

Date Application Received: 6-6-2016

Due by 6/7/16

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

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$ 375 + 30 = \$405  
✓405.00 DBanked

Property Owner's Name: Girl Power LLC

Street Address: 40 W. Washington St. Email: claudia@claudia60.com

City: Harrisonburg State: VA Zip: 22802

Telephone: Work only Fax mobile Mobile 540-433-1140

Owner's Representative: Ashley Swartz

Street Address: 9498 Rowley Pike Email: ashley@swartzphotograph.com

City: Hinton State: VA Zip: 22831

Telephone: Work 540-383-6071 Fax --- Mobile 540-383-6071

#### Description of Property and Request

Location (Street Address): 40 W Washington St.

Tax Map Number Sheet: 40 Block: N Lot: 27 Lot Area: .452139

Existing Zoning Classification: M-1

Special Use being requested: Business and professional offices

Please provide a detailed description of the proposed (use additional pages may be attached):  
Attached

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

North: JWK LLC

South: Georges

East: Laymans

West: JWK Land LLC

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

Signature: Ashley Swartz  
Property Owner

#### ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan (City pulling from GIS)
- Description of Proposed Use (Letter)
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- \_\_\_\_\_
- \_\_\_\_\_

Dear City of Harrisonburg,

We are applying for a Special Use Permit for the building located at 40 W Washington St, Tax Map Number 40 N 27. The current zoning classification is M-1, however the building was originally constructed, in 1959, to be an office building for Valley of Virginia Milk Producers. The special use being requested is for Business and Professional offices.

This building consists of 3 existing office spaces, as well as a large work area. We intend to maintain these spatial divisions during our use of the building. Claudia Co also intends to retain the tenancy of the large work area, and offices, which comprises approximately 35% of useable building space. Claudia Co., which operates Claudia's Hand Dyed Yarns, has occupied the work space since 2005 and will continue to do so. Claudia Co. is the building's current owner.

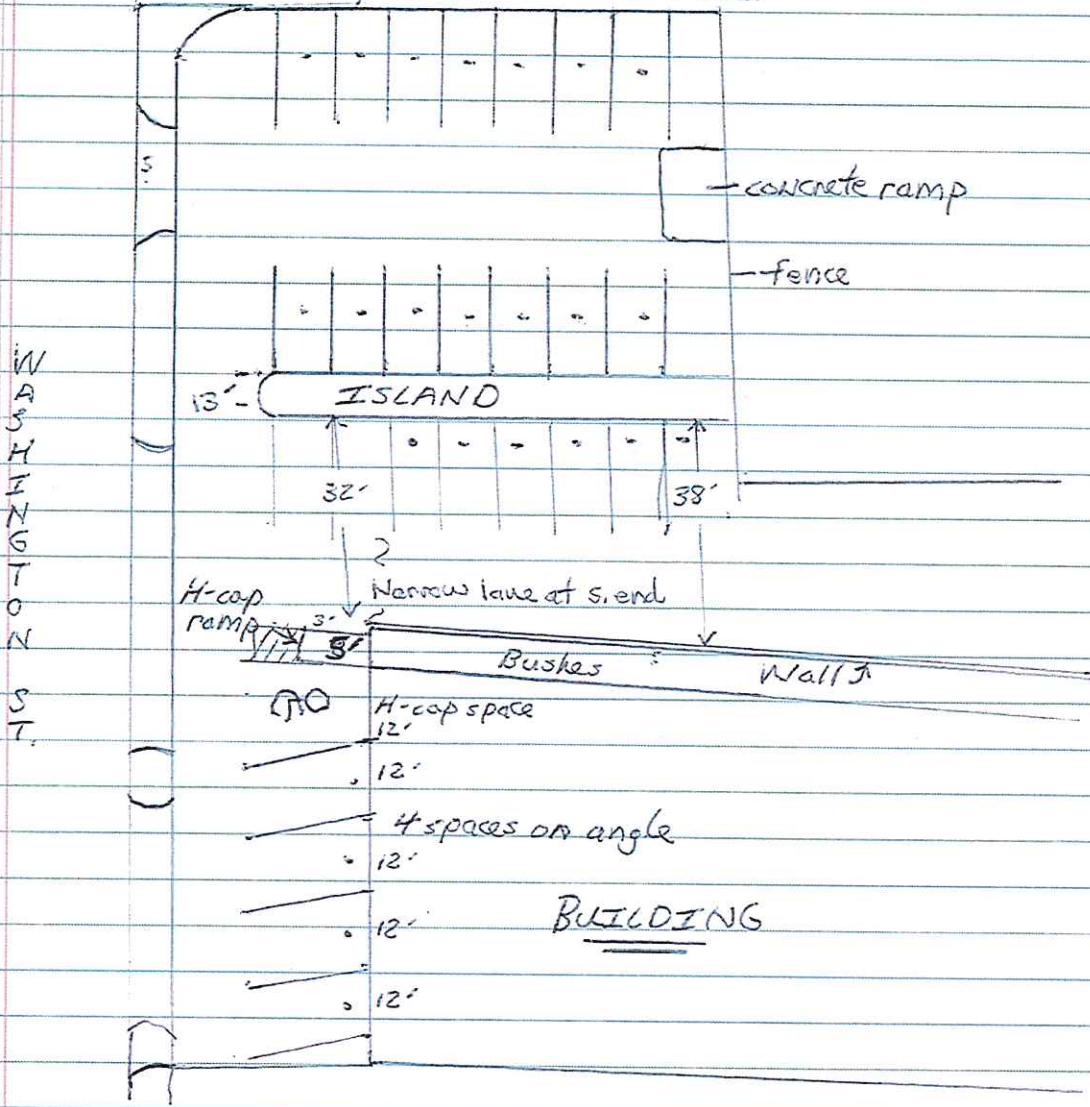
The two other office spaces in this building, are approximately 560 and 1500 square feet, respectively. We intend to rent each office to an interested business or professional. The size of each office will remain unchanged.

Sincerely,

Ashley Swartz  
Owner's Representative

Priority Realty - Roy Brooks 6/24/16  
 roybrooks@choosepriority.com  
 Massanutten St.

This line slightly askew from bldg.  
 as is island as well

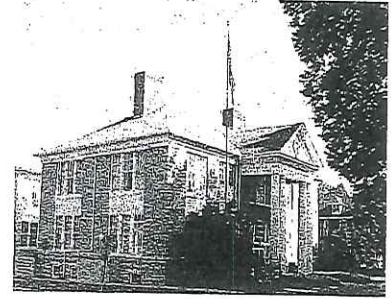


Property: 40 N. Washington St.



THE CITY OF HARRISONBURG, VIRGINIA

Department of Community Development  
Division of Building Inspection  
Office of Building Official



# CERTIFICATE OF OCCUPANCY

DEPARTMENT OF BUILDING INSPECTION This is to certify that final building inspections were

conducted at property known as  ,  ,  
Harrisonburg, VA on  , and such construction was held to be in compliance with code  
Standards of the Virginia Uniform Statewide Building Code, Local Codes and Ordinances, and applicable  
Conditions of Building Permit Number  as issued  , and is  
Hereby approved for use and occupancy under such conditions as may be further stated.

**CONDITIONS:**

USE GROUP:  CONSTRUCTION CLASS:  DATE ISSUED:

Inspector  
Signature:

Building Official  
Signature:

409 South Main Street  
P. O. Box 20031  
Harrisonburg, Virginia 22801-7531

Phone: 540-432-7700  
Fax: 540-432-7777  
e-mail: [building\\_official@ci.harrisonburg.va.us](mailto:building_official@ci.harrisonburg.va.us)

# The City of Harrisonburg, Virginia

DATE DEC 22, 1958

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF BUILDINGS

PERMIT No. 5582

## APPLICATION FOR A BUILDING PERMIT

To Erect, Alter, Add To, Improve, Repair, Move or Demolish a Building or Structure

Read carefully and write plainly or print all necessary information. Permits may be issued only when sufficient information is given to show that the proposed work will comply with all Building and Zoning Laws. Consult this office for additional information. Fill out applicable blanks on both sides of this form.

**OWNER**

NAME VALLEY OF VIRGINIA MILK PRODUCERS ASS

MAILING ADDRESS 41 W. WASHINGTON

CITY \_\_\_\_\_ TEL. No. \_\_\_\_\_

**WORK TO BE CONTRACTED OR SUPERINTENDED BY:**

NAME NIELSEN CONST. CO. INC.

ADDRESS 56 W. JOHNSON

CITY \_\_\_\_\_

LICENSE No. \_\_\_\_\_ TELEPHONE No. \_\_\_\_\_

**OR IF OWNER IS TO SUPERINTEND WORK PLEASE SIGN THE FOLLOWING STATEMENT:**

The undersigned owner states that he is to superintend this work on the job and that he will personally purchase materials, and personally hire and pay the individual workmen.

Signature of Owner \_\_\_\_\_

**PLANS FILED WITH THIS APPLICATION**

Application for a permit shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, and other information that the Building Inspector may require. Specifications may also be required. Plans and specifications are not required for repairs and other minor work. Plans and Specifications must be approved by the Building Inspector before construction is started. Changes in plans and specifications are not permitted unless approved by the Building Inspector.

**INDICATE NUMBER OF PLANS FILED WITH THIS APPLICATION.**

PLOT PLAN (showing dimensions of lot, size and location of proposed and existing buildings. Required for all new buildings and additions.)

FOUNDATION PLANS,  FLOOR PLANS, \_\_\_\_\_ ELEVATIONS, \_\_\_\_\_ STRUCTURAL PLANS, \_\_\_\_\_ MECHANICAL PLANS, \_\_\_\_\_ SPECIFICATIONS

**PLANS PREPARED BY:**

NAME D. P. DAVIS, Jr.

ADDRESS Newman Ave.

CITY \_\_\_\_\_

Indicate whether Virginia Certified  Architect or  Engineer  
 Neither.

Have plans been approved by State Fire Marshall Yes  No

Date Approved. \_\_\_\_\_

**DESCRIPTION AND LOCATION OF LOT**

House No. 40 \_\_\_\_\_ WASHINGTON Street

Between JEFFERSON Street and MASSANUTTEN Street

Sheet 8 Block A Lot 27 & Part 28

Side of Street NORTH Act No. 82

Subdivision \_\_\_\_\_

Block \_\_\_\_\_ Lot \_\_\_\_\_

Front Feet \_\_\_\_\_ Depth \_\_\_\_\_ Area \_\_\_\_\_

Fire District 2nd Zoning District L-1

No. of Bldgs. Now on Lot 0 Area \_\_\_\_\_

Is the lot described above recorded in the Clerks Office? yes

Has a curb grade been obtained? \_\_\_\_\_

**PRESENT USE OF BUILDING OR PREMISES—**  
(Dwelling, Apartment, Store, Factory, etc.) \_\_\_\_\_

AFTER COMPLETION OF WORK BUILDING WILL BE OCCUPIED BY— OWNER

FOR USE AS A— (Dwelling, Apartment, etc.) OFFICE

**DESCRIPTION OF BUILDING**

No. of Stories 1, No. of Rooms 15, Building Area 5580

**CHECK TYPE OF CONSTRUCTION**

\_\_\_\_\_ Wood Frame, \_\_\_\_\_ Brick Cased, \_\_\_\_\_ Brick, \_\_\_\_\_ Metal Covered,  
 Steel Frame, \_\_\_\_\_ Reinforced Concrete, \_\_\_\_\_ Wood Joists,  
 Concrete Floors, \_\_\_\_\_ Fireproof, \_\_\_\_\_ C-B

**TYPE OF WORK TO BE DONE—(Check one or more.)**

New, \_\_\_\_\_ Alteration, \_\_\_\_\_ Addition, \_\_\_\_\_ Repair, \_\_\_\_\_ Improve, \_\_\_\_\_ Move,  
\_\_\_\_\_ Demolish.

**GENERAL DESCRIPTION OF PROPOSED WORK—stating kind of work and materials and extent of work.**

New 1-story office Bldg.

Note: 27 Parking spaces 9' x 20' must be provided for off street parking

ESTIMATED TOTAL VALUE OF CONSTRUCTION INCLUDING VALUE OF MATERIALS & LABOR \$ 85,000.00

I hereby submit this application for a Building Permit, and acknowledge that the plans, specifications, and other information attached hereto, together with the statements made hereon, are all a part of this application, and acknowledge that I have read these statements and agree, that when the permit herein applied for is issued, that the work will be done as stated and as shown on the attached plans and specifications and as required by City Ordinances and State Laws and Regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke the permit so issued. On completion of this work I will report the final cost in detail and pay such additional fee as required by law.

Owner \_\_\_\_\_

I hereby certify that this proposed work will be done with the Owner's consent and I acknowledge that I have read this application and the statements printed hereon and agree that the work will be done as stated.

Agent Nielson Construction Co.

Address 56 W. Johnson Street

**DO NOT WRITE IN THIS SPACE**

APPLICATION:  APPROVED,  DISAPPROVED

By John E. Quinn Building Inspector

Date: Dec. 22, 1958 Fee: 185.00

Remarks: Permit Refused because Building does not meet side yard requirements.

Approved by Board of Zoning Appeals

JAN. 5, 1959

**2016 HARRISONBURG COMMERCIAL PROPERTY RECORD CARD**

PARCEL ID: **040 N 27**

PROPERTY LOCATION  
40 W WASHINGTON ST

Appraisal Reason 01  
LIST-ID: BC  
LIST-DATE: 03/25/2015

CARD # 01 OF 01  
REV-ID:LN  
REV-DATE: 08/18/2015

**OWNERSHIP & MAILING ADDRESS**  
GIRL POWER LLC  
  
40 W WASHINGTON ST  
HARRISONBURG VA 22802

**LEGAL DESCRIPTION**  
COMMERCIAL DISTRICT 2  
W WASHINGTON ST  
LOT 2 PILGRIMS PRIDE  
MASSANUTTEN ST DIV

**SALES HISTORY**

PREV. OWNER	TYPE	SALES DATE	BOOK	PAGE	VALIDITY	SALE PRICE
WAMPLER	F	11/01/2005	2765	567	20	338,000
WAMPLER	F	09/23/2005	2741	180	1	0
WAMPLER	F	09/23/2005	2741	180	1	0

FRANCHISE: BUILDING NAME: Claudia & Co.  
NBHD: Q2 Quadrant 2 ACRES 0.4660  
STATECODE: 4 Commerical ZONING M1  
USECODE: 344 Office Building  
TAX STATUS:  
PROP.TYPE: 4 Commercial

**BUILDING PERMITS**  
DATE NUMBER VALUE DESCRIPTION OF WORK

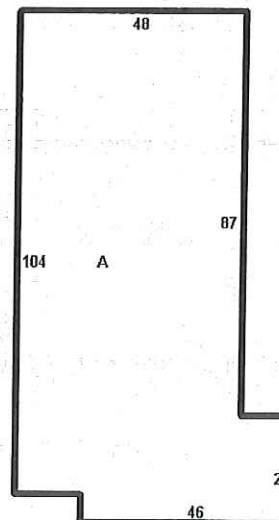
**ASSESSMENT HISTORY**

YEAR	LAND	IMPROVEMENT	TOTAL
2016	91,400	284,200	375,600
2015	91,400	278,800	370,200



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

A) 5472ft<sup>2</sup> 1STY/0



**APPROACH TO VALUE COST**

	LAND	IMPROVEMENTS	TOTALS
COST	\$91,400	\$284,200	\$375,600
INCOME			\$227,100
OVERRIDE	\$0	\$0	\$0
O/R REASON			

**NOTES**  
PARCEL NOTES: 2015-Shenandoah Growers.mw  
COST NOTES: doors locked, car outside, not sure what type of business 1/16/13. dr  
COMMENTS:  
PUBLIC NOTES:

**LAND INFORMATION**

TYPE	DESCRIPTION	ACRE	SQFT	UNITS	BASERATE	OVER RIDE	LAND ADJUSTMENTS TOPO SHAPE LOC.	NOTES	Value
S1	Square Feet Primary	0.4663	20314	0.000		Y			91,410

TOTAL ACRE: 0.4663

TOTAL LAND VALUE: 91,400

2016 HARRISONBURG COMMERCIAL PROPERTY RECORD CARD

SECTION#1					CONDITION 4		HEATING & COOLING		EXTERIOR WALLS		
OCC	%	CLASS	RANK		YR BLT	DEPRECIATION(M&S): 40.00 (Condition: 1-poor,2-fair,3-avg, 4-good)					
344 Office Building	100	C	1.5 0.0		YR RMD.	PHYSICAL	0.0	ELEVATOR TYPE		#	STOPS
TOTAL FLOOR AREA	# OF STORIES		PERIM/SHAPE		EFF AGE	FUNCTIONAL	0.0			SPRINKLERS	
5472	1.00	1.00	2		28	EXTERNAL	0.0				
						OVERALL	0				

BASEMENT					HEAT/AC		AREA	
OCC	TYPE		AREA					
LEVEL	SHAPE/PER.		DEPTH					

SECTION#2					CONDITION		HEATING & COOLING		EXTERIOR WALLS		
OCC	%	CLASS	RANK		YR BLT						
					YR RMD.	PHYSICAL		ELEVATOR TYPE		#	STOPS
TOTAL FLOOR AREA	# OF STORIES		PERIM/SHAPE		EFF AGE	FUNCTIONAL				SPRINKLERS	
						EXTERNAL					
						OVERALL					

SECTION#3					CONDITION		HEATING & COOLING		EXTERIOR WALLS		
OCC	%	CLASS	RANK		YR BLT						
					YR RMD.	PHYSICAL		ELEVATOR TYPE		#	STOPS
TOTAL FLOOR AREA	# OF STORIES		PERIM/SHAPE		EFF AGE	FUNCTIONAL				SPRINKLERS	
						EXTERNAL					
						OVERALL					

SECTION#4					CONDITION		HEATING & COOLING		EXTERIOR WALLS		
OCC	%	CLASS	RANK		YR BLT						
					YR RMD.	PHYSICAL		ELEVATOR TYPE		#	STOPS
TOTAL FLOOR AREA	# OF STORIES		PERIM/SHAPE		EFF AGE	FUNCTIONAL				SPRINKLERS	
						EXTERNAL					
						OVERALL					

FEATURES			
DESCRIPTION	AREA	RANK	DEPR
	0	0.0	0
	0	0.0	0
	0	0.0	0
	0	0.0	0

ADDITIONS							
ID	TYPE	Description	AREA	EFF AGE	PRICING	RATE	RCN

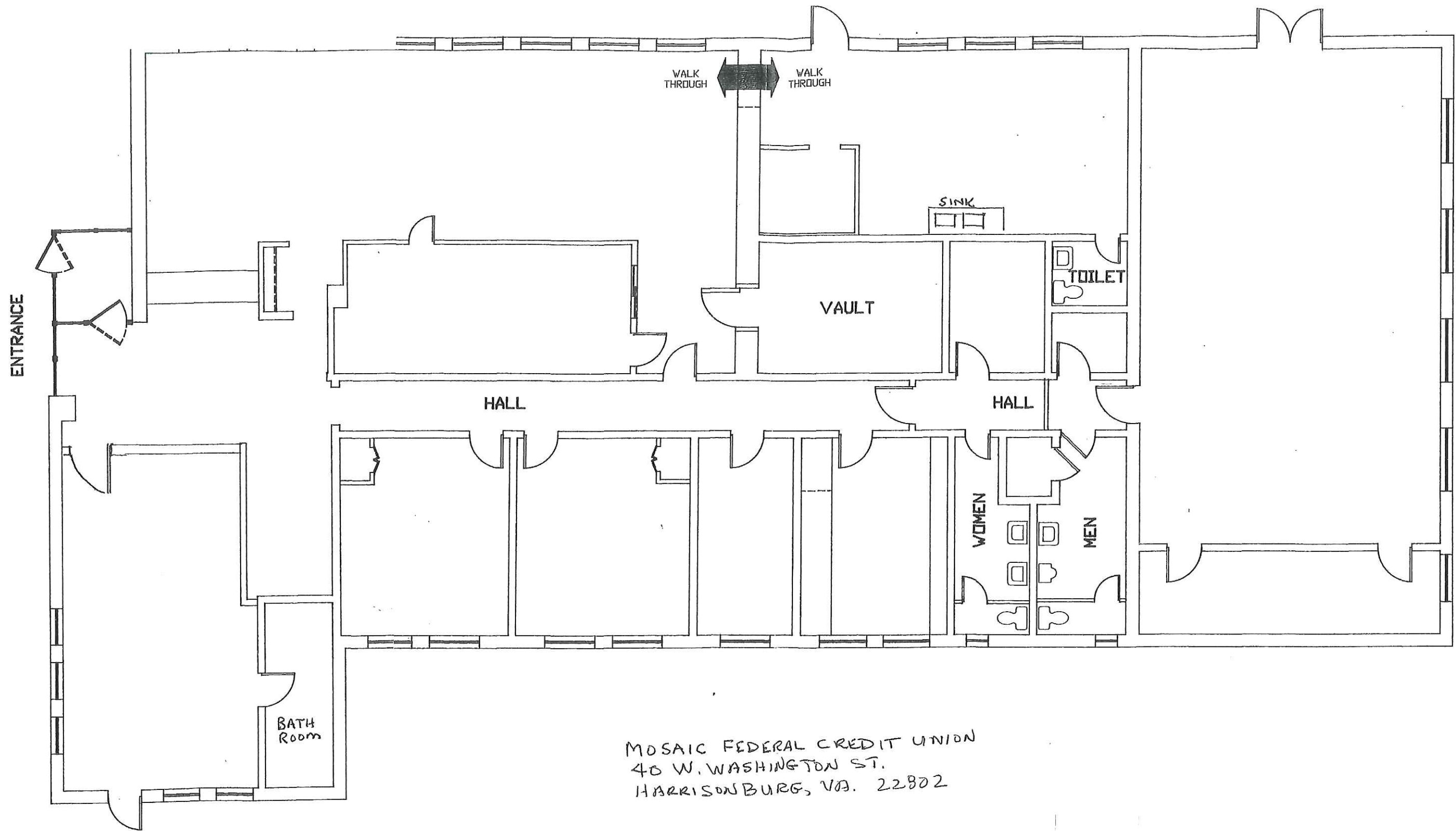
OUT BUILDINGS										
ID	TYPE	IMPROVEMENTS	UNITS	SIZE	AREA	RATE	PRICING	RCN	DEPR	RCNLD

BUILDING COST LADDER

Cost as of 04/2015

All Sections	Units/%	Cost	Total
Basic Structure			
Base Cost	5,472	64.29	351,795
Exterior Walls	5,472	19.52	106,813
Heating & Cooling	5,472	2.75	15,048
Basic Structure Cost	5,472	86.56	473,656
Less Depreciation			
Physical & Functional	<40.0%>		<189,462>
Depreciated Cost	5,472	51.94	284,194
Rounded to Nearest	\$ 100		284,200

RCNLD	284,200
ADDITION (RCNLD)	
OUTBLG	
IDENTICAL BLDG. MULT.	1
TOTAL IMPROVEMENT	284,200
TOTAL LAND	91,400
<b>TOTAL ASSESSED VALUE</b>	<b>\$375,600</b>



MOSAIC FEDERAL CREDIT UNION  
40 W. WASHINGTON ST.  
HARRISONBURG, VA. 22802