

Date Application Received: 5-2-18

Total Fees Due: \$ 405⁰⁰ ✓ pd
Date Paid: 5-2-18 Banks

Application for Change of Zoning District (Rezoning) 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: NANCY PINZON
Street Address: 1363 NORTH MAIN STREET Email: info@mentalwellnessnow.com
City: Harrisonburg State: Virginia Zip: 22802
Telephone: Work: 540-246-8155 Fax: _____ Mobile/Home: 540-246-8155

Section 2: Owner's Representative Information

Owner's Representative: NANCY PINZON
Street Address: 1363 NORTH MAIN STREET Email: info@mentalwellnessnow.com
City: HARRISONBURG State: VIRGINIA Zip: 22802
Telephone: Work: 540-246-8155 Fax: _____ Mobile/Home: 540-246-8155

Section 3: Description of Property

Location (street address): 1363 NORTH MAIN STREET, HARRISONBURG, VA 22802
Tax Map Number: Sheet: 42 Block: B Lot: 6 Total Land Area: 0.412
Existing Zoning District: R-2 Proposed Zoning District *: B-2C
Existing Comprehensive Plan Designation: RESIDENTIAL Commercial

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

Section 4: Certification

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

Signature: 
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning 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.

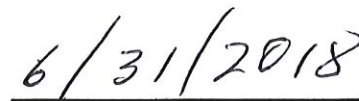
In connection with the rezoning request for the property located at 1363 North Main Street (TM 42-B-6) the following permitted uses are hereby proffered:

1. Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
2. Governmental, business and professional offices and financial institutions.
3. Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
4. Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
5. Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
6. General service or repair shops permitted by right in the B-1 Central Business district but without the limitation as to the number of employees.
7. Pet shop or pet grooming establishment and animal hospitals.
8. Radio and television stations and studios or recording studios.
9. Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
10. Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
11. Public and privately owned parking lots and parking garages.
12. Accessory buildings and uses customarily incidental to any of the above listed uses.
13. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than fifteen (15) percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
14. Plant nurseries, greenhouses, landscaping businesses, and similar operations provided any outside storage of material, other than plants, must be screened.
15. Public uses.
16. Concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by article CC.

Special use permits shall be permitted as approved by City Council.



Signature, Property Owner



Date

Nancy Pinzon, LPC
1363 North Main Street, Harrisonburg, VA – Phone: 540-246-8155
Fax-540-572-1042 Website: [ww.mentalwellnessnow.com](http://www.mentalwellnessnow.com)
Email: info@mentalwellnessnow.com

**SOLICITATION TO HARRISONBURG PLANNING COMMISSION
FROM MENTAL WELLNESS NOW**

SUBMITTED TO:

Harrisonburg City Council
Planning Commission
409 South Main Street
Staunton, VA 22801

SUBMITTED BY:

Mental Wellness Now
Nonprofit Organization
Tax Exempt 501(c)(3) Status
Nancy Pinzon, LPC
Executive Director
1363 North Main Street
Harrisonburg, VA 22802
Tel: 540-246-8155

DATE OF SUBMISSION:

APRIL 23, 2018

Nancy Pinzon, LPC

1363 North Main Street, Harrisonburg, VA – Phone: 540-246-8155

Fax-540-572-1042 Website: ww.mentalwellnessnow.com

Email: info@mentalwellnessnow.com

My name is Nancy Pinzon, a State of Virginia Licensed Mental Health Professional Counselor and the Chief Executive Officer of Mental Wellness Now, an organization which has just been granted tax exempt 501(c)(3) status. Up to the present time Mental Wellness Now has been providing mental health therapeutic services to the Harrisonburg community, in particular the financially underprivileged. We also provide bilingual therapeutic services for Hispanics and traumatized Veterans of war.

The present is a request for my nonprofit 501(c)(3) organization, Mental Wellness Now, to be granted the rezoning from R-2 residential property to B-2 commercial property; one of the benefits by this rezoning involves being able to exhibit a street sign identifying the organization "Mental Wellness Now (MWN)." This request is made in order to be able to provide Mental Health therapeutic services and financial assistance to individuals and populations in need. The basic purpose of MWN is to assist the underprivileged in receiving assistance from licensed professional counselors in at least three (3) areas of our expertise as follows: 1) provision of specialized mental and behavioral health therapeutic treatments for low income individuals, 2) provision of services in Spanish by Spanish speakers, not only with full command of the Spanish language but also fully culturally competent (this service is very limited in the community) and 3) provision of emotional trauma treatment for highly traumatized individuals (mostly Veterans and abused women children and men).

Some validating facts for our request follow:

- The city of Harrisonburg ranks among the highest amount of Hispanic residents per capita nationwide.
- Hispanics tend to be independent and reserved from one other; as a race they are not accustomed to share their issues and experiences, much less when they would have to use a translator for translation or interpretation during their therapeutic sessions. Centers providing mental and behavioral health to Hispanics in Spanish by licensed therapists fully culturally competent are not readily available (very few in numbers as Licensed Professional Counselors).
- Serious Traumas caused by main caregivers to children are a serious issue and lack of trust in adult relationships is one of the consequences. This in itself creates a great need for parenting and through transformative programs such as Domestic Violence, Anger Management and adequate Parenting; these can assist with the building of mentally healthier individuals.

Your cooperation to expand these services will assist our efforts to ensure that our mission as well as our goals and objectives are fulfilled.

Our nonprofit, tax-exempt 501(c)(3) organization Mental Wellness Now has been devoted to helping individuals develop their internal and external potential while

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assisting them to overcome crisis. These efforts to expand our services will provide not only mental health treatment but also seminars, workshops and conferences in human growth; these include parenting, anger management, domestic violence, family integration, and couples relationship building, which are just a few ways we are contributing to our community and the communities nearby.

For the past 30 years, I, as the Chief Executive Officer of Mental Wellness Now have committed myself to acquire the necessary training in the areas related to the services that MWN provides. I have also undergone the academic required education at PhD level, to assist people with symptoms of trauma and/or undergoing a crisis. Mental Wellness Now, an organization which has been operating successfully in the community for the past three (3) years is committed to assist individuals in gaining emotional stability by giving them the opportunity to be heard, accepted, and understood, all the while in their own language. The expansion of Mental Wellness Now is needed as there are very few places, if any in the area, where Hispanics can receive assistance in their native language by a Hispanic Licensed mental health Professional Counselor with the recorded qualifications and in their mother tongue, Spanish, and without the need for translation.

I am aware that there are places in the community that offers provision of services in mental health, but most are for English speakers. I know, I was a founder/volunteer at the local Free Clinic for two and a half years and I was the one therapist that provided therapeutic work (one-on-one) in Spanish.

For this reason, I, as well as those in need of services would be grateful for you to grant Mental Wellness Now the Change of Zoning from Residential to Commercial.

Statement of Problem/Need:

There are many needs of the Hispanic citizens in the town of Harrisonburg and surrounding towns although the most noticeable issues are:

- Abuse to Hispanic women and children as well as other non-represented minorities; this ranks very high and requires immediate assistance.
- Families undergoing very deep-rooted conflicts without the possibility or hope for any transformative process.
- The reality reflects that reported and non-reported incidents of domestic violence rank high in Harrisonburg, VA, especially among the Hispanic population.
- While providing mental and behavioral health therapeutic assistance to citizens is important, it is also of the essence to provide the necessary training so that individuals can become community oriented, and work towards the emotional growth of its people as a whole.
- Alcohol and drug use represents a serious problem (mostly but not only) on the male Hispanic population involving the serious possibility of death under certain conditions. A great majority of these males speak very little English. In many

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cases the only resources for treatment is for the individual to be assigned a translator as a means for therapists to understand the issues – unfortunately, in great many cases the true meaning of the issues gets lost in the translation. Consequently, many individuals repress their issues and feelings through alcohol and drug use, as an immediate solution, while exemplifying and even multiplying their conflict in their individual and family lives. Education for personal growth for our citizens is imminent (domestic violence, parental education, and anger management to name a few), so they can learn to resolve/transform conflicts in their lives.

- The percentage of “common-law” unions do not hold the proper (even minimal) education, and therefore live very clustered, frustrated and ultimately, violent lives.

Plan of Action

Following are the activities Mental Wellness Now will be involved in with providing services to the community:

Activity One

Provision of therapeutic assistance to individuals (ages: 8-12 children issues; 13-19 adolescents issues; 20-55 adults; 56 year-olds and up to senior citizens). These age denominations cover any citizen meeting criteria for a mental, psychological, emotional, and/or behavioral health disorder.

Activity Two

Provide mental/behavioral health therapeutic assistance in groups (ages: 8-12 children issues; 13-19 adolescents issues; 20-55 adults; and 56 and up senior citizens issues) that is, any citizen meeting criteria for a mental, psychological, emotional, and/or behavioral disorder.

Activity Three

Provide certified education (Anger Management, Domestic Violence, and Parental Education); individually or on group basis. Explore and address emotional issues between parents and children, underage pregnancy, marital relations, family relations, and the like.

ORGANIZATION'S GOALS AND OBJECTIVES AS:

Our organization's activities will be performed as follows:

Mental Wellness Now will:

- Provide services on a Pro Bono basis or at a discount rate.
- Provide family therapy in cases of conflict among family members.

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- Provide services to resolve workplace issues (on-going training to deal with the issues that are obstructing coworkers under ill relationships, and therefore affecting daily business procedures.
- Use volunteers (individuals in the community who can contribute their time).
- Provide services and therapy in Spanish by a Hispanic therapist.
- Provide services and therapy in English.
- Provide Circles of transformation in an on-going basis of donation fee only. This process will always be performed by a facilitator in order to initiate dialogues at all levels of the community such as residents, local civic groups, religious leaders, government leaders, others.
- Provide Clinical Supervision to post-graduate students seeking required hours by the State of Virginia as a licensed clinical mental health counselor supervisor. If accepted to become a supervisee, they would either contribute their volunteer work, or pay a fee for the training.
- Seek grants to support the operation and have the ability to support the needs of individuals whose income is at poverty level, or unemployed minorities.
- Seek donations to support the operation and have the ability to support the needs of individuals whose income is at poverty level, or unemployed minorities.
- Seek support from the community, state, and federal government to cover operational expenses.

MANAGEMENT PLAN

Mental Wellness Now Human Resources Needs:

In order to begin operating as a nonprofit organization, Mental Wellness Now will require at least an administrative team of six individuals (management as well as non-management personnel) as follows:

- An Executive Director in charge of the entire operation to ensure that goals and objectives are being met, and a first contact with the founders.
- An Office Manager responsible for the daily activities (all the nuts and bolts of the daily tasks, making sure that scheduled plans are followed)
- A facilitator for the Circles of Transformation (group work)
- A family therapist to handle family issues as a whole unit.
- An Administrative Assistant to meet the needs of the Executive Director and Office Manager.
- An Office Secretary who will work under and provide support to the Administrative Assistant.
- A Maintenance/landscape individual to fully care for all external and internal needs and upkeep of the property (electric, plumbing, repairs as needed, errands, as well as the full care of the grounds).

Executive Director's Qualifications:

The Curriculum Vitae is included with the present request.

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Yearly Expenses:

MANPOWER:

Chief Executive Officer	\$55,000 (Full time – 40 hours week)
Family therapist	\$30,480 (Part time – 15 hours week)
Office payroll Manager/	\$30,000 (Full time – 40 hours week)
Office Secretary/Bookkeeper	\$28,500 (Full time – 40 hours week)
Facilitator Circles of Transformation	\$25,700 (Part time – 15 hours week)
Maintenance/landscape	\$20,500 (Part time – 20 hours week)
Maintenance/cleaning indoors	<u>\$ 5,000</u>
Subtotal	\$195,180

Operational Expenses:

Property rental:	\$18,000
Utilities	
Water	\$1,000
Electricity	\$2,400
Gas	<u>\$1,300</u>
Subtotal	\$4,700

Promotional Expenses:

Miscellaneous Expenses:

Building repairs	\$4,500
Building maintenance	<u>\$4,000</u>
Subtotal	\$8,500

Pro Bono Work (@ \$95hr):	\$25,000
Discounted rate (@ 30hr):	<u>\$7,500</u>
Subtotal:	\$32,500

Total projected amount	\$269,500
	=====

Expected Outcomes and Future Goals:

The success of this nonprofit organization will be achieved through the continuous monthly, quarterly and annual Program Evaluation Procedure (PEP). After actual proof has been attained, and Mental Wellness Now becomes an active and intricate part of the community as a nonprofit organization, it may choose to expand their operations nationally and internationally.

CONCLUSION

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Unattended individual and social issues in the present need of Hispanic citizens will perpetuate the poor quality of family life as well as in the social fabric of a town, state, and/or country. Harrisonburg, although it is known for its high standards of living, has encountered great difficulty to provide the help needed for Hispanic individuals who have established themselves in the community; they too need provision of mental and behavioral health therapeutic care in their mother tongue, Spanish. The main issues where help is greatly needed were delineated above.

We hope that the present proposal has a positive effect and resonates with the council as well as the residents of this town. It is also my hope that the contained information can provide greater understanding regarding the needs of Hispanics and the financially underprivileged. Ultimately, I hope that there is a consensus that my request for my property located at 1363 North Main Street is granted the zoning change from "residential" – R-2 to "commercial" B-2 so that the needs of the targeting populations can be better met.

Sincerely,



Mental Wellness Now

Nancy Pinzon

Executive Director

1363 North Main Street

Harrisonburg, Va. 22802

540-246-8155

www.mentalwellnessnow.com

info@mentalwellnessnow.com



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: Telephone: E-mail:	Nancy Pilzon 540-246-8155 info@mentalwellnessnow.com			
Project Information				
Project Name:	Mental Wellness Now			
Project Address: TM #:	1363 N Main St, Harrisonburg, VA 22802			
Existing Land Use(s):	Residential			
Proposed Land Use(s): (if applicable)	Mental health clinic			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" 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:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No X
 Comments:

Accepted by: Jan R

Date: 5/14/18

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	630	Employees	1	0	1
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				0	1
8	Existing #1	210	Dwelling Unit	1	0	1
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				0	1
15	Final Total (Total New – Total Existing)				0	0

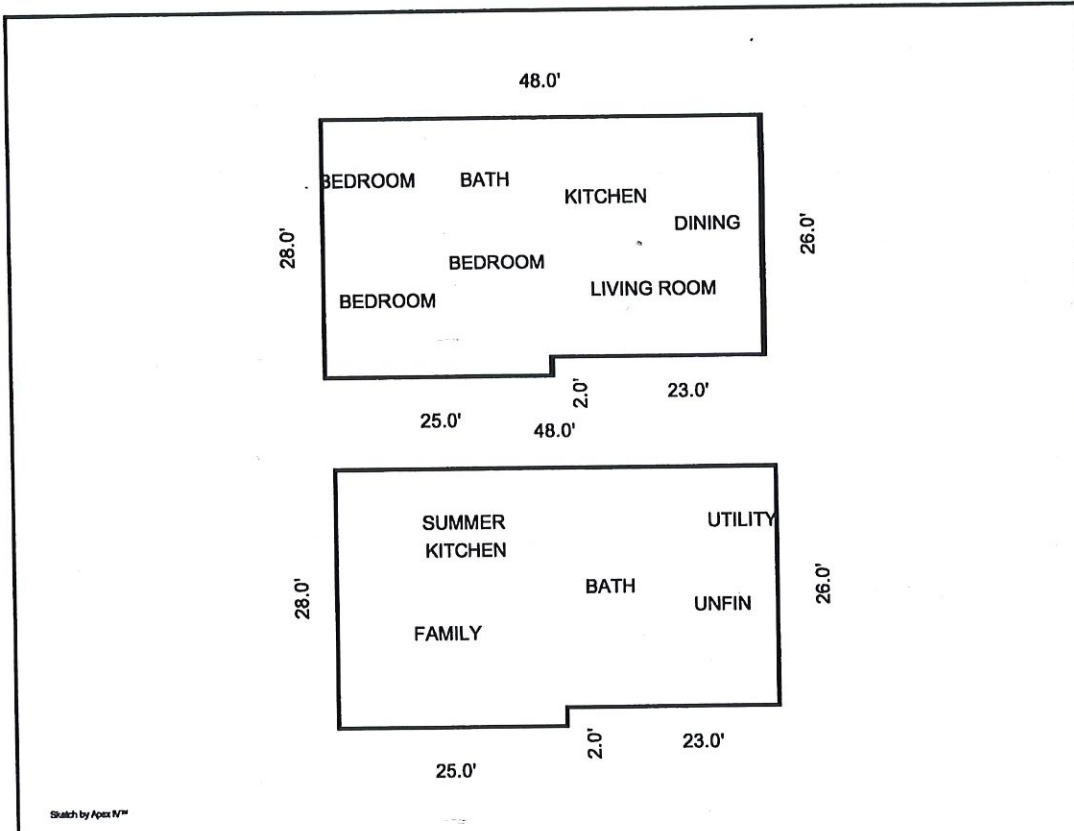
Instructions

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.

Building Sketch

Borrower/Client	Nancy Pinzon		
Property Address	1363 North Main Street		
City	Harrisonburg	County	Harrisonburg City
Lender	C&F Mortgage-Harrisonburg	State	VA
		Zip Code	22802



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1298.0	1298.0
BSMT	Basement	1298.0	1298.0
Net LIVABLE Area		(Rounded)	1298

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	26.0 x 48.0	1248.0
	2.0 x 25.0	50.0
2 Items	(Rounded)	1298

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

MAR 29 2018

MENTAL WELLNESS NOW
1363 NORTH MAIN STREET
HARRISONBURG, VA 22802-4634

Employer Identification Number:
82-1196727
DLN:
26053475001838
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
April 17, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

MENTAL WELLNESS NOW

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements