



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

220 Reservoir St. • Harrisonburg, VA 22801 Ø27 S 74 0.51 Acres acres or sq.ft.
 Property Address ~~258 Reservoir parking~~ Tax Map Total Land Area (circle)

Existing Zoning Classification: Medium Density Residential

Special Use being requested: General Business District - relocation of business ¼ mile away on Reservoir St.
Sale To Nicholas Swartz Alley cat Tattoo 990 Reservoir St.

PROPERTY OWNER INFORMATION

Wampler Reservoir Property LLC was Wampler Martin Properties
 Property Owner Name Telephone -

220 Reservoir St
 Street Address E-Mail

Harrisonburg Va 22801
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

James R Wampler 540 - 560 - 1549
 Owner's Representative Telephone

2463 Lacey Sping Rd Jim.wampler49@gmail.com
 Street Address E-Mail

Broadway Va 22815
 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.

James R. Wampler 2/6/24
 PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit. Tim Mason
- 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. 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

2/6/2024 Total Fees Due: \$ 455
 Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

[Signature]
 Received By

Nicholas Swartz
990 Reservoir St.
Harrisonburg, VA

City of Harrisonburg
Community Development

To whom it may concern, City of Harrisonburg, My name is Nicholas Swartz and my brother, Josh, and I own Alley Cat Tattoo at 990 Reservoir Street here in town. I'm writing this letter in regards to a special use permit application at 220 Reservoir in order to relocate Alley Cat Tattoo. We have operated seven days a week at the 990 address for the last twenty three years. We love this town and we love our neighborhood very much. However after paying rent into the abyss for many many years and many requestes to purchase the building we feel it is time to move our business so that we can secure the future of our shop in a more suitable space. The building we currentlry call home has had little to no upgrades in the twenty three years we've been here, in fact the building is not only in need of a new HVAC system, windows, awnings, roof repairs, and other improvements but has flooded a total of eleven times in the twenty three years we've occupied the space. The owners and proptery managers I've dealt with during this time have no interest in making our space more habitable for our staff and clients and therefore it is time to go. A great oppportunity has presented itself at 220 Reservoir which is approximately one quarter mile away on the same side of the street as our current location. The building is only thirty years old and is much more accommodating in regards to interior space and parking.

As fathers and business owners my brother and I see this as an chance to secure our place in town and continue to serve Harrisongurg and the Shenandoah Valley for the decades to come as well as give our children the chance to have something of their own. We ask that you please grant this special use permit so that we may do so. Thank you for your time and consideration on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Nicholas Swartz". The signature is written in black ink and is positioned above the printed name.

Nicholas Swartz

Approvals

Mayor, City of Harrisonburg Date

Chairman, Planning Commission Date

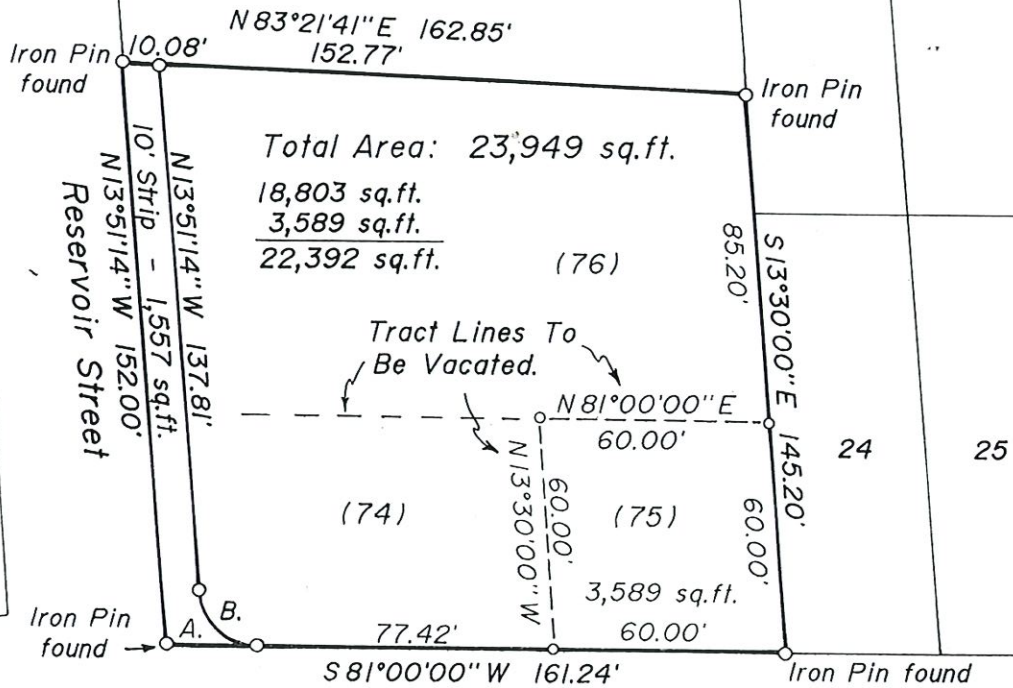
Scale: 1" = 50'
March 28, 1990

Tax Map: 27-S-74, 75, 76
See D.B. 989/795 for
Title Reference.



Hawkins Street

Hawkins Manor Apartments



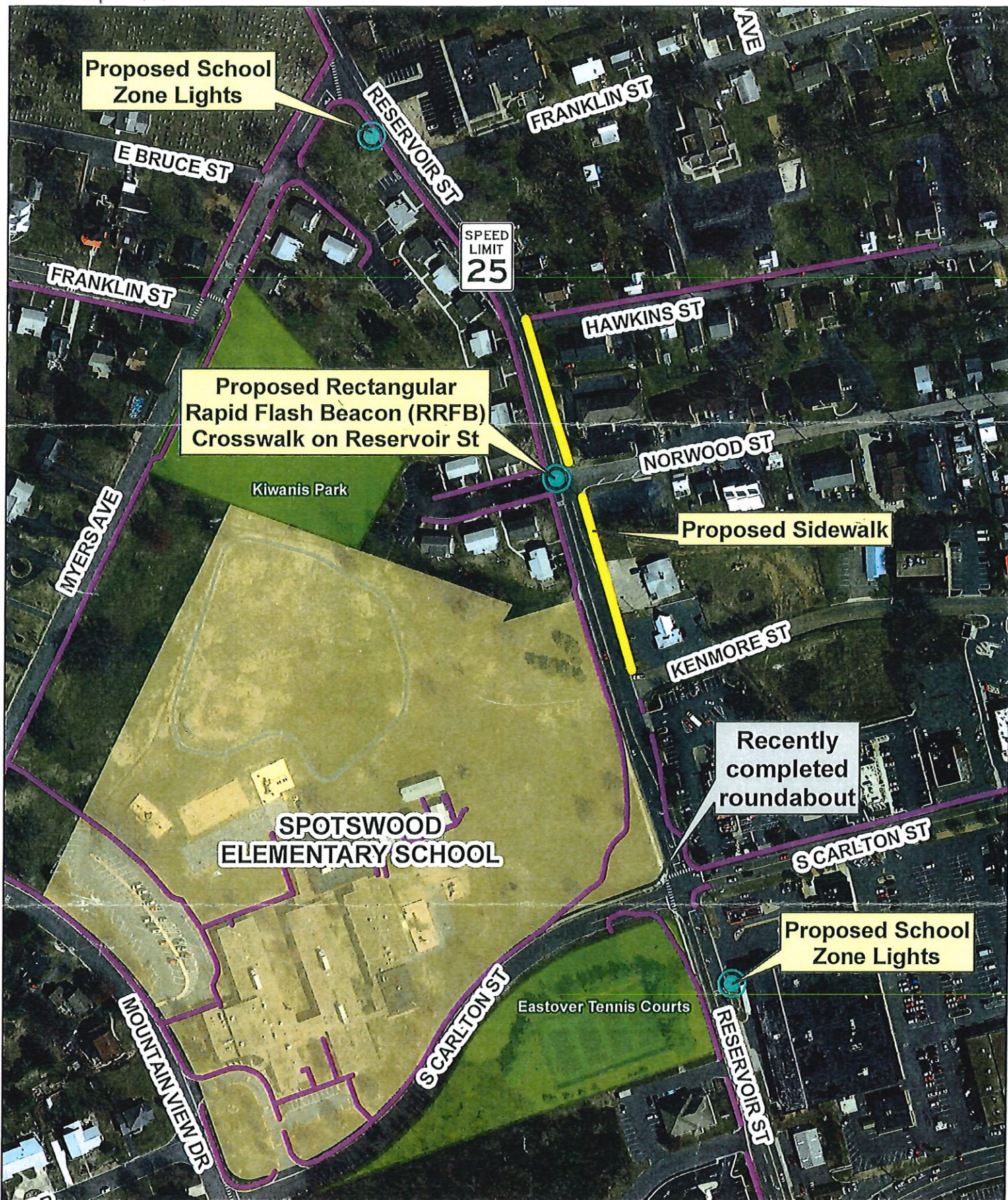
Norwood Street

A. S 81°00'00" W 23.82'
B. N 56°25'34" W 20.30' R=15.00' A.=22.29'




Note: 10' Strip Dedicated To The City Of Harrisonburg.

Plat Showing A 10' Strip To Be Dedicated To
The City Of Harrisonburg And Two Tract
Lines To Be Vacated.

City of Harrisonburg, Virginia

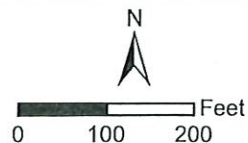


Legend

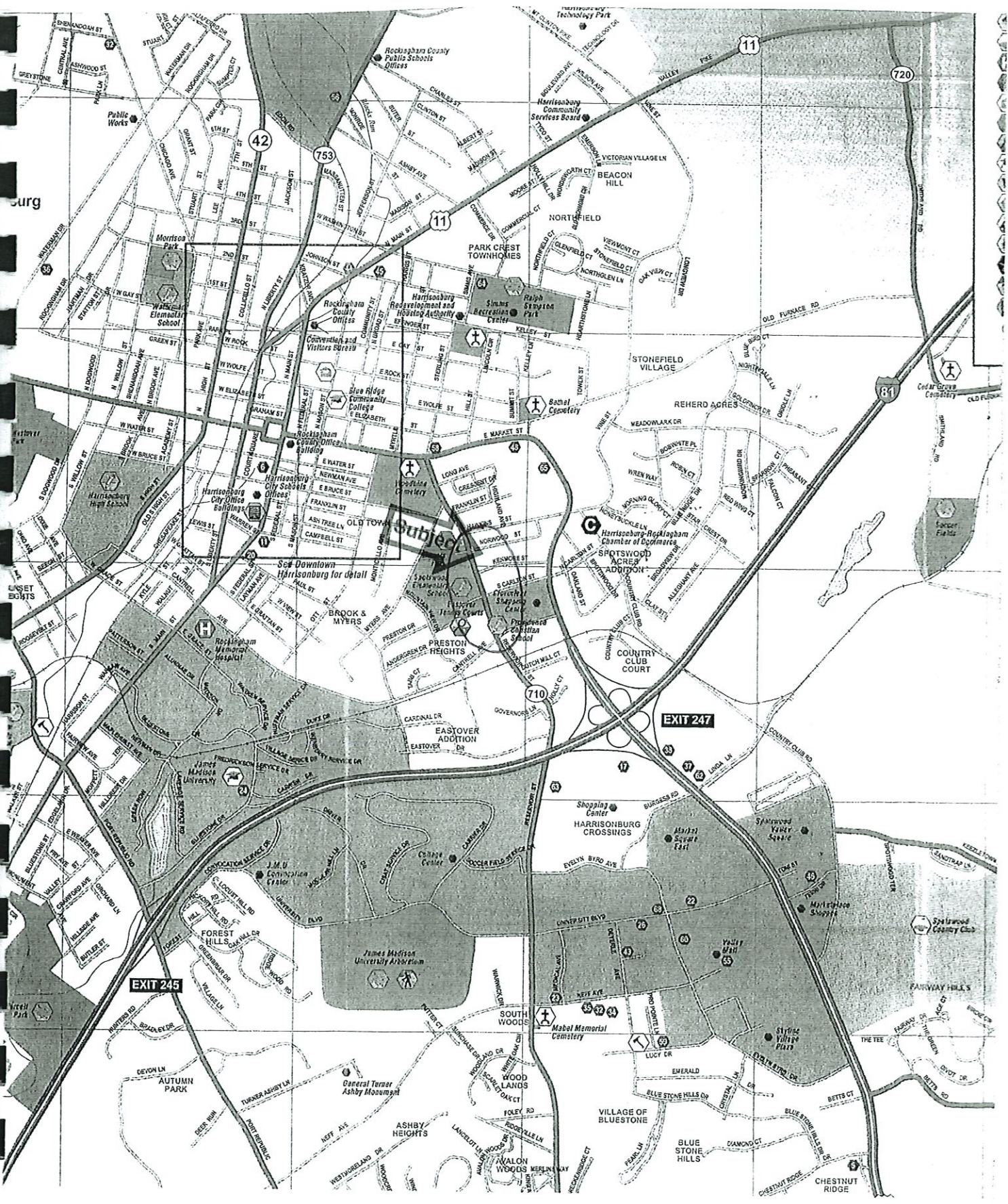
-  Proposed Spot Improvement
-  Proposed Sidewalk
-  Existing Sidewalk

**Spotswood Elementary
SRTS Improvements**

October 2015



AREA MAP



I am requesting a special use permit for the properties on 220 and 250 Reservoir St, Harrisonburg VA. 220 Reservoir were purchased in 1990-1991 and developed with a 4000 sq.ft. facility that initially housed Harrisonburg Physical Therapy Services and later Wampler & Assoc. Rehab. those operated for 32 years. 250 Reservoir St was later purchased and developed for parking. Wampler & Assoc. Rehab has now closed and the special use permit is requested to sell these properties to Nicholas Swartz who operates Alley Cat Tattoo at 990 Reservoir St, just down the street.

The city has made significant improvement along Reservoir & Norwood Streets making a much safer environment for the community. With the absence of traffic from Wampler Rehab and with the new traffic from Alley Cat Tattoo, I would expect no net change in traffic or congestion in the neighborhood keeping it safe for local residents.

Thank you for your consideration of this request. Please call for any questions 540-560-1549.

A handwritten signature in cursive script that reads "James Wampler". The signature is written in black ink and is positioned above the printed name.

James Wampler



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.

Contact Information				
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:	James Wampler			
Telephone:	(540)560-1549			
E-mail:	jim.wampler49@gmail.com			
Project Information				
Project Name:				
Project Address:	220 Reservoir Street			
TM #:	027-S-74			
Existing Land Use(s):	Medical Office			
Proposed Land Use(s): (if applicable)	Tattoo Parlor			
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)	Current occupant is a physical therapy office. The new occupant would be a tattoo parlor.			
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 JM

Comments:

Accepted by: Zenithy Mason

Date: 2/6/2024

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	Tattoo Parlor, Salon	918	1000 Sq Ft	4	5	6
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Medical Office	720	1000 Sq Ft	4	12	16
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
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.

Revised Date: December 2019