



Benevolent and Protective Order of Elks

Harrisonburg Lodge, No. 450
482 South Main Street
Harrisonburg, VA 22801
Phone 434-3673

May 10, 2016

Harrisonburg Office of Community Development
409 S. Main Street
Harrisonburg, Virginia 22801

RE: B.P.O.E. #450, Rezoning Application

To Whom It May Concern:

The Harrisonburg Elks Lodge at 482 South Main Street wishes to apply for a rezoning from R-3 to B-2. Our purpose is to open our kitchen and dining facility to the public and function as a restaurant in part of our building. As indicated on the attached sheet, we are proffering to eliminate most uses currently allowed under B-2 and retaining those related to specific current or anticipated uses.

We have a modern up to date kitchen which meets Health and Fire Department requirements. We will not be adding any addition to the existing building or open any drive through area. We will also not be serving liquor (beer and wine only) in that area of the building.

We have a very large parking area and do not believe the restaurant will have a significant effect on our parking needs. By changing to B-2, we understand, and in fact intend, to move in a direction that helps preserve our existing building and eliminates redevelopment possibilities that are available under the current R-3 zoning.

Let me know if you need anything further from us.

Sincerely,

Douglas F. Bowman
Chair, House Committee
B.P.O.E. #450

Date Application Received: 05-10-16

Total Paid: _____

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

(A) DOUGLAS F BOWMAN
HOUSE COMMITTEE
CHAIRMAN

Name: HARRISONBURG ELKS # 450

Street Address: 482 S. MAIN ST Email: (A) DFB1948@YAHOO.COM

City/State/Zip: HARRISONBURG VA 22801

Telephone (work): (A) CELL 540-607-0837 (home or cellular): (A) 540-607-0837 (fax): _____

Section 2: Owner's Representative Information

Name: DOUGLAS F BOWMAN

Street Address: 4298 PLEASANT VALLEY Email: DFB1948@YAHOO.COM

City/State/Zip: HARRISONBURG VA 22801

Telephone (work): _____ (home or cellular): 540-607-0837 (fax): _____

Section 3: Description of Property

Location (street address): 482 S. MAIN ST

Tax Map Number: Sheet: 26 Block: 0 Lot: 1, 20, 21 Total Land Area (acres or square feet): ~2.31 1/2 acres AF

Existing Zoning District: R-3 AF Proposed Zoning District * : B-2C AF

Existing Comprehensive Plan Designation: _____

**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

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

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: _____

East: _____

South: _____

West: _____

Section 6: Certification

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

See Back for Items Required for Submission

B.P.O.E. #450 Rezoning Application

Proffer of B-2 Uses to be Retained by Applicant and Signage Limitations

(By Reference to Numbered Paragraphs of the Existing B-2 Ordinance With Some Modifications)

Revised June 1, 2016

- (1) Restaurants contained within the existing structure in the two rooms shown on the provided drawing as "Dining," and the area shown as "Kitchen," specifically not including drive through food service.
- (5) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- (15) Accessory buildings and uses customarily incidental to any of the above listed uses.
- (18) Public uses.
- (20) 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.

The applicant would retain the right to seek a special use permit for any uses allowed by such in B-2.

With regard to signage, applicant agrees that all freestanding signs shall be no taller than 10-feet in height, no freestanding sign will exceed 100 square feet in area, and any signage may not be LED or contain scrolling message boards.

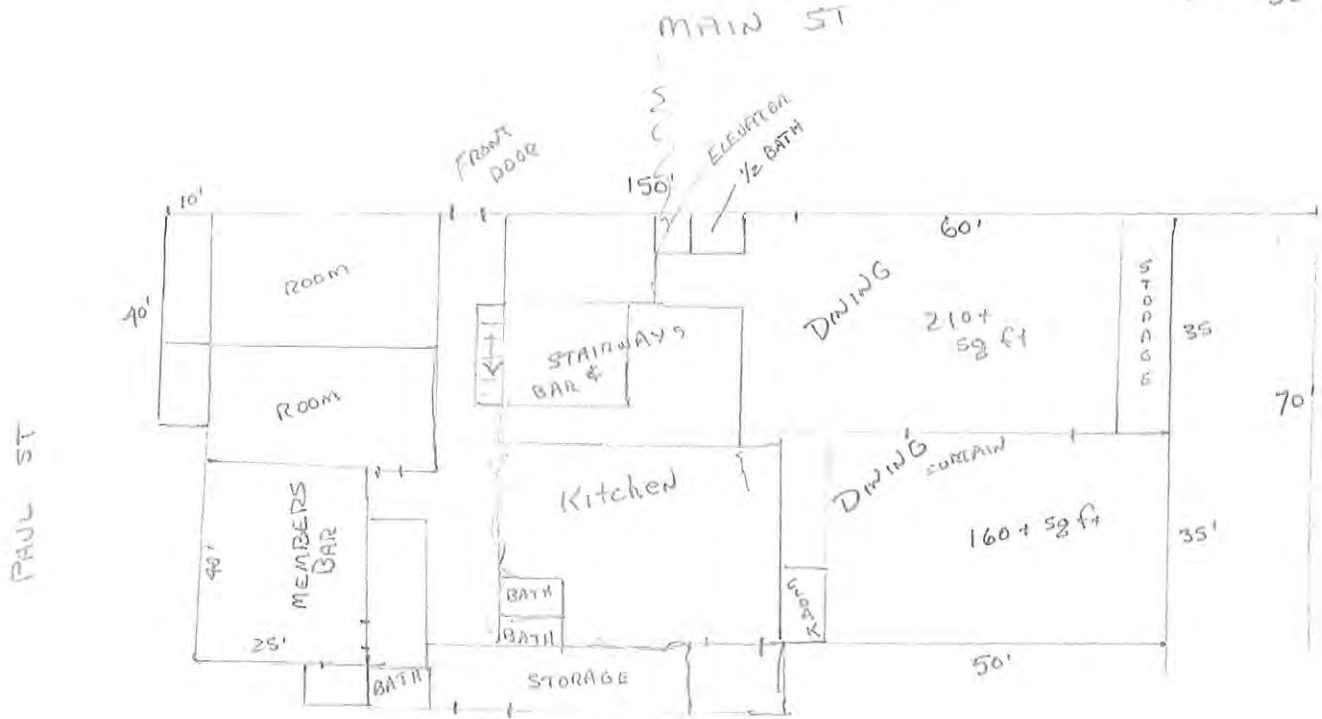


DFB
7/8/16

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Harrisonburg Lodge, No. 450
482 South Main Street
Harrisonburg, VA 22801
Phone 434-3673

1" = 30' ±





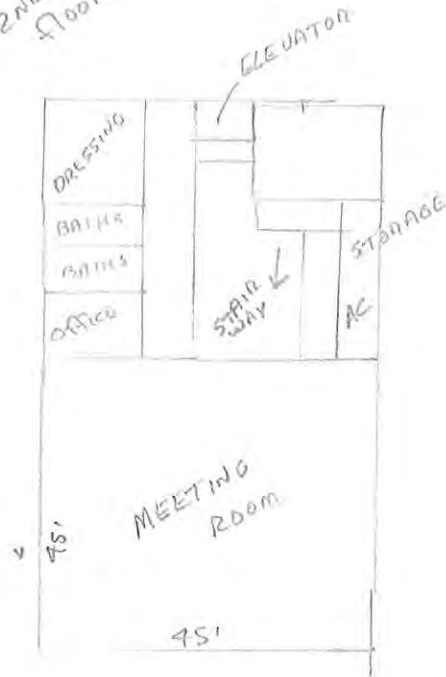
DFB
5/12/16

Benevolent and Protective Order of Elks

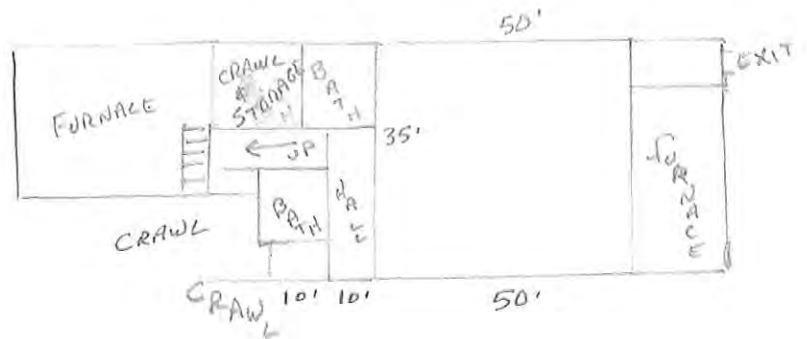
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1" = 30'

2ND
Floor



BASEMENT



BOWMAN

Plumbing, Heating & Electrical, Inc.

879 Rockingham Drive
Harrisonburg, Virginia 22801
434-7439

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE $\frac{1}{4}'' = 15'$ 15'

482 S. MAIN ST

300 ft

360

75'

225'

550'

PAUL ST

45'

10'

ELEV. BASE

COOL

15

DINING 35

DINING 35

KIT

50

MEMBERS
23

5 MARKERS

3A

GRASS

300