



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

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

**PROPERTY INFORMATION**

84 Pleasant Valley rd. 104-A-2 2.5 (2) acres or sq.ft.  
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: Commercial B-2

Special Use being requested: Industrial 10-3-91(1)

**PROPERTY OWNER INFORMATION**

Vincenzo Dattolo 540-433-6686  
Property Owner Name Telephone

84 Pleasant Valley rd ITALVINNY@901.com  
Street Address E-Mail

Harrisonburg VA 22801  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Daniel Claxton 540-849-9558  
Owner's Representative Telephone

84 Pleasant Valley Rd blueridgemarble@gmail.com  
Street Address E-Mail

Harrisonburg Va. 22801  
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] 12-3-21  
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**

12-03-2021 515.00 Total Fees Due: \$ 515.00 ✓pd.  
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

[Signature]  
Received By



Blue Ridge Marble, LLC.

December 3, 2021

Thanh Dang  
Interim Administrator, Planning and Zoning  
City of Harrisonburg, Va.

Re: Special Permit Application, Blue Ridge Marble, LLC.

Dear Ms. Dang:

We are hereby applying for a Special Permit as required by the City of Harrisonburg to manufacture cultured marble sinks and vanities at 84 Pleasant Valley Rd., the current location of Ital Marble & Granite. Currently the location is zoned for commercial, however we are seeking permission to conduct a modest operation classified as industrial.

The business plan proposed would be utilized to blend, pour, and finish approximately 100 lbs. of marble "matrix" daily into molds for the creation of bathroom sinks and vanities. This process requires the use of a polyester resin mixed in with the dry marble to create the wet mix that would be poured by hand into commercial grade molds. The product would then be released from the mold 24 hours later and the finished product would be lightly polished and boxed for delivery to the customer.

The proposed site would be the indoor storage area currently owned and maintained by Ital Marble & Granite, LLC. The proposed operation would utilize approximately 5000 square feet of this enclosed area, utilizing the existing heat, electricity, and other utilities presently on site. Occasional deliveries would be made to the site; however we do not anticipate activity which would pose an undue burden on the current traffic flow.

This venture would operate during normal daylight hours, with a staff of two (both owners). There are no plans currently to increase the production level and/or staffing.

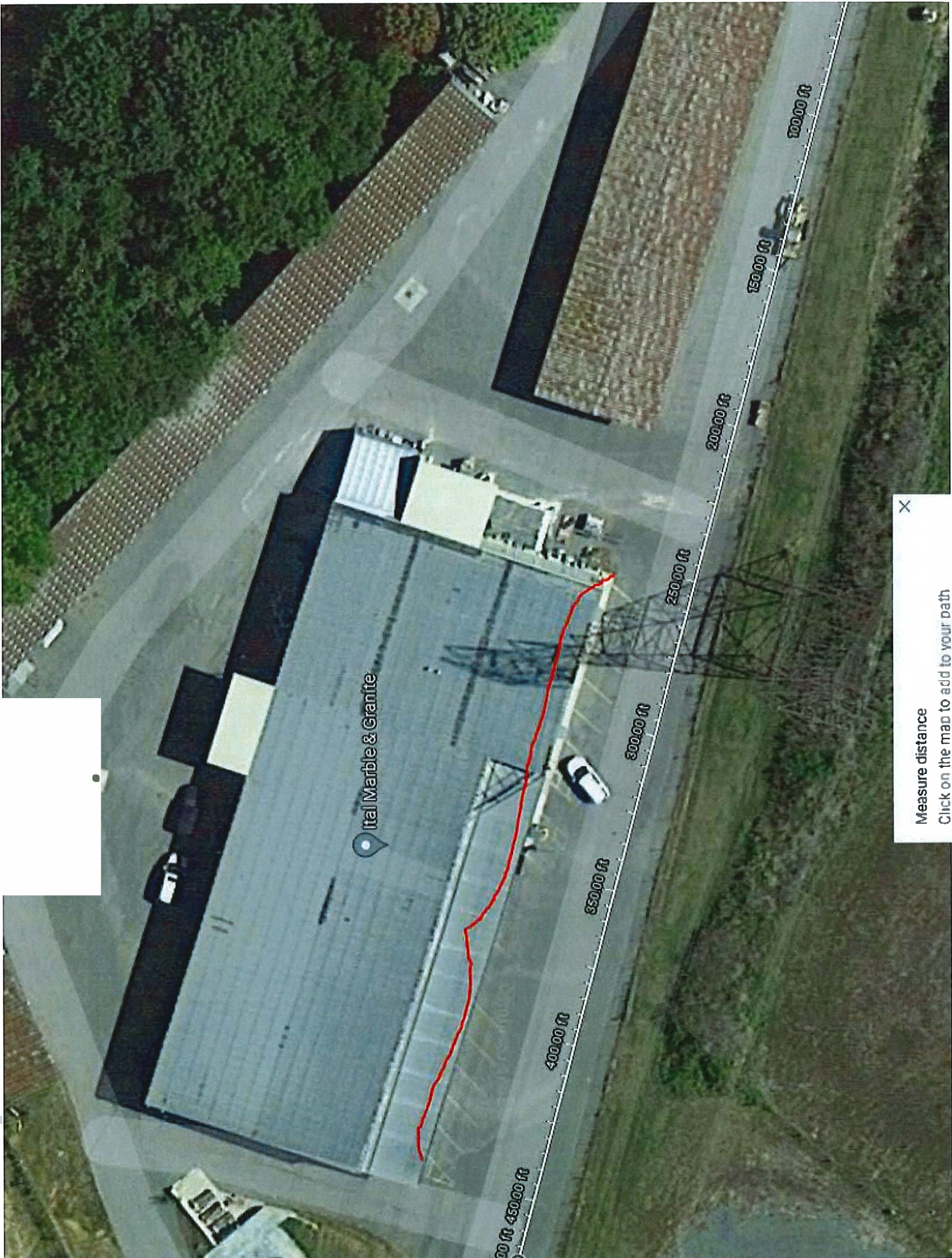
Relating to the proposal, please find attached the requested information submitted with our application.

As Harrisonburg natives, we are excited for the opportunity to establish a business and to contribute to the growth and hard-working reputation of this city. Thank you for your time and consideration.

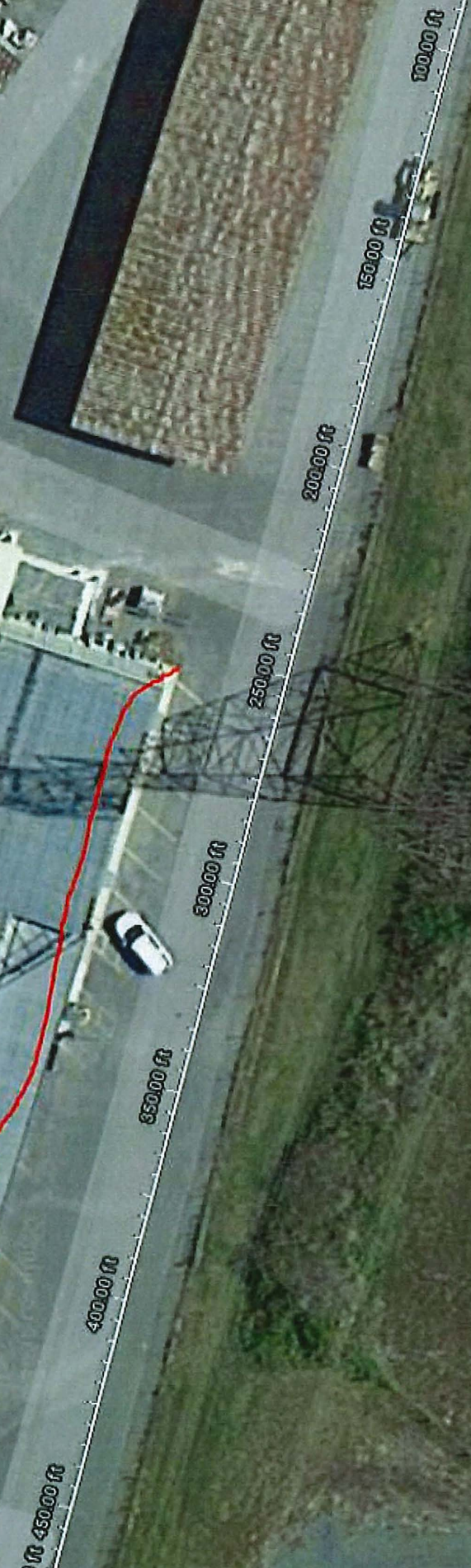
Very truly yours,

  
Daniel S. Claxton, Co-owner

  
Philip "Pete" Ritchie, Jr., Co-owner



Ital Marble & Granite



X

Measure distance  
Click on the map to add to your path



**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	Industrial/manufacturing	440	employees	4	1
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				1	1
8	Existing #1	Industrial/Warehousing	150	1000 sqft	5	1
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				1	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.

Revised Date: December 2019