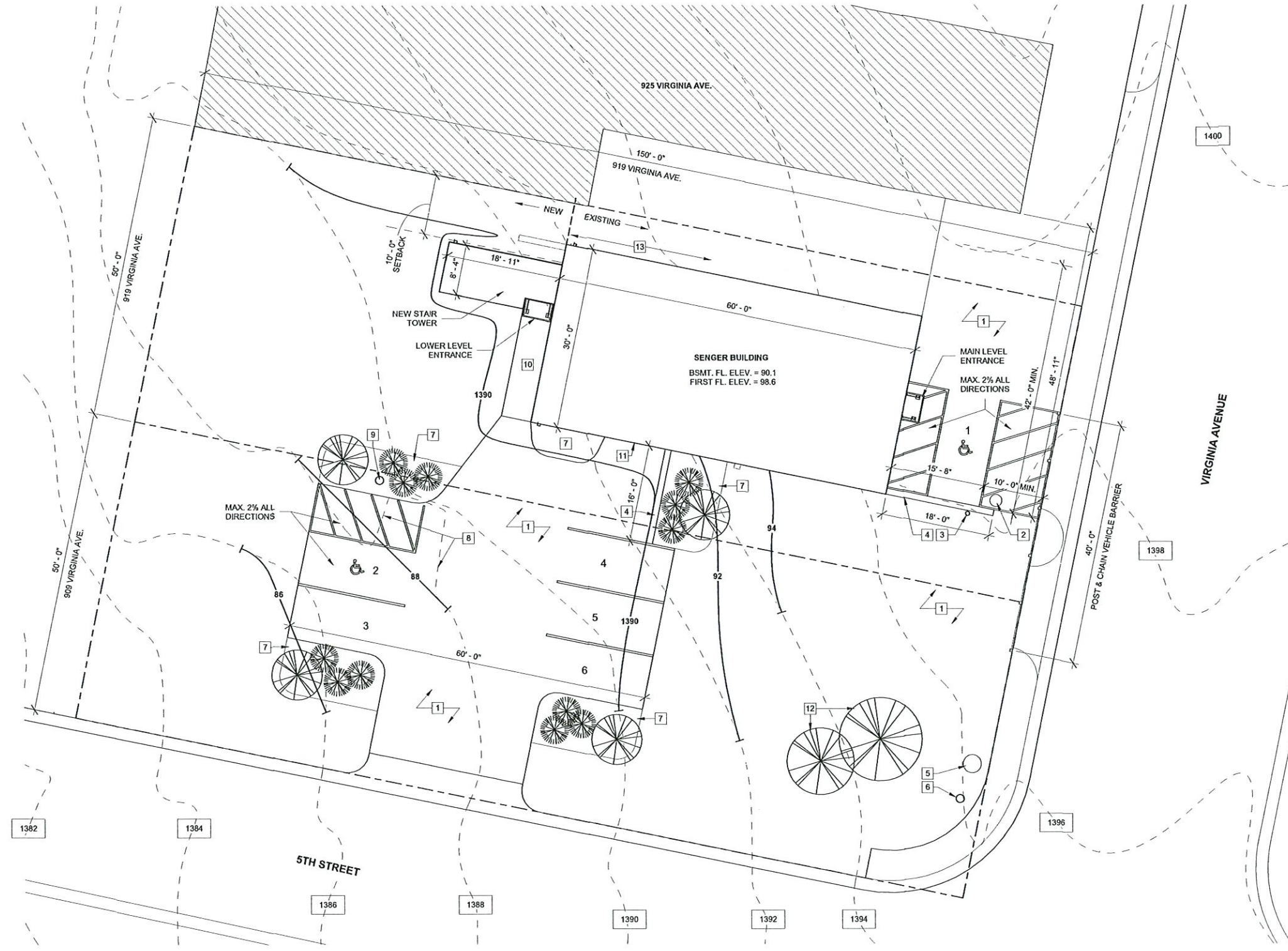
- 6 TOTAL PARKING SPACES PROVIDED
- 5 TOTAL PARKING SPACES REQ'D.
- 2,407 SF, M-1 ZONING - 2 SPACES REQ'D. (1 PER 2 PERSONS ON DUTY)
- 377 SF, B-1 ZONING - 3 SPACES MINIMUM REQ'D.

**PLANTING REQUIREMENTS**

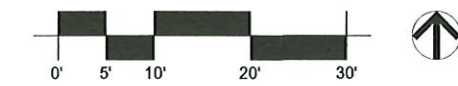
- PARKING LOT STREET FRONTAGE:**
- 5TH STREET FRONTAGE = 36'-0"
  - VIRGINIA AVENUE FRONTAGE = 60'-0"
- PLANTING REQUIREMENTS:**
- LANDSCAPING ISLAND @ EA. PARKING TERMINUS TO INCLUDE ONE (1) SMALL DECIDUOUS TREE & THREE (3) SHRUBS
  - 5TH STREET LANDSCAPING BORDER REQUIREMENT MEET BY LANDSCAPING ISLAND @ PARKING TERMINUS
  - VIRGINIA AVE. LANDSCAPING BORDER TO INCLUDE TWO (2) LARGE DECIDUOUS OR THREE (3) SMALL DECIDUOUS TREES

**SITE PLAN KEYNOTES**

- NUMBERED KEYED NOTES LISTED BELOW MAY NOT APPLY TO EVERY SHEET. ONLY NUMBERS KEYED ON SHEET SHALL APPLY.
- NEW TAR & CHIP PAVEMENT; REMOVE OLD PAVEMENT AS REQUIRED
- EXISTING WATER METER LOCATION
- REMOVE EXISTING SIGN POST
- NEW BLOCK RETAINING WALL
- EXISTING SEWER ACCESS (MANHOLE COVER)
- EXISTING POWER POLE W/ OVERHEAD SERVICE TO BUILDING
- NEW LANDSCAPING ISLAND AT EACH PARKING BAY TERMINUS; MIN. 140 SF AREA PLANTINGS TO INCLUDE ONE (1) SMALL DECIDUOUS TREE AND THREE (3) SHRUBS PER CITY ZONING ORDINANCE
- DEMOLISH RETAINING WALL & FILL CUT OF DOCK
- EXISTING LIGHT POLE W/ OVERHEAD POWER FROM BUILDING
- NEW CONC. SIDEWALK, SEE FLOOR PLANS
- NEW OUTSWINGING EXTERIOR DOUBLE LOADING DOOR LOCATION; REGRADE SITE FOR ACCESS
- NEW TREE PLANTINGS PER CITY ZONING ORDINANCE; TWO (2) LARGE DECIDUOUS TREES OR THREE (3) SMALL DECIDUOUS TREES
- EXCAVATE ALONG NORTH FOUNDATION WALL & ADD DRAINAGE



① SITE PLAN  
1" = 10'-0"



651 NORTH MAIN STREET, SUITE 5  
MARION, VA 24354  
TEL: 278.783.5133

271 WEST VIEW STREET  
HARRISONBURG, VA 22801  
TEL: 540.416.1022

**RENOVATIONS FOR  
THE SENER BUILDING**  
 919 & 909 VIRGINIA AVENUE  
 HARRISONBURG, VIRGINIA 22802

3	SPECIAL USE PERMIT	1/30/23
1	PERMIT SET	1/18/23

#	DESCRIPTION	DATE
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DOCUMENTATION MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM HUBER ARCHITECTS, P.C.

PROJECT: 2230  
DATE: 1/30/2023 8:40:37 AM

SITE PLAN  
**A010**





For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<b>Contact Information</b>			
Consultant Name:			
Telephone:			
E-mail:			
Owner Name:	Way Way Back, LLC (Ivan Huber & Corey MacDonald)		
Telephone:	(540) 820-7014; ivan@huberarch.com		
E-mail:			
<b>Project Information</b>			
Project Name:	The Senger Building		
Project Address: TM #:	919 Virginia Avenue; TM# 039 L2		
Existing Land Use(s):	M1 (food & beverage manufacturing)		
Proposed Land Use(s): (if applicable)	M1 (manufacturing) + B-1 (business professional offices)		
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)	The building was recently purchased (1/23) by Way Way Back LLC & permit received for renovations under the M1 zoning for a food & beverage manufacturing business. We seek to expand the uses of the building to include business and professional offices (an architectural office). The previously approved & permitted site plan, also supplied here with revisions to parking requirements, will accommodate parking for this expanded use and addresses site access issues previously discussed with the City's Public Works & Zoning departments. The previously approved & permitted renovation plans also accommodate this expanded use.		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	1		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No T/M

Comments:

Accepted by: Zenetta Mason

Date: 01/30/2023

### Peak Hour Trip Generation by Land Use

Row	ITE 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	Office	715	1000 GFA	0.4	1	1
2	Proposed #2	Manufacturing	140	1000 GFA	3.2	2	2
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					3	3
8	Existing #1	Manufacturing	140	1000 GFA	3.6	2	2
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					2	2
15	Final Total (Total New – Total Existing)					1	1

#### 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.