



REGULAR PLANNING COMMISSION MEETING

Wednesday, October 19, 2022 @ 7:00pm

Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

IV. APPROVAL OF MINUTES

- September 20, 2022 – Regular Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA (Consent to Advertise)

I move that the Planning Commission approve the Consent Agenda as presented. [Items removed for further discussion will be placed as the first item under Business Items. Unanimous vote is not required to move]

Consent to Readvertise

- **2200349 – Aaron Hike** – A request for a Special Use Permit to allow a short-term rental located at 1116 N. Royal Avenue and identified by Tax Map 20A2-443-2, 3, 4, 5 & 6. The property is zoned C-1 and is located in the Entrance Corridor Overlay District.

VII. PUBLIC HEARINGS

- **2200352 – Life Point Church** – A request for a Special Use Permit to allow for a daycare to be located within the church located at 1111 N Shenandoah Avenue and identified by tax map 20A2-444-12A, 13, 14, 15, 16 & 17. The property is zoned C-1.
- **2200367 – The Minick Group LLC** – A request for a Special Use Permit to allow a short-term rental located at 206 Lee Street and identified by tax map 20A7-4-91A. The property is zoned R-3 and is located in the Historic Overlay District.
- **2200348 – Douglas Ichiuji** – A request for a Special Use Permit to allow a short-term rental located at 200 E. Main Street and identified by tax map 20A8-4-33. The property is zoned C-2 and is located in the Historic Overlay District.

- **2200386 – Leandra Justice – A Special Exception from the parking requirements of 175-151 pursuant to 148-870.18 & 148-211. A.1.** for the property located at 12 Chester Street and identified by Tax Map 20A8-4-43. The property is zoned C-2 and is located in the Historic Overlay District.

VIII. OLD BUSINESS

- None.

IX. NEW BUSINESS

- None.

X. COMMISSION MEMBER REPORTS

- Formerly accept Will Gordon's Resignation

XI. PLANNING DIRECTOR REPORT

- September Monthly Report

XII. ADJOURNMENT

The following minutes are a summary of items on the agenda. This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com.

The Planning Commission meeting of the Town of Front Royal, Virginia was held on September 21, 2022, at 7:00 PM.

CALL TO ORDER

Chairman Merchant called the meeting of the Planning Commission to order at 7:00 pm.

Chairman Merchant welcomed the newest Planning Commissioner Daniel Wells to the Planning Commission.

ROLL CALL

Present: Chairman Darryl Merchant, Vice Chairman William Gordon, Commissioner Connie Marshner, Commissioner Joshua Ingram, Commissioner Daniel Wells

Staff Present:

Lauren Kopishke, Planning Director/Zoning Administrator
George Sonnett, Assistant Town Attorney
John Ware, Deputy Zoning Administrator
Connie L. Potter, Executive Assistant, Clerk of the Planning Commission

ADDITION/DELETION OF ITEMS FROM THE AGENDA

There were no additions or deletions to the agenda.

MINUTES

- August 17, 2022 – Regular Meeting

Commissioner Ingram moved, seconded by Vice Chairman Gordon to approve the meeting minutes from August 17, 2022, as written.

VOTE: Yes – Merchant, Ingram, Marshner, Gordon, Wells
No – N/A
Abstain – N/A
Absent – N/A

VOICE VOTE

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA

The following applications are on the consent agenda to advertise for public hearing at the October 19, 2022, regular meeting.

- **2200319 – SeeSuu LLC** – A request for a Special Use Permit to convert an existing commercial structure into a greater number of dwelling units up to a height of sixty feet (60') at 131 E. Main Street and identified on tax map 20A7-4-37. The property is zoned C-2 and is located in the Historic Overlay District.
- **2200348 – Douglas Ichiuji** – A request for a Special Use Permit to allow a short-term rental located at 200 E. Main Street and identified by tax map 20A8-4-33. The property is zoned C-2 and is located in the Historic Overlay District.
- **2200349 – Aaron Hike** – A request for a Special Use Permit to allow a short-term rental located at 1116 N. Royal Avenue and identified by tax map 20A2-443-2, 3, 4, 5 & 6. The property is zoned C-1 and is located in the Entrance Corridor Overlay District.
- **2200352 – Life Point Church** – A request for a Special Use Permit to allow for a daycare to be located within the church located at 1111 Shenandoah Avenue and identified by tax map 20A2-444-12A, 13, 14, 15, 16 & 17. The property is zoned C-1.
- **2200367 – The Minick Group LLC** – A request for a Special Use Permit to allow a short-term rental located at 206 Lee Street and identified by tax map 20A7-4-91A. The property is zoned R-3 and is located in the Historic Overlay District.

Vice Chairman Gordon moved, seconded by Commissioner Marshner to approve the consent agenda as presented.

VOTE: Yes – Gordon, Marshner, Merchant, Wells, Ingram

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

PUBLIC HEARINGS

Chairman Merchant explained the process for speaking at the public hearing.

- **2200287 – Vesta Property Management** – A request for a Special Use Permit to allow a Short-Term Rental located at 30 Fairview Avenue identified by Tax Map 20A3-5-49 & 50. The property is zoned R-1.

Mr. Ware explained that the applicant proposes to rent the entire home. Staff completed the inspection on August 25, 2022, and the applicant passed the inspection. The application is for four (4) bedrooms and six (6) people. Mr. Ware confirmed that the application has been properly advertised.

The applicant was given the opportunity to speak but did not have any comments.

Chairman Merchant opened the public hearing.

There were no speakers present, and Chairman Merchant closed the public hearing.

Chairman Merchant confirmed with the applicant that the property is owned by a corporation. Chloe Phillips stated that was correct. Chairman Merchant also confirmed that this will not be an owner-occupied use with this application. Ms. Phillips agreed that was also correct.

Vice Chairman Gordon asked if an evacuation plan had been submitted. Mr. Ware confirmed that the evacuation plan had been received. It was noted the evacuation plan was not included in the packet provided to the Planning Commission and should be included in the packet going to Town Council.

Commission members held some discussion regarding parking at the proposed Short-Term Rental. The dwelling can hold eight (8) people, however the applicant applied for six (6) people as they thought eight (8) people was too many for the house. Parking in the driveway provides for two (2) cars. On-street parking provides for up to three (3) vehicles. The applicant stated there will not be multiple families renting the house at one time but only one family per stay.

Ms. Kopishke explained parking requirements per Town Code Section 148-870(2). She recommended the motion to Town Council include that the applicant needs to provide an additional two (2) parking spaces within 300' of the residence or only rent out two (2) bedrooms and no more than four (4) people. Ms. Phillips explained that only three (3) bedrooms will be rented with six (6) people and the fourth bedroom is being used as an office. Ms. Kopishke said that currently the parking would need to be in the driveway which would allow for two (2) bedrooms and a third bedroom if additional parking can be provided. Parking requirements are being reviewed by the Town moving forward for Short-Term Rentals. Commission members held additional discussion regarding parking requirements for Short-Term Rentals, noting there are problems with the current requirements.

Mr. Sonnett discussed portions of Chapter 148 and 150 regarding parking requirements. For Short-Term Rentals he believes the Planning Director is in agreement that lodging, boarding houses and Bed and Breakfast categories are the closest fit with Short-Term Rentals. Under that category the requirement is one (1) parking space per room.

Vice Chairman Gordon shared he feels a residential use applies more to this than a hotel or motel. He said he was in favor of moving forward without the recommendation of reducing the number of bedrooms. There was some additional conversation regarding parking.

Vice Chairman Gordon moved, seconded by Commissioner Ingram to forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2200287 for a Short-Term Rental located at 30 Fairview Avenue.

VOTE: Yes – Ingram, Marshner, Gordon, Wells

No – Merchant

Abstain – N/A

Absent – N/A

ROLL CALL

OLD BUSINESS

There were no items for old business.

NEW BUSINESS

There were no items for new business.

COMMISSION MEMBER REPORTS

Staff and the Planning Commission will honor Mr. Jones 15 years of service to the Planning Commission at the next work session.

PLANNING DIRECTOR REPORT

- August Monthly Report

Ms. Kopishke reviewed the August monthly report.

The text amendment for data centers is currently on hold.

Staff is working with Summit on the rewrite of Chapter 175 and 148.

On September 27, 2022, from 10 a.m. to 2 p.m. at Royal Cinemas there will be a civic pride workshop called “Revitalize or Die”. Ms. Kopishke encouraged all Planning Commissioners to attend the workshop and noted that tickets were available.

Ms. Kopishke thanked Commission members for providing their comments on the draft Comprehensive Plan and she will forward those comments to Summit. A draft document should

go to the Planning Commission the first week of November. At that time the Town will hold additional open house sessions and hopefully approve the document in December.

ADJOURNMENT

Vice Chairman Gordon moved, seconded by Commissioner Marshner to adjourn the meeting.

VOTE: Yes – Merchant, Gordon, Ingram, Marshner, Wells

No – N/A

Abstain – N/A

Absent – N/A

VOICE VOTE

The meeting adjourned at 7:28 p.m.

Approved by Planning Commission

Date: _____

Lauren - 540-398-9242

#2200349



Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main: 540-635-4236
Fax: 540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

APPLICANT:

NAME: AARON HIKE PHONE: 540-683-1923
ADDRESS 1516 N. ROYAL AVE FRONT ROYAL VA
E-MAIL HIKERENTALS@GMAIL.COM

PROPERTY OWNER:

NAME: HIKE PROPERTIES LLC PHONE: 540-683-1923
ADDRESS 417 N. ROYAL AVE FRONT ROYAL VA 22630
E-MAIL HIKERENTALS@GMAIL.COM

PROPERTY DESCRIPTION:

PROPERTY ADDRESS 1116 N. ROYAL AVE (Efficiency)
TAX MAP 2010 SECTION A2 BLOCK 443 LOT 4
SUBDIVISION NAME N/A
ZONING DISTRICT C-1 ACREAGE .22
SPECIFIC SPECIAL USE PERMIT REQUEST SHORT TERM RENTAL

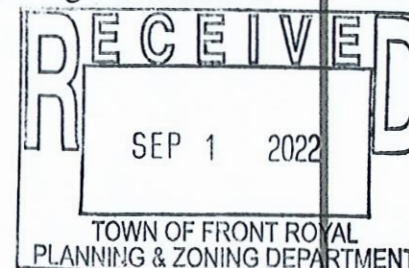
*****APPLICANT REVISED TO WHOLE HOUSE RENTAL*****

- | | |
|---|---|
| ☐ Whole house rental | ☒ Partial rental, # of rooms rented <u>1 efficiency</u> |
| ☐ Primary Residence | ☐ Secondary Residence |

ATTACHMENTS: The following must be submitted with the application. Additional information may be required depending on the nature of the request.

- ☒ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.
- ☒ Provide a map of area attractions
- ☐ Provide proof that notification to operate was sent to the HOA, if applicable.
- ☒ Complete management plan.
- ☒ Written consent given to the Town to inspect for compliance.
- ☒ Emergency dwelling evacuation diagram (posted in each bedroom)
- ☒ Application fee of \$400.00

Receipt # 693850 Date Paid 9-1-22



IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) _____
at (phone number) _____ or (property manager) LAUREN EDDINGTON
at (phone number) 540-398-9242.

If the emergency requires immediate assistance, please call the following or 911.

Front Royal Police Department: 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

Front Royal Volunteer Fire & Rescue: 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

Warren Memorial Hospital: 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

Electrical Outage: 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at <https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46>.

Emergency/afterhours 540-635-2111

OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at 2 People and STUDIO Bedrooms.

NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

PARKING

Parking is limited to 1 cars in the driveway.

TRASH AND RECYCLING

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

BACK of PROPERTY

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day)

MONDAY

CHECK-IN & CHECK-OUT

Provide details

11 AM
4 PM

WIFI/PHONE/ETC

Provide details for special amenities if available

WIFI

SPECIFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

CENTRAL A/C
SIDE ENTRY OF MAIN HOME
FULL KITCHEN
KING BED

AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

SPECIFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
 - No outdoor fire burning
 - No fireworks
- YES

NO PARTIES
NO SMOKING Indoors - BUTTS MUST BE PICKED UP OUTDOORS
NO PETS

As per 175-3

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:

§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

- A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.
- B. The one-time application fee shall be \$400.00.
- C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.
- D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.
- E. Parking for the use shall be located in driveways or other designated and approved parking areas.
- F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.
- G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.
- H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.
- I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

- J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.
- K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.
- L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.
- M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.
- N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

Property Owner's Signature: _____



CERTIFICATION:

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

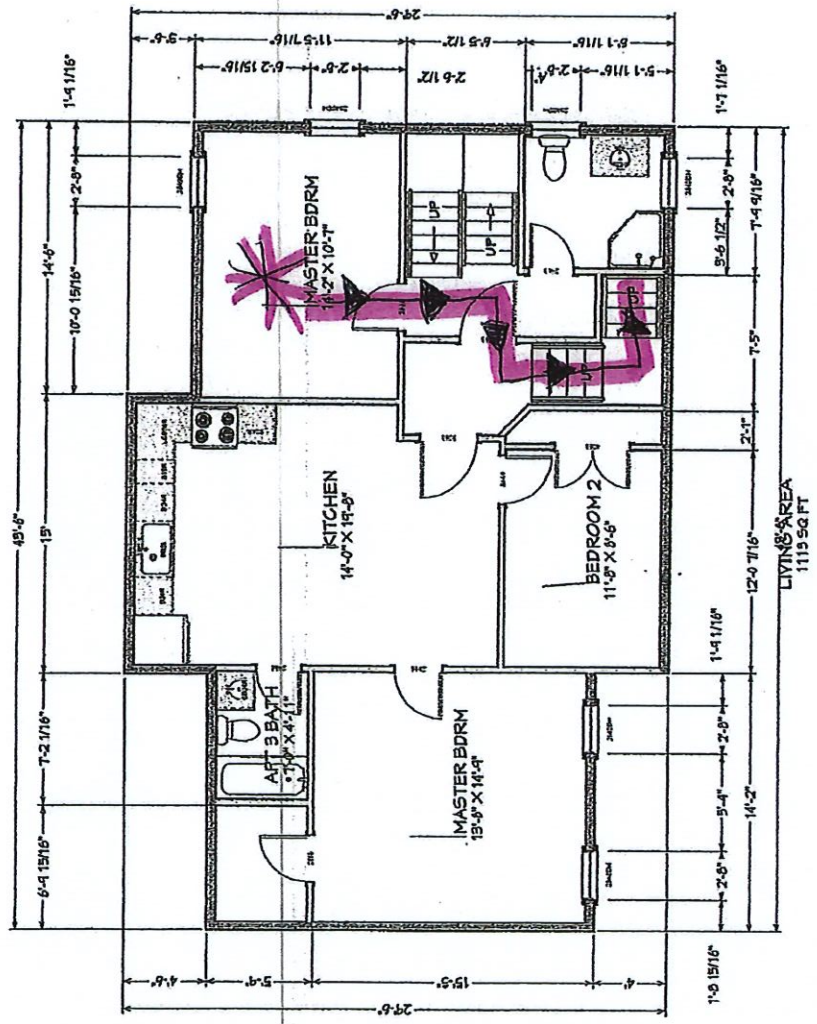
Signature _____



Date _____

8/1/2022

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.



2nd Floor
Evacuation

SHEET:

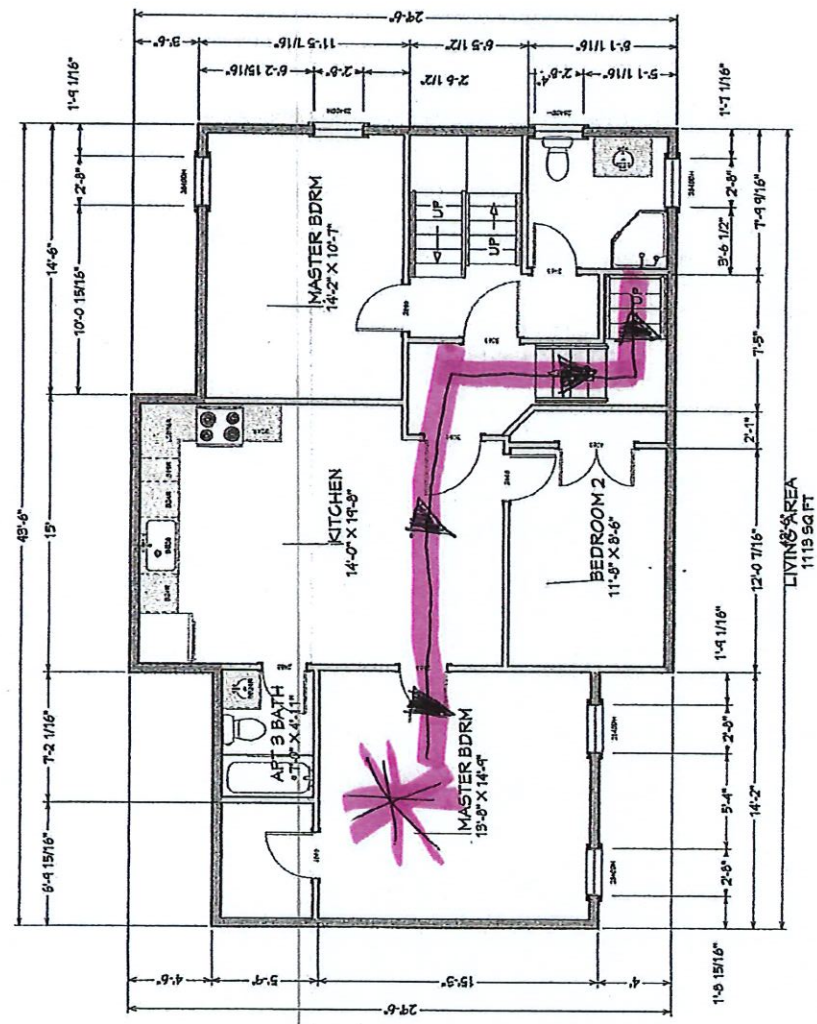
Evacuation

REVISION TABLE	REVISION DATE	REVISION BY	DESCRIPTION

DATE: 3/6/2022

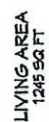
SCALE:

SHEET:



2nd Floor

Evacuation

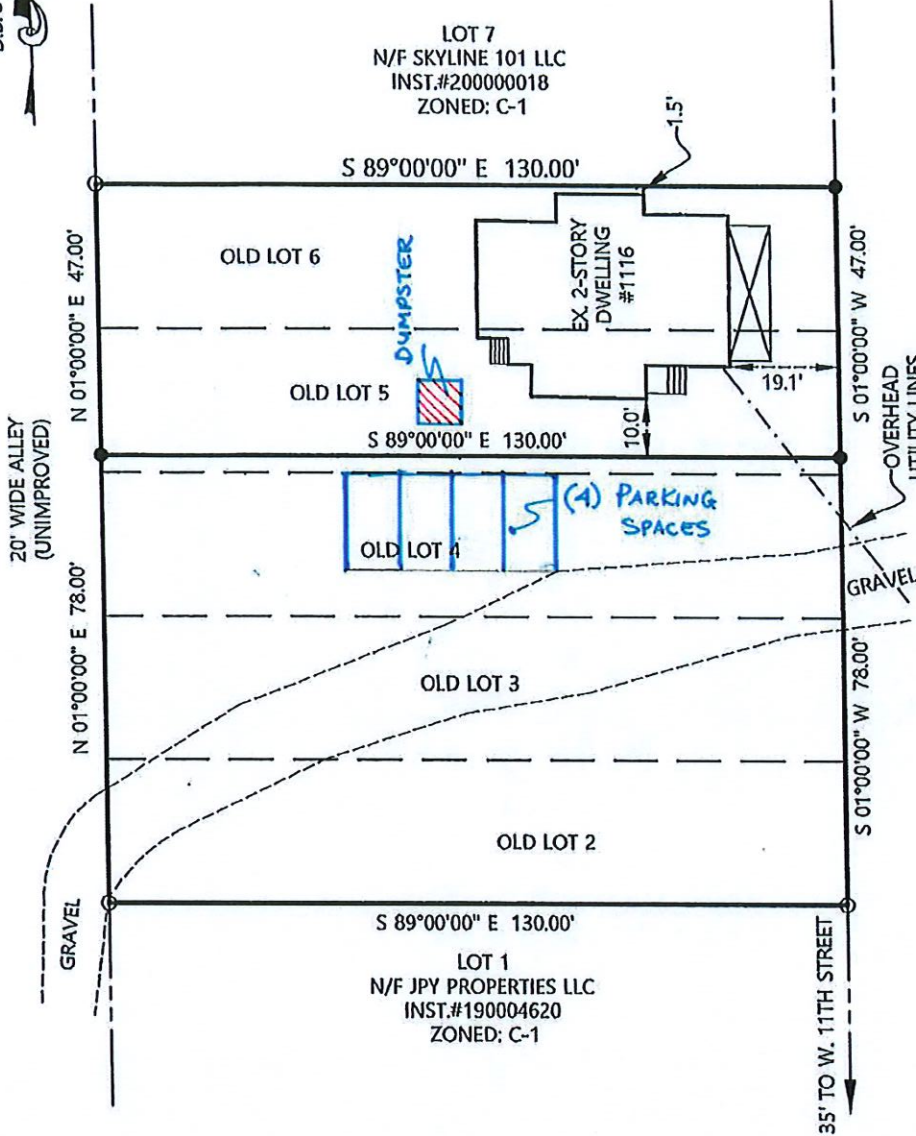


1st Floor

Evacuation

2200349

D.B.'S' PG.304



N. ROYAL AVENUE-ROUTE #340/522
80' WIDE R/W

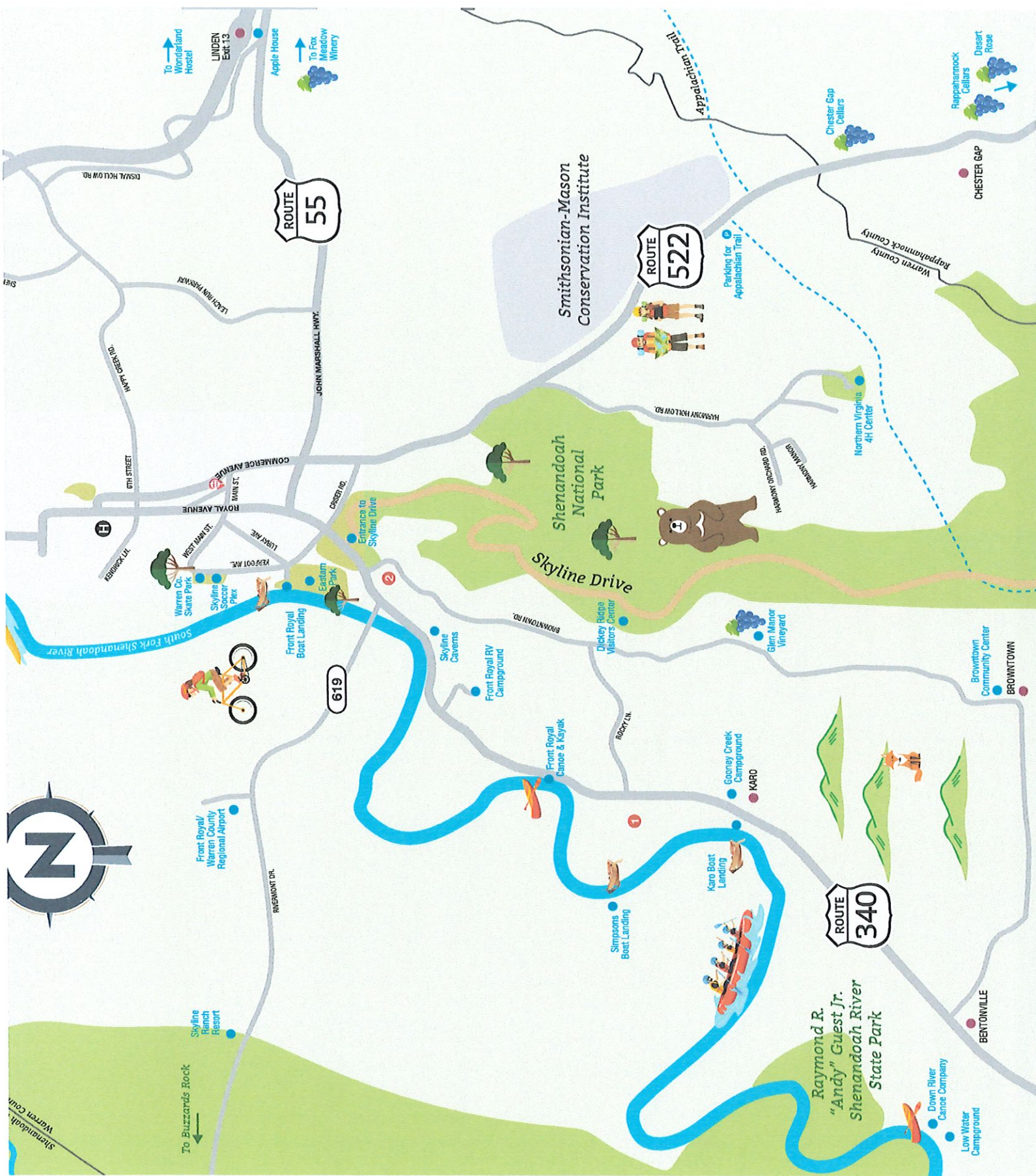
WORKING DRAWING

BOUNDARY ADJUSTMENT SURVEY LOTS 2-6, BLOCK 43, FRONT ROYAL+RIVERTON IMPROVEMENT CO., DEED BOOK 'S' PAGE 304, NORTH RIVER DISTRICT, TOWN OF FRONT ROYAL, VIRGINIA			
SCALE: 1" = 25'	DATE: NOV. 4, 2021	DRAWN BY: PMH	
JOB: W21-70	PAPER SIZE 8.5" x 14"	SHEET: 1 OF 1	
CLIENT: HIKE CONSTRUCTION			
DRAWING FILE: 1116 N. ROYAL AVENUE.dwg			

PREPARED BY:
PIONEER LAND SURVEYS PLC
P.O. BOX 1012
FRONT ROYAL, VA 22630
540-631-0700

Discover FRONT ROYAL VIRGINIA





To Whom It May Concern:

I give permission for the Town of Front Royal to inspect my short-term rental for compliance. Please contact our short-term rental manager, Lauren Eddington, at 540-398-9242 to schedule your inspection.

Respectfully,
Aaron Hike
Owner

Hike Properties LLC

Welcome

We are so glad you have chosen our short term rental for your stay. We hope you enjoy the cozy feeling of downtown Front Royal and take pleasure in many of the surrounding activities and historic places we have to offer.

WiFi Information:

Network- Hike Properties

Password- Piratescove!

Requests from your Hosts

Peaceful Enjoyment

Here in Front Royal, quiet time is between 10pm and 8am. Please be courteous and keep noise levels down during this time.

Chapter 106 of the Town of Front Royal Municipal Code outlines rules for noise in the neighborhood. Please follow the code while you visit.

Mindfulness

Our cozy short-term rental is surrounded by beautiful churches, schools, and public parks. Please be careful and kind to pedestrians.

Safety

In the event of an emergency, call 911

For non-emergencies, but urgent needs, please call the non-emergency police line at 540.635.2111

For urgent needs relating to your stay, please call our property manager, Melissa, at 540.683.0128

Adventures

Options in Front Royal and surrounding areas:

- Skyline Caverns
- Eastham Park and River Walk
- Canoe or floating drips down the river
- Visit Andy Guest and State Park
- Visit Elizabeth Furnace and GW National Forest
- Hiking the Appalachian Trail
- Walk along the Happy Creek Arboretum
- Visit the Warrant Heritage Society during your exploration of downtown
- Skyline Drive and National Park

Food and Drink

Local

- Manor Line Market
- Manor Line's Back 40
- Vibrissa Brewery
- Blue Wing Frog
- Virginia Beer Museum
- Soul Mountain Restaurant and Bar
- Melting pot Pizza
- Rancho Nuevo
- L'Dees Pancake House
- El Maguey
- Knotty Pine Restaurant
- Talk of the Mountain Seafood
- YamaFuji Japanese

Further

- Apple House
- Flint Hill's Blue Door Kitchen
- Griffin Tavern
- Skyward Café
- Field & Main
- Three Blacksmiths
- Blue Rock

Wineries

- Chester Gap Cellars
- Linden Vineyards
- Fox Meadow Winery
- Rappahannock Cellar
- Capstone Vineyards

Saying Good-bye for Now

Checking out Procedure

1. Be sure all trash is in the kitchen trash can.
2. Ensure there is no food left on the countertops or in the fridge.
3. Please clean all used dishes.
4. Please leave towels and bed sheets in the bathroom and leave the comforter on the bed.
5. Turn off all lights.

We sincerely appreciate you choosing our short-term rental for your stay. We would love for you to leave us a review. Please contact us directly (Melissa @ 540.683.0128) if there is anything we can do to improve your next stay.

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit –2200352

MEETING DATE: October 19, 2022

SUMMARY: Life Point Church – A request for a Special Use Permit for a daycare located on the 1st floor within the church at 1111 N Shenandoah Avenue, identified on Tax Map 20A2-444-12A, 13, 14, 15, 16, & 17. The property is zoned C-1.

STAFF RECOMMENDATION: Staff recommends approval of the daycare.

DRAFT MOTION: “I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit Application #2200352 for a daycare located on the 1st floor within the church at 1111 N Shenandoah Avenue with the following conditions:.”

- 1) This Special Use Permit is authorized for a daycare to be located at 1111 N Shenandoah Ave.
- 2) The applicant will adhere to all licensing requirements stipulated by DPOR.
- 3) The applicant shall obtain any necessary permits from Warren County prior to commencing the use.
- 4) The applicant will provide staff with hours of operation and a traffic flow diagram prior to commencement of the use.

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Gordon _____ Ingram _____ Wells _____ Marshner _____ Merchant _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING



STAFF REPORT FOR THE OCTOBER 19, 2022, PLANNING COMMISSION MEETING

APPLICATION #:

2200352

APPLICANT:

Life Point Church

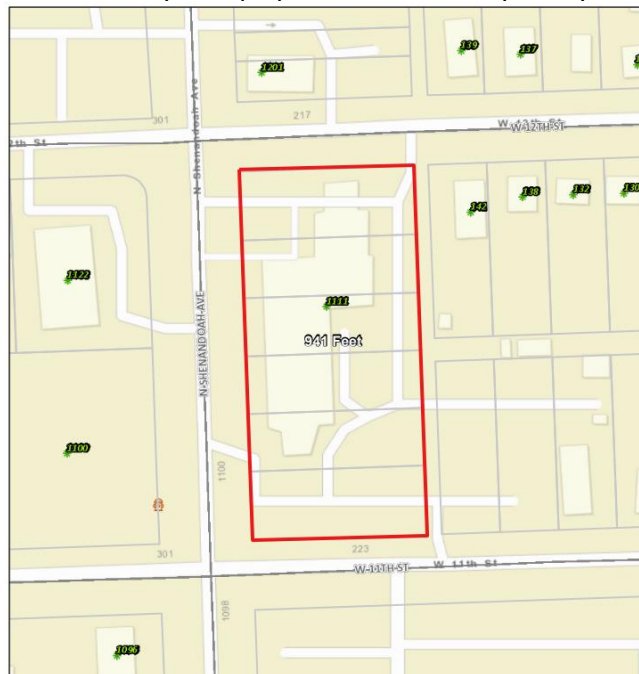
SUMMARY OF REQUEST:

A request for a Special Use Permit to allow for a daycare to be located within the church located at 1111 N. Shenandoah Avenue.

GENERAL INFORMATION:

Site Addresses	1111 N. Shenandoah Avenue
Property Owner(s)	First Assembly of God (Life Point Church)
Existing Zoning	C-1 (Community Business) District
Proposed Use	Daycare
Tax Identification	20A2-444-12A, 13, 14, 15, 16 & 17
Location	The proposed use is located on the 1 st floor of the building

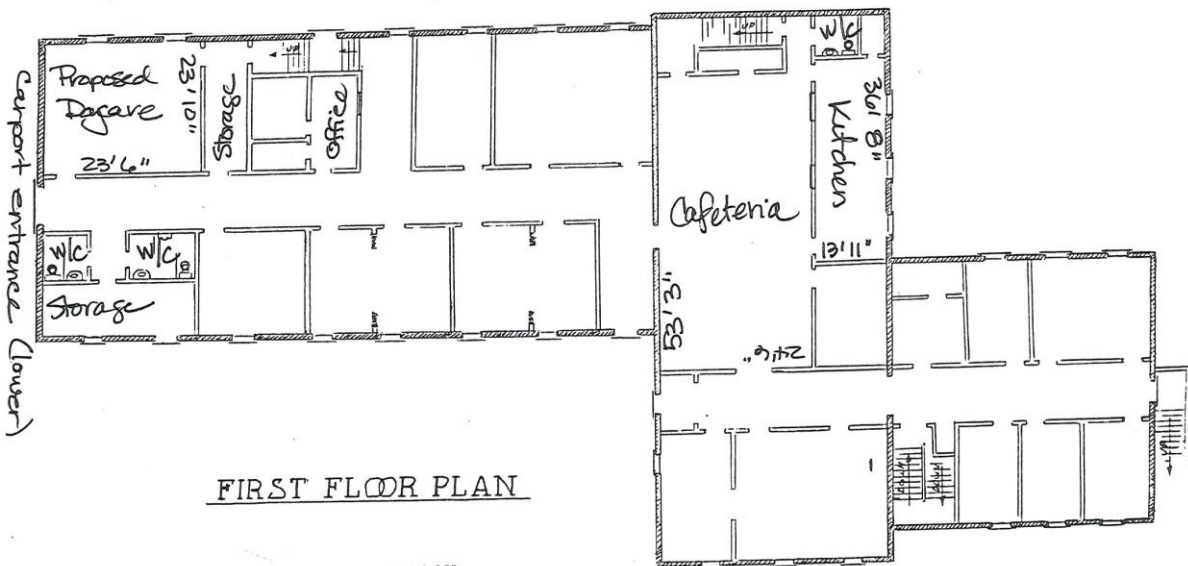
Vicinity Map (Warren County GIS)



Aerial (Warren County GIS)



First Floor Floor Plan



FIRST FLOOR PLAN

FIRST ASSEMBLY OF GOD
1111 SHENANDOAH AVE.
FRONT ROYAL, VA 22630
(703), 635-7153

INFORMATION ON THE APPLICATION:

Project Summary & Staff Recommendation

The application is to allow the applicant to operate a daycare. The daycare is considered an accessory use but requires a special use permit pursuant to 175-39.b. The standards of 175-107.1 do not apply in this instance because the property is zoned C-1, not residential.

Town Staff recommends that the Planning Commission issue a recommendation of approval of the Special Use Permit Application with the following conditions. Additional consideration may need to be given if new information is provided at the scheduled public hearing.

CONDITIONS:

- 1) This Special Use Permit is authorized for a daycare to be located at 1111 N Shenandoah Ave.
- 2) The applicant will adhere to all licensing requirements stipulated by DPOR.
- 3) The applicant shall obtain any necessary permits from Warren County prior to commencing the use.
- 4) The applicant will provide staff with hours of operation and a traffic flow diagram prior to commencement of the use.

ATTACHMENTS: Application and associated documents from the Applicant.



TOWN OF FRONT ROYAL

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
102 EAST MAIN STREET
P.O. BOX 1560
FRONT ROYAL, VA 2263

Main: 540.635.4236
Fax: 540.631.2727
www.frontroyalva.com

2200352

SPECIAL USE PERMIT REQUEST

FRSPU

APPLICANT:

NAME LifePoint Church PHONE _____
(formerly First Assembly of God)
ADDRESS 1111 Shenandoah Ave, Front Royal, VA 22630
E-MAIL 1stagfr@gmail.com

Pastor John Kenney Jr.

PROPERTY OWNER:

NAME First Assembly of God PHONE 540-336-2070 *
ADDRESS 1111 Shenandoah Ave, Front Royal, VA 22630
E-MAIL 1stagfr@gmail.com

PROPERTY DESCRIPTION

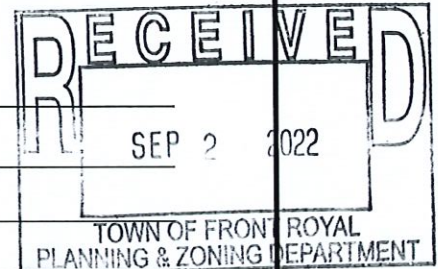
PROPERTY ADDRESS 1111 Shenandoah Ave Front Royal, VA
2042-44-12 thru 20 44
TAX MAP _____ SECTION _____ BLOCK 44 LOT 12-20 22680
SUBDIVISION NAME Front Royal Riverton Improvement Co ACRES 1.618

REQUEST

ZONING DISTRICT C-1

PROPOSED USE OF PROPERTY Daycare

SPECIFIC SPECIAL USE PERMIT REQUEST _____



ATTACHMENTS --The following must be submitted with the application. Additional information may be required depending on the nature of the request.

1. Survey/Plat of property showing all **existing** improvements.
(10 copies if larger than 11" X 17")
2. Site Plan Application
3. Application Fee of \$400.00 Receipt # 093851 Check # 18756 Date Paid 9/2/2022
4. Additional information as required by the Dept. of Planning & Community Development.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature _____

Date 9/02/22

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

Mission Statement of LifePoint Child Day Care Center
1111 Shenandoah Ave., Front Royal, VA

Infant to Pre-K
(Formerly First Assembly of God)

It is the mission of the ***LifePoint Child Day Care Center*** to provide quality childcare for all families in the community in a warm, nurturing, loving and educational environment. The childcare needs of all economic levels are served, enabling families to obtain employment or to further their education.

It is the Goal of the *LifePoint Day Care Center*:

- To provide high quality, developmentally appropriate childcare for preschool children with focus on the individual child's age and ability to stimulate social, cognitive, physical, and emotional growth.
- To provide a safe, nurturing, and recreational environment for preschool age children
- while their parents work or attend school
- To provide opportunities for families to be involved with their children's education and have access to parenting support and education.

The objectives of the *LifePoint Day Care Center* are:

- To provide a curriculum which enables each child to develop new skills at their own ability levels, to prepare each child to succeed in kindergarten and to provide a safe, healthy environment for the children so their parents can obtain peace of mind about their child's care.
- To provide a variety of activities in a safe, friendly, supportive environment.
- To provide opportunities for parental involvement in the operations of the Center.

PARKING
1111 Shenandoah Ave., Front Royal, VA

- THERE ARE 107 PARKING SPACES
- A LARGE PORTION OF THE PARKING LOT IS ENCLOSED WITH FENCING

NAIL FOUND
413TH ST.

NAIL FOUND

379.93'

12TH STREET

MERIDIAN OFF PLAT
D.B.S. PG. 300

NAIL FOUND
E. VA. AVE

N.S. UNDERGROUND
ELECTRIC
TELEPHONE
TRUNKS

church purchase
 $20 \times 150 = 3000 \times 1.60 = 4800$
 $6 \times 150 = 900 \times 1.60 = 1440$
 $12 \times 170 = 2040 \times 1.60 = 3264$

SHENANDOAH AV
80' R/W

EX. TWO STORY BRICK
CHURCH W/ BASEMENT

LOT 13
7,500 S.F.

LOT 14
7,500 S.F.

LOT 15
7,500 S.F.

LOT 16
7,500 S.F.

LOT 17
7,500 S.F.

Mr Wines
Lot 150 x 6 = 900 x 1.6
1440

Lot 10

150' x 6' = 900
900 x 1.60 = 1440

ALBERT WINES
LOT 11

OVERHEAD
ELECTRIC
TELEPHONE

PLAY
GROUND

PARKING

LOT 18
7,500 S.F.

LOT 19
7,500 S.F.

LOT 20
7,500 S.F.

1 STORY FRAME
BUILDING
W/ BSM.T.

NAIL FOUND
E. VA. AVE

NOTES

1. OWNER OF RECORD:
FIRST ASSEMBLY OF GOD,
D.B. 131, AT PG. 167, D.B. 131,
AT PG. 171, AND D.B. 201, AT PG. 64.
2. NO TITLE REPORT FURNISHED.
3. T.M. 20AZ-44-12 THRU 20.
4. I.R.S. = 1/2" REBAR SET, N.S. = NAIL SET
5. TOTAL AREA = 1.618 ACRES.

BOUNDARY SURVEY
LOTS 12 THROUGH 20
BLOCK 44

FRONT ROYAL RIVERTON
IMPROVEMENT CO.

TOWN OF FRONT ROYAL, VIRGINIA
SCALE: 1" = 50' NOVEMBER 5, 1976

GREENWAY ENGINEERING

151 Windy Hill Lane
Winchester, Virginia 22602

Telephone 540-662-4185
FAX 540-722-9528



Founded in 1971



FIRST ASSEMBLY OF GOD CHURCH
5940 SQ. FT. X 1.60 = \$9,504

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-term Rental 2200367

MEETING DATE: October 19, 2022

SUMMARY: The Minick Group – A request for a Special Use Permit to allow a Short-Term Rental located at 206 Lee Street identified by Tax Map 20A7-4-91A. The property is zoned R-3 and is located in the Historic Overlay District.

STAFF RECOMMENDATION: Staff recommends approval.

DRAFT MOTION: “I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2200367 for a Short-Term Rental located at 206 Lee Street.”

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ *Seconded* _____

Gordon _____ *Ingram* _____ *Wells* _____ *Marshner* _____ *Merchant* _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
October 19, 2022**

APPLICATION #:

2200367

APPLICANT:

The Minick Group LLC

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located at 206 Lee Street (Currently listed as 24 Stonewall Drive. The applicant intends to rent the entire home. The Inspection was completed on October 4, 2022. The applicant passed the inspection.

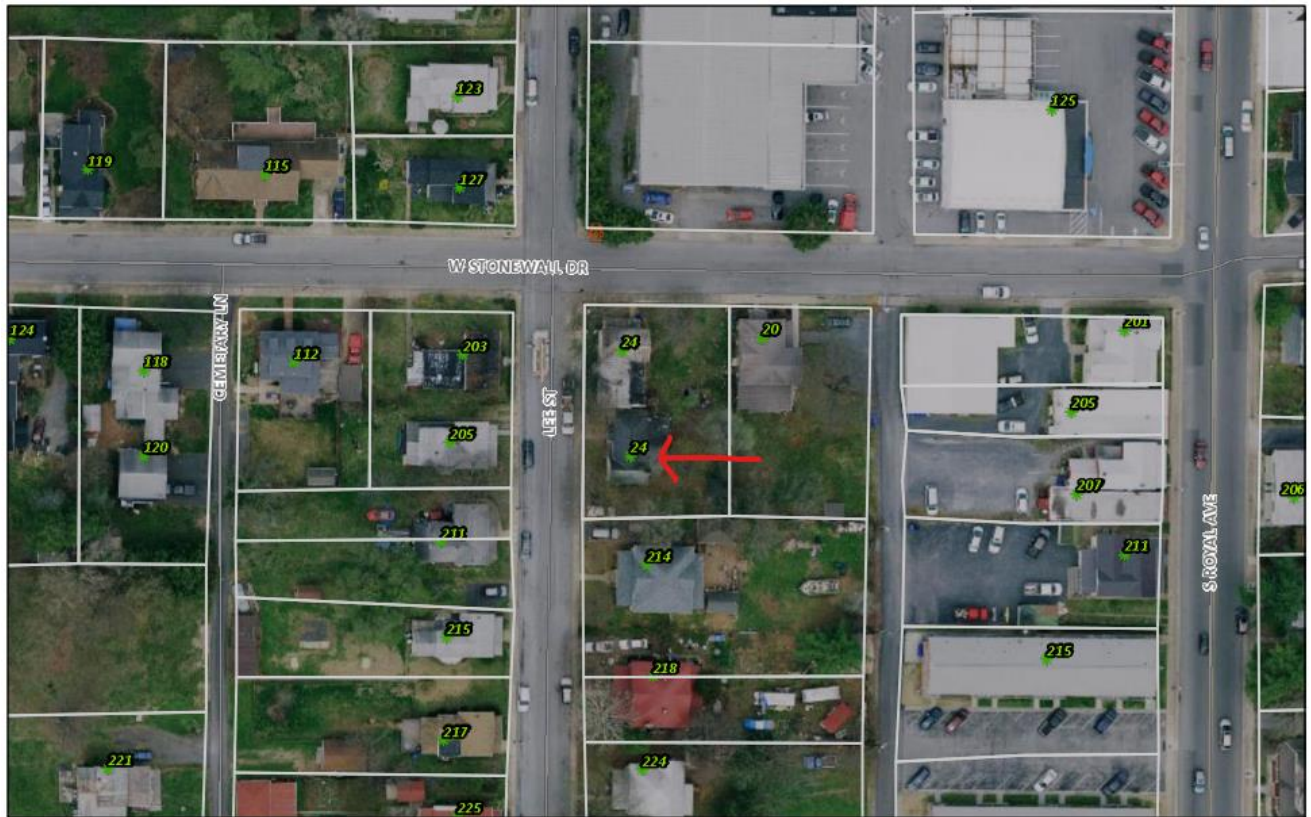
GENERAL INFORMATION:

Site Addresses	206 Lee Street
Owner(s)	The Minick Group LLC
Zoning District	R-3, Residential District
Historic District	Yes
Tax Identification	Tax Map #20A7-4-91A
Request/ Recommendation	The Applicant is requesting to rent the entire house as a short-term rental. Staff recommends approval and does not have any recommended conditions.

View of Front Elevation – 206 Lee Street



Aerial Zoning Map



Attachment: Application



Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

#2200367
Main: 540-635-4236
Fax: 540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

APPLICANT:

NAME: The Minick Group, LLC PHONE: 703-594-9421
ADDRESS 206 Lee St Front Royal, VA 22630
E-MAIL minickproperty@yahoo.com

PROPERTY OWNER:

NAME: The Minick Group LLC PHONE: 703-594-9421
ADDRESS 206 Lee St Front Royal, VA 22630
E-MAIL minickproperty@yahoo.com

PROPERTY DESCRIPTION:

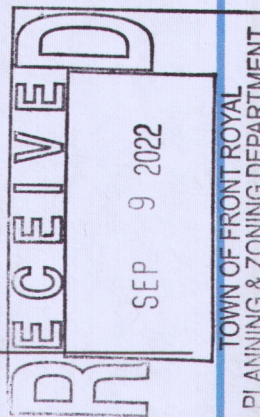
PROPERTY ADDRESS 206 Lee St Front Royal, VA 22630
TAX MAP 20A7 SECTION 4 BLOCK _____ LOT 91A
SUBDIVISION NAME _____
ZONING DISTRICT R-3 ACREAGE _____
SPECIFIC SPECIAL USE PERMIT REQUEST _____

- ☒ Whole house rental ☐ Partial rental, # of rooms rented _____
☐ Primary Residence ☐ Secondary Residence

ATTACHMENTS: The following must be submitted with the application. Additional information may be required depending on the nature of the request.

- ☒ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.
☒ Provide a map of area attractions
☐ Provide proof that notification to operate was sent to the HOA, if applicable. MA
☒ Complete management plan.
☒ Written consent given to the Town to inspect for compliance.
☐ Emergency dwelling evacuation diagram (posted in each bedroom)
☒ Application fee of \$400.00

Receipt # 01001856958 Date Paid 9/9/2022
pd @ Finance w/acc



IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) _____
at (phone number) _____ or (property manager) Emily Minicil
at (phone number) 703-594-9421.

If the emergency requires immediate assistance, please call the following or 911.

Front Royal Police Department: 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

Front Royal Volunteer Fire & Rescue: 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

Warren Memorial Hospital: 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

Electrical Outage: 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at <https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46>.

Emergency/afterhours 540-635-2111

OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at _____ People and _____ Bedrooms.

NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

PARKING

Parking is limited to _____ cars in the driveway.

TRASH AND RECYCLING

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

Blue trash barrels on the side of the house.
Trash day is Tuesday morning

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day)

Tuesday morning is trash day.
Barrels go out Monday night and are put back on the side of the house Tuesday afternoon.

CHECK-IN & CHECK-OUT

Provide details

Check in is at 3 pm. Check out is at 10 am.
A code is provided via email to enter the house at 3 pm. Check out
procedures are located in the management book.

WIFI/PHONE/ETC

Provide details for special amenities if available

Wifi provided - password on the back of the router under the TV
cabinet

SPECIFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

~~There is a small~~
small in town lot, partial fenced in yard. Storage shed on property (not
available to guests and remains locked)

AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

SPECIFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
- No outdoor fire burning
- No fireworks

As per 175-3

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:
§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

- A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.
- B. The one-time application fee shall be \$400.00.
- C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.
- D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.
- E. Parking for the use shall be located in driveways or other designated and approved parking areas.
- F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.
- G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.
- H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.
- I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

- J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.
- K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.
- L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.
- M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.
- N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

Property Owner's Signature: _____

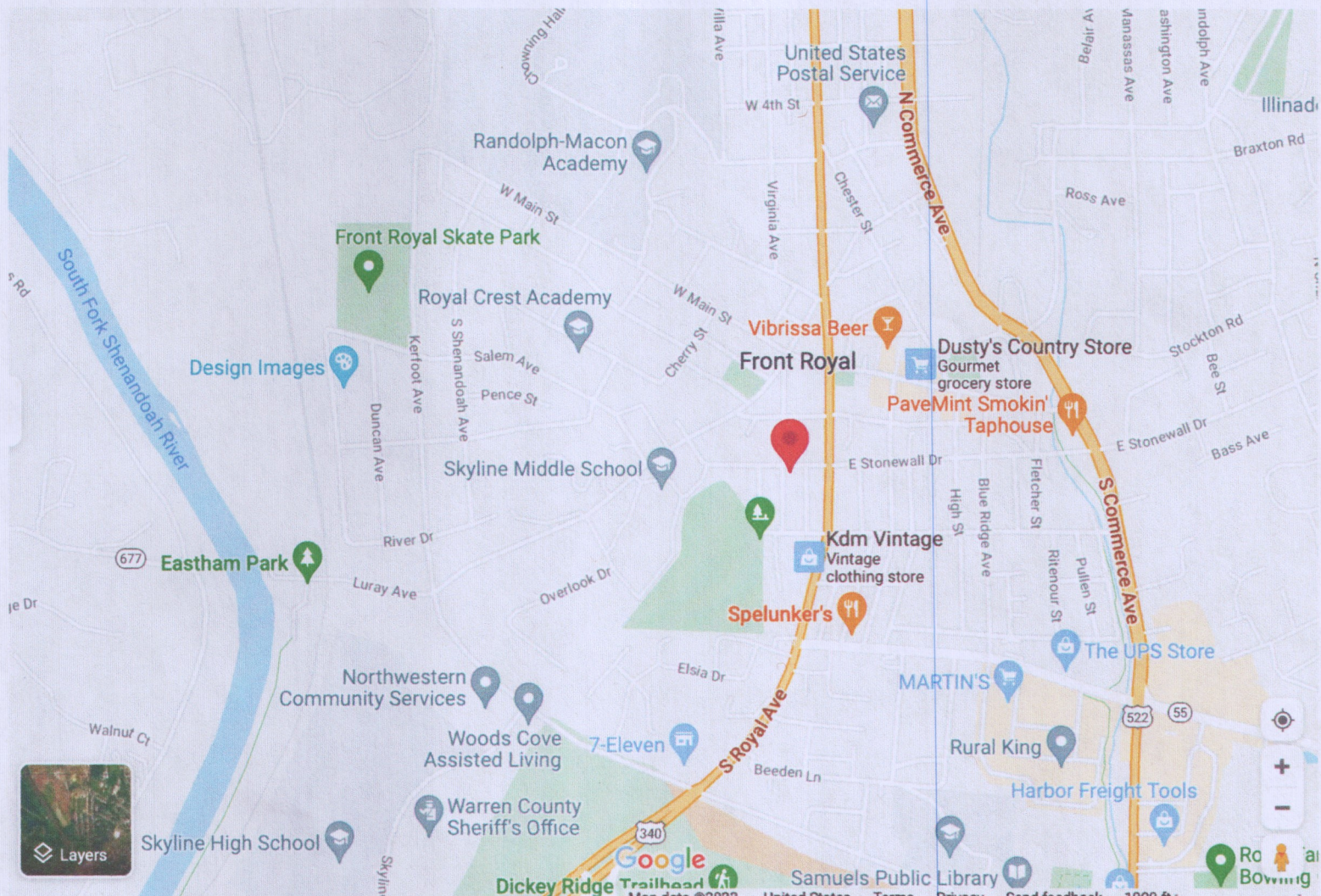
CERTIFICATION:

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature _____

Date _____

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.



**206 Lee St
Front Royal, VA**

House Vacation Rental Management Plan

Welcome to your oasis in the Blue Ridge Mountains. Front Royal is a beautiful place rich in history, nature, dining and small town charm.

We hope you will use this time to recharge, gather with family and friends and enjoy all the Front Royal has to offer. We know that you will fall in love with this town and want to come back!

In this hospitality book you will find a list of our house rules and recommendations for local cuisine, attractions and sites that if you have time you should check out.

Noise

This house is located on a quiet residential street. You will often see people passing by on a walk or children walking home from school. Please be mindful of the neighbors and keep noise to a minimum between the hours of 9pm-9am.

Town of Front Royal Noise Code

Chapter 106 of the Town of Front Royal Municipal Code outlines rules for noise in the town limits.

Generally it shall be unlawful for any person to create any unreasonably loud, disturbing and unnecessary noise. Noise of such character, intensity and duration as to be determined to the life or health of any person or unreasonably to disturb or annoy the quiet, comfort or repose of any person is hereby prohibited.

The following acts are declared to be noise disturbances in violation of this Chapter: E.g. Operating or premising the use or operation of any radio receiving set, musical instrument, television, photography or any other device for the production of sound, between the hours of 10:00pm and 8:0am the following day, in such manner as to be plainly audible across the property boundaries or through partitions comment o two residences within a building

Any person who violates any provision of this Chapter shall be deemed to be guilty of a Class III misdemeanor.

Entry

You were provided a key code prior to check in. This is your code for the remainder of your stay to enter the house. When you leave the house, please make sure the back door is locked.

Check in/Check Out

Check in is at 3pm. If you plan on arriving later that is fine but please let us know. Check out is promptly at 10am.

Parking

There is ample street parking along Lee St in front of the house and along Stonewall Dr.

Trash

Trash day is Tuesday morning. Please roll the blue trash can out to the street after 6pm on Monday evening. After the trash services comes to pick up the trash on Tuesday please roll the barrel back to the right side of the house. Please do not leave any trash in the yard.

Smoke Detectors

There are smoke detectors installed in each bedroom, kitchen and living room. There is also a carbon monoxide detector installed. Please do not tamper with these or remove them from their location. If they start beeping for the battery to be changed, there is a basket with extra batteries under the kitchen sink. Or you may give us a call and we can come by and change the battery.

Internet

Wifi Network and passcode are written posted on the back of the router, on the TV stand.

Temperature

The thermostat is located in the kitchen. When you leave and check out, we ask that in the winter you leave the heat on 65 degrees and in the summer leave the air conditioning on 70 degrees.

Emergency

In case of an emergency, please call 911.

For all other non-emergencies or maintenance issues, please call us at 703-594-9421. If no one answers, please send a text.

If you have an emergency issue with your water, sewer or electric, please contact the Town of Front Royal. If the issue is during business hours, Monday-Friday, 8:00am-5:00pm, please call (540)635-7799. After contacting the Town of Front Royal, then please notify us.

If the emergency with your water, sewer or electric arises during nonbusiness hours, weekends or holidays, please call the Front Royal police department at their non-emergency phone number (540)635-2111. After contacting the police department, then please notify us.

There is an emergency evacuation route posted in each bedroom. Please do not remove these from the wall. Look it over and familiarize yourself with it in case of emergency.

Other important numbers

Front Royal Police Department: 540-635-222, 900 Monroe Ave, Front Royal
Front Royal Volunteer Fire & Rescue: 540-635-2540, 211 N Commerce Ave, Front Royal
Warren Memorial Hospital: 540-636-0300, 351 Valley Health Way, Front Royal

House Rules and Check Out

Please empty all the trash inside and place it in the blue trash can.

Remove all food and other items from the refrigerator and freezer.

Put all dirty dishes in the dishwasher and start a cycle.

Remove all personal belongings out of the home.

Strip the beds. Put all sheets and linens in the laundry basket by the washer and dryer in the bathroom.

Set temperature to 65 degrees in the winter or 70 degrees in the summer.

Turn off all the lights in the house and all exterior lights.

Fire Pit

There is an outdoor fire pit for your enjoyment, complete with logs and sticks for smores. The fire must be put out in the fire pit when you are finished. Please refer to the Town of Front Royal's Open Burning Code 78 Below:

It shall be unlawful for any owner or else of land to set fire to or to procure another to set fire to any woods, brush, logs, leaves, grass, debris or other flammable material upon such land unless he previously shall have taken all reasonable care and precaution, by having cut and piled the same or carefully cleaned around the same, to prevent the spread of such fires to lands other than those owns or lead by him. It shall also be unlawful for any employee of such owner or lessee of land to set fire to or to procure another to set fire to any woods, crush, logs, leaves, grass, debris or other flammable material upon such land unless he shall have taken similar precautions to prevent the spread of such fire to any other land.

During the period beginning March 1 and ending may 15 of each yea, even though the precautions required by the foregoing subsection shall have been taken, it shall be unlawful for any person to set fire to or to recur another to set fire to any bush, leaves, grass, debris or field containing dry grass or other flammable material capable of spreading fire, located in the Town, except between the hours of 4:00 p.s. and 12:00 midnight. The provisions of this subsection shall not apply to fire set on rights of way of railroad companies by their duly authorized employees.

Any period violating any provision of this section shall, upon conviction, be fined bot less than ten dollars (\$10.) nor more than one hundred dollars (\$100.) for each separate offense.

Area Attractions

Front Royal is rich in history, culture and uniqueness. You won't find a town quite like Front Royal anywhere else. Surrounded by natural beauty with the Shenandoah River and beautiful hikes with Skyline Drive and the Blue Ridge Mountains. Below are some local area attractions that we hope you can check out while you are here that we know you will fall in love with and want to come back and enjoy again.

On the kitchen counter you will also find a brochure stand with some local information on things to do while you are here and places to visit.

Need more ideas on places to visit or places to eat? Contact us- we love to give recommendations.

This area is also serviced by Instacart and Doordash

Dining

Vibrissa Brewery

The Mill

El Maguey

Talk of the Mountain Seafood

Castiglia Italian Food

Anthony's Pizza

The Element

Wineries

Rappahannock Cellars

Glen Manor Vineyards

Fox Meadows

Chester Gap Cellars

Coffee

Starbucks

Daily Grind

DL Campus Coffee and Ice Cream

Parks

Rockland Park

FantasyLand Park and Splash Pad

Eastham Park and River Walk and Boat Landing

Skyline Soccerplex

Things to Do

Shenandoah Ax Throwing Company

Front Royal Bowling Alley

Code Ninjas

Shenandoah Canoe Company

Dinosaur Land

Royal Cinemas

Skyline Drive and Hiking Trails (free entry on federal holidays)

Blue Ridge Shadows Golf Course

Shenandoah Golf Course

Warren Heritage History Museum

Virginia Beer Museum

Local Stores

Martins/Aldi

Walmart/Target

CVS

LEGEND

EXIT ROUTE



FIRE EXTINGUISHER



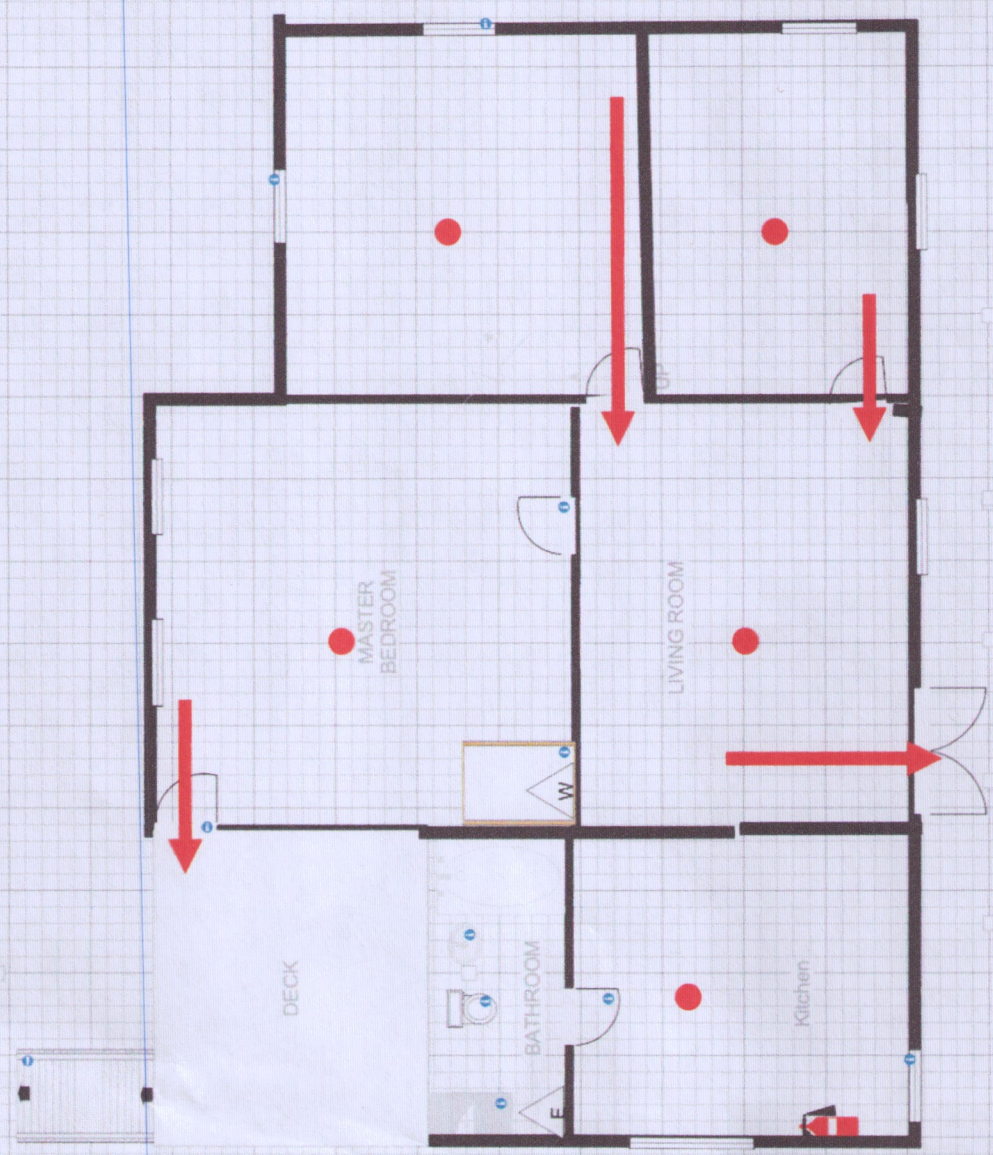
FIRE DETECTOR



ELECTRIC SHUT OFF



WATER SHUT OFF



THIS PLAT WAS MADE WITH THE FREE CONSENT AND DESIRE OF THE UNDERSIGNED OWNERS.

BY

THE MINICK GROUP, LLC

ACKNOWLEDGED BEFORE ME THIS 30 DAY OF March 2022

MY COMMISSION EXPIRES 05/31/2024

NOTARY



CEMETARY LN.

LEE ST.

SUBJECT PARCEL

W. STONEWALL DR.

S. ROYAL AVE.

SCALE 1"= 200'
VICINITY MAP

- · — · — DENOTES OVERHEAD WIRES.
- x — x — DENOTES WOOD FENCE LINE.
- DENOTES EXISTING PIN OR PIPE.
- DENOTES PIN SET.
- ⊙ DENOTES UTILITY POLE.
- ⊙ DENOTES SAN. SEWER CLEANOUT.
- ⊙ DENOTES WATER METER.
- BRL DENOTES REQUIRED BUILDING SETBACK LINE.

LINE	BEARING	DISTANCE
L1	S 86°00'44" E	51.70'
L2	N 89°48'51" E	30.78'

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
DERIVATION OF TITLE TO: THE MINICK GROUP LLC
PER INST. # 190005817

PROPERTY ZONED R-3.
PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

AREA TABULATION

NEW LOT 91 4,996.5 SQ. FT.
NEW LOT 91A +4,996.5 SQ. FT.
TOTAL AREA 9,993 SQ. FT.

APPROVED BY THE TOWN OF FRONT ROYAL
BY VARIANCE FRBZA 2235-2020

ALL TOWN REAL ESTATE TAXES HAVE BEEN PAID IN FULL.

FINANCE DIRECTOR

DATE

DIRECTOR OF PLANNING AND ZONING

DATE

TOWN MANAGER

DATE

This survey was produced before me on the
2 day of June, 2022,
at 2:55 am/pm, and with certificate of
acknowledgement thereto attached was
admitted to record with instrument no.
220003613

Copy Teste:

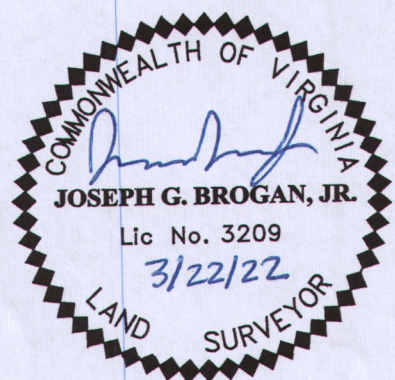
Deputy Clerk
Warren County Circuit Court

MINOR SUBDIVISION OF LOT 91
OF THE LEE AND SHIPE SUBDIVISION
FORK MAGISTERIAL DISTRICT

**TOWN OF FRONT ROYAL
WARREN COUNTY, VA.**

PREPARED BY
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578, FRONT ROYAL, VA. 22630
tel&fax (540)635-5657
DECEMBER 1, 2020
MARCH 22, 2022 ADDENDUM

SHEET ONE OF TWO



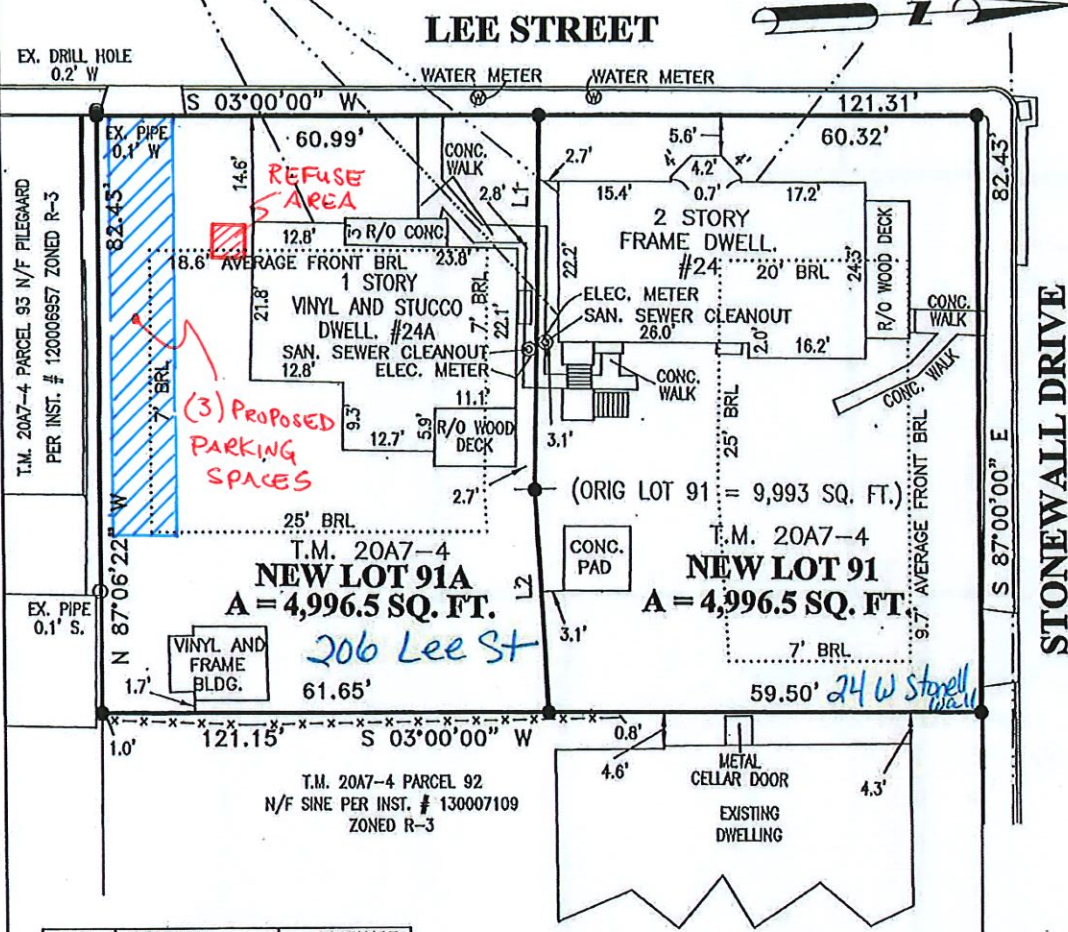
2200367

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS THE LAND CONVEYED TO THE MINICK GROUP, LLC PER DEED DATED NOVEMBER 4, 2019 RECORDED IN THE WARREN COUNTY CIRCUIT COURT CLERKS OFFICE IN INSTRUMENT # 190005817, THAT I HAVE SURVEYED THIS PROPERTY ON THE GROUND, THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JOSEPH G. BROGAN, JR. LIC. # 3209

PER PLAT IN INST. # 020007020



LINE	BEARING	DISTANCE
L1	S 86°00'44" E	51.70'
L2	N 89°48'51" E	30.78'

NO TITLE REPORT WAS FURNISHED TO THIS OFFICE.
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

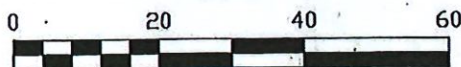
DERIVATION OF TITLE TO: THE MINICK GROUP, LLC
PER INST. # 190005817

PROPERTY ZONED R-3.

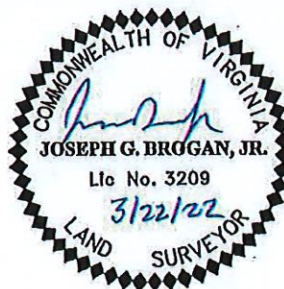
PROPERTY SITUATED OUTSIDE THE LIMITS OF THE
FEMA FLOOD ZONE.

MINOR SUBDIVISION OF LOT 91
OF THE LEE AND SHIPE SUBDIVISION
FORK MAGISTERIAL DISTRICT

TOWN OF FRONT ROYAL
WARREN COUNTY, VA.



SCALE 1" = 20'



PREPARED BY
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578, FRONT ROYAL, VA. 22630
tel&fax (540)635-5657
DECEMBER 1, 2020
MARCH 22, 2022 ADDENDUM

SHEET TWO OF TWO

#2200367



Town of Front Royal Planning and Zoning

102 E. Main St.
PO Box 1560
Front Royal, VA 22630

Main :540-635-4236
Fax: 540-631-2727
planning@frontroyalva.com

SPECIAL USE PERMIT CHECK LIST FOR SHORT TERM RENTAL

Applicant Name: THE MINICK GROUP LLC
Property Owner: THE MINICK GROUP LLC
Site Address: 206 LEE STREET

- ☒ Y ☐ N 1. Driveway or designated and approved parking area
- ☒ Y ☐ N 2. Refuse area
- ☒ Y ☐ N 3. Property Management Plan available on site
- ☒ Y ☐ N 4. Smoke detectors
- ☒ Y ☐ N 5. Carbon monoxide detector
- ☒ Y ☐ N 6. Fire extinguisher visible in all kitchen/cooking areas.
- ☒ Y ☐ N 7. Emergency evacuation plan available on site
- ☒ Y ☐ N 8. Chapter 106 Noise ordinance available on site

NOTES: LOT HAS THE ROOM TO INSTALL A DRIVEWAY
THAT WOULD ACCOMMODATE THREE (3) CARS. CURB CUT
IS ALREADY INSTALLED ALONG THE STREET CURB.

☒ APPROVED ☐ DENIED

Inspected By: J. M. Ware Date: 10/4/22

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Use Permit – Short-term Rental 2200348

MEETING DATE: October 19, 2022

SUMMARY: Douglas Ichiuji – A request for a Special Use Permit to allow a Short-Term Rental located at 200 E. Main Street, identified by Tax Map 20A8-4-33. The property is zoned C-2 and is located in the Historic Overlay District.

STAFF RECOMMENDATION: Staff recommends approval and does not have any recommended conditions.

DRAFT MOTION: “I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Use Permit #2200348 for a Short-Term Rental located at 200 E. Main Street.”

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ Seconded _____

Gordon _____ Ingram _____ Wells _____ Marshner _____ Merchant _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other



**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**

**Planning Commission Regular Meeting
October 19, 2022**

APPLICATION #:

2200348

APPLICANT:

Douglas Ichiuji

APPLICATION SUMMARY:

A Special Use Permit Application has been submitted for a Short-Term Rental located 200 E. Main Street. The applicant intends to rent two (2) dwelling units located on the upper floor of the structure. The Inspection was completed on October 6, 2022. The applicant passed the inspection.

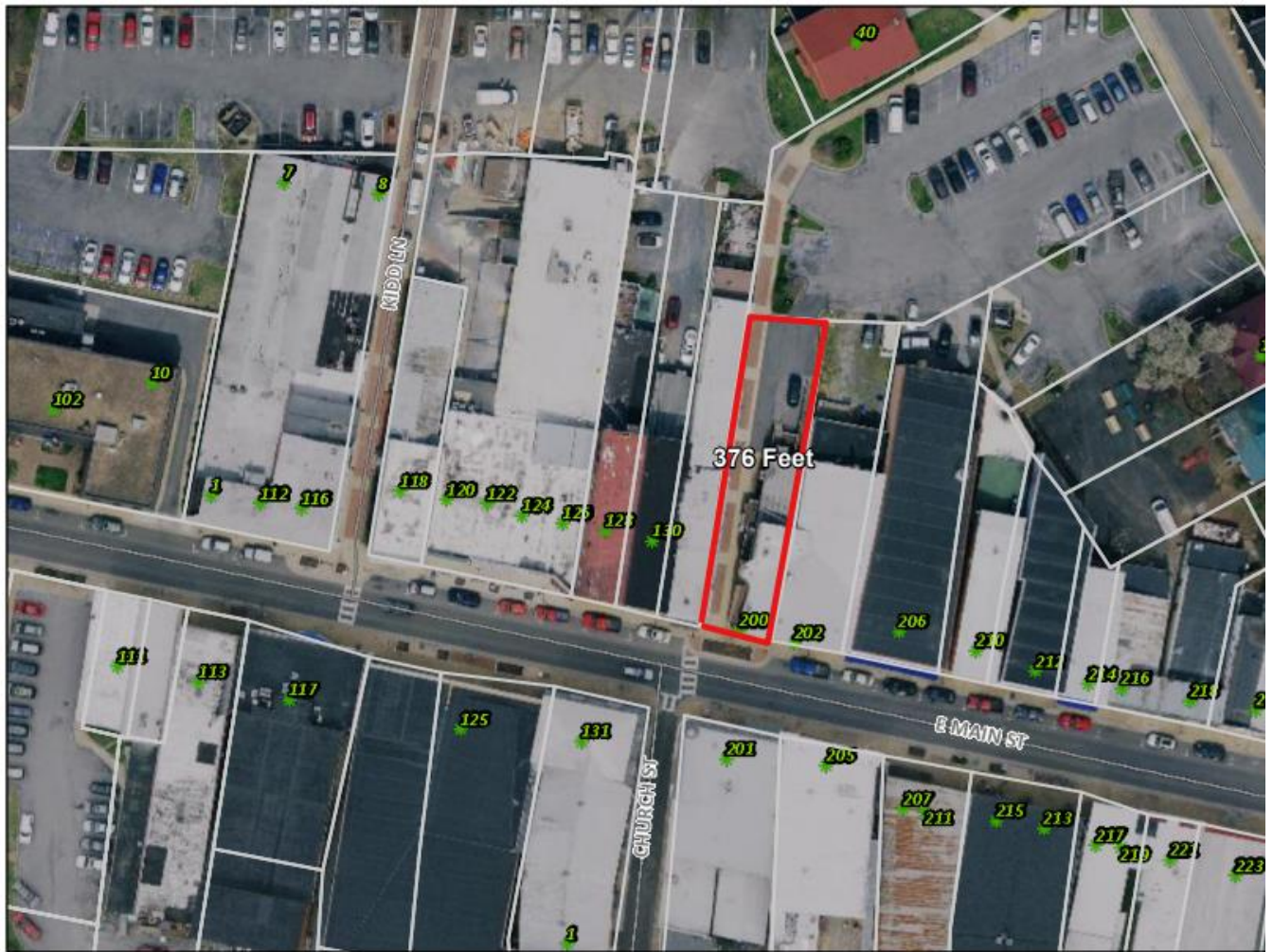
GENERAL INFORMATION:

Site Addresses	200 E. Main Street
Owner(s)	Rockledge Development Co LLC
Zoning District	C-2, Downtown Business District
Historic District	Yes
Tax Identification	Tax Map #20A8-4-33
Request/ Recommendation	The Applicant is requesting to rent the two (2) units totaling three (3) rooms to no more than six (6) occupants as a STR. Staff recommends approval and does not have any recommended conditions.

View of Front Elevation – 200 E. Main Street



Aerial Zoning Map



Attachment: Application

2200348



Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main: 540-635-4236
Fax: 540-631-2727
www.frontroyalva.com
planning@frontroyalva.com

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

APPLICANT:

NAME: DOUGLAS ICHIJU PHONE: 202 669 8087
ADDRESS: 125 W 1ST STREET FRONT ROYAL, VA 22630
E-MAIL: d.ichiju@gmail.com

PROPERTY OWNER:

NAME: ROCKLEDGE DEVELOPMENT CO LLC PHONE: 202 669 8087
ADDRESS: 125 W 1ST ST FRONT ROYAL, VA 22630
E-MAIL: d.ichiju@gmail.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS: 200^A E Main ST FRONT ROYAL VA 22630
TAX MAP: 20 SECTION: A8 BLOCK: 4 LOT: 33
SUBDIVISION NAME: _____
ZONING DISTRICT: C-2 ACREAGE: .163
SPECIFIC SPECIAL USE PERMIT REQUEST: SHORT TERM RENTAL

☐ Whole house rental

☒ Partial rental, # of rooms rented: 2

☐ Primary Residence

☐ Secondary Residence

ATTACHMENTS: The following must be submitted with the application. Additional information may be required depending on the nature of the request.

☒ Survey plat or sketch to scale of property showing all **existing** improvements, parking and refuse area and property boundaries.

☒ Provide a map of area attractions

☐ Provide proof that notification to operate was sent to the HOA, if applicable.

☒ Complete management plan.

☒ Written consent given to the Town to inspect for compliance.

☒ Emergency dwelling evacuation diagram (posted in each bedroom)

☒ Application fee of \$400.00

Receipt # 093849 Date Paid 9-1-2022

IN CASE OF AN EMERGENCY

If there is an emergency, or there are questions in regard to the property, please contact (owner) DOUG IZHWI
at (phone number) 202 669 8087 or (property manager) LAUREN EDDINGTON
at (phone number) 540 389-9242.

If the emergency requires immediate assistance, please call the following or 911.

Front Royal Police Department: 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22630

Front Royal Volunteer Fire & Rescue: 540-635-2540 or 911, 221 N Commerce Ave, Front Royal, VA 22630

Warren Memorial Hospital: 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22630

Electrical Outage: 540-635-3027, 1101 Manassas Avenue, Front Royal, VA 22630. Outages may be reported online at <https://www.frontroyalva.com/FormCenter/Energy-Services-6/Report-Electric-Problem-46>.

Emergency/afterhours 540-635-2111

OCCUPANCY

The Special Use Permit limits the occupancy for this short-term rental at 4 People and 2 Bedrooms.

NOISE

It shall be a violation of Chapter 106 of the Front Royal Town Code for any person, without compelling reason, to make noise that by reason of its volume, pitch, duration, or repetition, considering the time of day, is likely to disturb the rest of any person of ordinary sensibilities or interfere with such person's lawful and peaceful enjoyment of property owned or rented by him.

PARKING

Parking is limited to 4 cars in the driveway.

TRASH AND RECYCLING

All trash and recycling shall be placed in containers provided by the owner.

- Trash receptacles are located (Clarify location of trash bags and receptacles)

IN BACK OF BUILDING/ALLEY. GUESTS TO LEAVE BAGS IN APT,
CLEANING CREW WILL REMOVE AND PLACE IN TRASH CONTAINERS

- Trash is collected (State the day of the week trash is picked up by the Town and where the container is to be placed on trash day)

N/A

CHECK-IN & CHECK-OUT

Provide details

CHECK-IN 4:00 PM
CHECK-OUT 11:00 AM

WIFI/PHONE/ETC

Provide details for special amenities if available (XFINITY)

NETWORK - ROCKLEDGE
PASSWORD - ROCKLEDGE

SPECIFIC PROPERTY DETAILS

Provide details regarding acreage, landscape, property boundaries (no trespassing notice), unique characteristic, warnings, kitchen use, house amenities, HVAC, etc.

FULL USE OF APPLIANCES (STOVE, FRIG, WASHER/DRYER) - CENTRAL AIR.

AREA ATTRACTIONS

Provide a map of area attractions

- Attractions: i.e., Shenandoah National Park, Shenandoah River State Park, Skyline Caverns, Golf Courses, Canoe Companies
- Groceries & Convenience: i.e., Walmart, Target, Martins, CVS
- Restaurants
- Wineries & Breweries

SPECIFIC PROPERTY REGULATIONS

May be dictated by approved conditions or owner preference, examples below

- No shooting of firearms
 - No outdoor fire burning
 - No fireworks
- } INCLUDING THESE.

NO SMOKING, ^{NO} PARTIES, NO LOUD MUSIC, CLEANLINESS.

As per 175-3

Short-term rental- means the provision of a room or space that is suitable for, intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy. Any residential use that falls within the definition of short-term rental as defined in § 15.2-983, as amended, of Virginia State Code.

Short-term rental facility – A building or accessory structure, other than a hotel, motel, or bed-and-breakfast home, where lodging is provided for compensation on a short-term basis, and open to the public or transient guests. The maximum number of occupants shall not exceed ten (10) unless determined appropriate by Town Council.

Short-term rental:

§ 175.151 Short-term rentals.

Short-term rentals shall be permitted in all Zoning Districts by Special Use Permit and shall at a minimum meet the following requirements:

- A. The short-term rental owner of a dwelling unit to be used for a short-term rental shall apply for a Special Use Permit through the Department of Planning and Zoning and receive approval from Town Council prior to utilizing the dwelling unit as a short-term rental. Town Council may impose conditions necessary to mitigate adverse effects of the use on neighboring properties.
- B. The one-time application fee shall be \$400.00.
- C. Staff will conduct an inspection prior to the issuance of the Special Use Permit approval. Additional inspections will be conducted on a complaint basis to ensure compliance with the performance standards listed in this section, along with any additional conditions imposed by Town Council, if applicable.
- D. The maximum number of occupants in the dwelling unit shall be determined by the number of bedrooms; there shall be no more than two (2) adults per bedroom. However, the maximum number of occupants shall not exceed 10 people unless approved by Council.
- E. Parking for the use shall be located in driveways or other designated and approved parking areas.
- F. There shall be no visible evidence of the conduct of such short-term rentals on the outside appearance of the property.
- G. A fire extinguisher shall be provided and visible in all kitchen and cooking areas; smoke detectors shall be installed in all locations as identified in the 2015 or 2018 Uniform Statewide Building Code (2018 Version required usage beginning July 1, 2022); and a carbon monoxide detector must be installed on each floor in every dwelling.
- H. The owner of the dwelling used for short-term rentals shall give the Town written consent to inspect any dwelling used for short-term rental to ascertain compliance with all the above performance standards upon a twenty-four-hour notice.
- I. A property management plan demonstrating how the short-term rental will be managed and how the impact on neighboring properties will be minimized shall be submitted for review and approval as part of the permitting process to the Planning Department. The plan shall include local points of contact available to respond immediately to complaints, clean up garbage, manage unruly tenants and utility issues, etc. It shall also be posted in a visible location in the short-term rental. The contact numbers

Revised 5/06/2022

shall be provided to Town staff, public safety officials and, if applicable, the HOA of the subdivision. The plan must be provided as part of the rental contract.

- J. If the property is located within a subdivision governed by a homeowners' association, the Planning Department must receive proof that a notification to operate the short-term rental was sent to the HOA.
- K. The owners of the rental shall provide an emergency evacuation plan for the dwelling and the neighborhood.
- L. A copy of Chapter 106 of the Town of Front Royal Code relative to noise must be provided at the short-term dwelling.
- M. All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code.
- N. Failure to comply with the approved conditions and/or supplemental regulations will subject the permit to revocation by the Zoning Administrator at any time.

Property Owner's Signature: _____



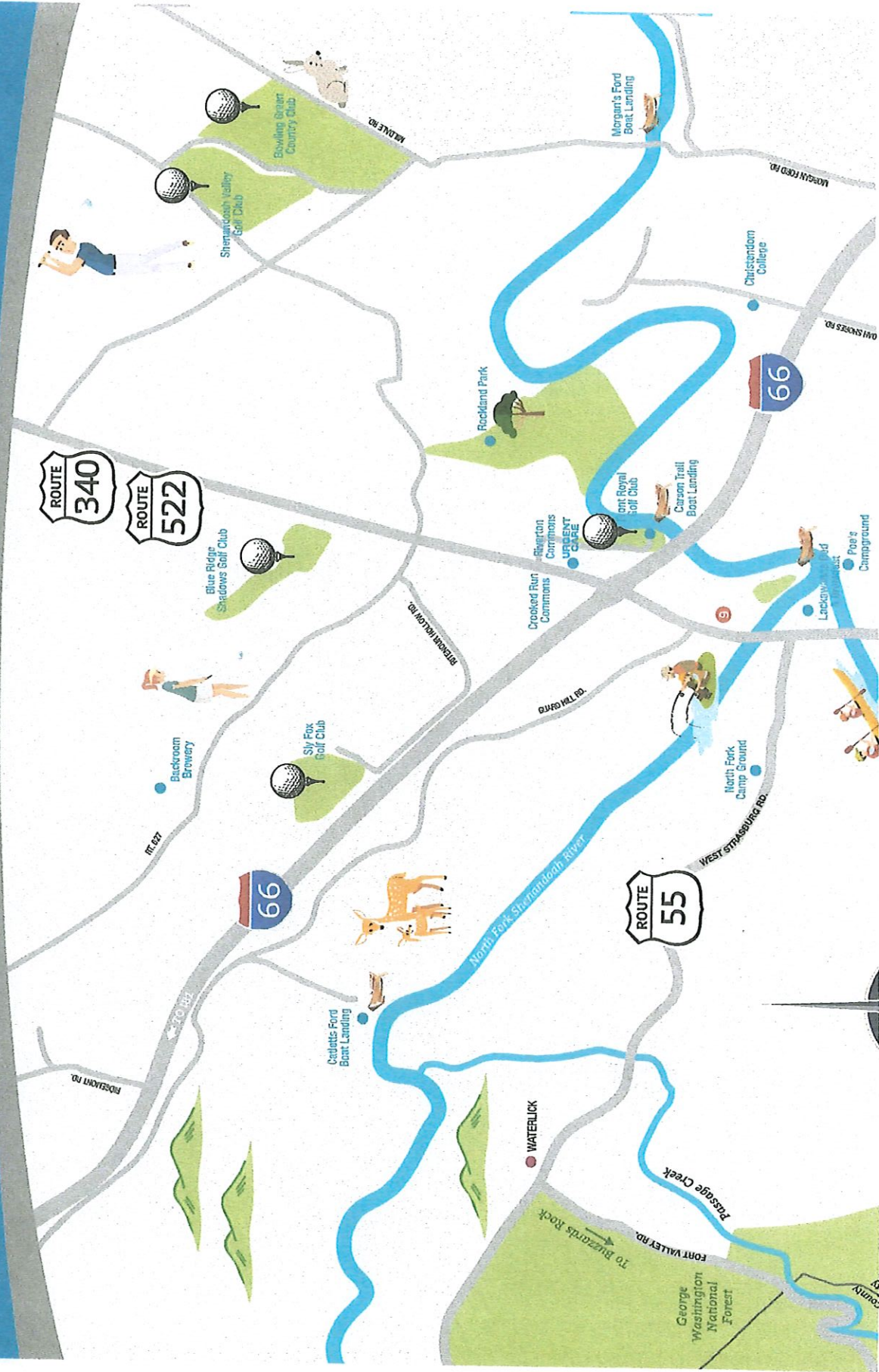
CERTIFICATION:

I certify that the information provided with this application is correct to the best of my knowledge and should the special use permit be granted, the project will comply with the conditions imposed upon it and will be implemented only as approved by Town Council.

Signature DOUGLAS DETHLEFSEN Date 9-1-22

By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

Discover
FRONT ROYAL
VIRGINIA





To Buzzards Rock

Shenandoah
Warren County

Front Royal
Warren County
Regional Airport

Skyline
Hunch
Resort

RIVERMONT DR

Front Royal
Boat Landing

Warren Co.
Skate Park

Skyline
Scenic
Park

ROYAL AVE

WEST MAIN ST

COMMERCIAL AVE

JOHN MARSHALL HWY

ROUTE 55

LINDEN
Exit 13

To Woodland
Hostel

Apple House

To Fox
Hollow
Winery

Shenandoah
National
Park

Skyline Drive

Front Royal
RV
Campground

Skyline
Caverns

Front Royal
Boat Landing

Front Royal
Canoe & Kayak

Simpsons
Boat Landing

Karo
Boat
Landing

Gooney Creek
Campground

KARO

Dickey Ridge
Visitors Center

BROWN
RD

ROCKY LN

Glen Manor
Vineyard

Northern Virginia
4H Center

Warren County
4H Center

Chester Gap
Collars

Rappahannock
Collars

Desert
Rose

CHESTER GAP

Warren County

Appalachian Trail

Parking for
Appalachian Trail

ROUTE 522

Smithsonian-Mason
Conservation Institute

ROUTE 340

Raymond R.
"Andy" Guest Jr.
Shenandoah River
State Park

Down River
Canoe Company

Low Water
Campground

BENTONVILLE

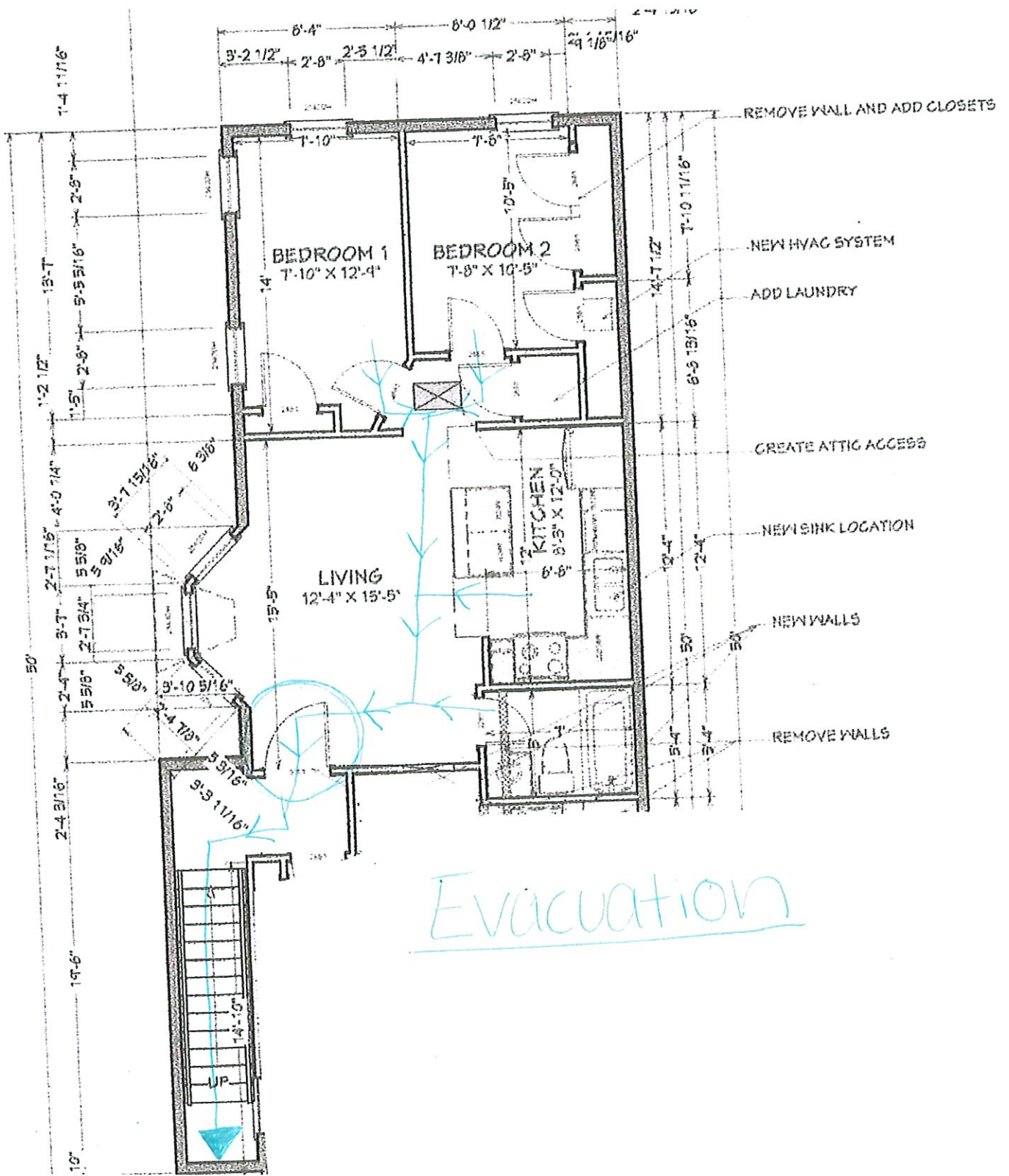
BROWN
TOWN

Brownstown
Community Center

To Whom It May Concern:

I give permission for the Town of Front Royal to inspect my short-term rental for compliance. Please contact our short-term rental manager, Lauren Eddington, at 540-398-9242 to schedule your inspection.

Respectfully,
Aaron Hike
Owner



Rockledge Development Co. LLC

Welcome

We are so glad you have chosen our short term rental for your stay. We hope you enjoy the cozy feeling of downtown Front Royal and take pleasure in many of the surrounding activities and historic places we have to offer.

WiFi Information:

Network- Rockledge

Password- Rockledge

Requests from your Hosts

Peaceful Enjoyment

Here in downtown Front Royal, quiet time is between 10pm and 8am. Please be courteous and keep noise levels down during this time.

Chapter 106 of the Town of Front Royal Municipal Code outlines rules for noise in the neighborhood. Please follow the code while you visit.

Mindfulness

Our cozy short-term rental is surrounded by beautiful churches, schools, and public parks. Please be careful and kind to pedestrians.

Safety

In the event of an emergency, call 911

For non-emergencies, but urgent needs, please call the non-emergency police line at 540.635.2111

For urgent needs relating to your stay, please call our property manager, Melissa, at 540.683.0128

Adventures

Options in Front Royal and surrounding areas:

- Skyline Caverns
- Eastham Park and River Walk
- Canoe or floating drips down the river
- Visit Andy Guest and State Park
- Visit Elizabeth Furnace and GW National Forest
- Hiking the Appalachian Trail
- Walk along the Happy Creek Arboretum
- Visit the Warrant Heritage Society during your exploration of downtown
- Skyline Drive and National Park

Food and Drink

Local

- Manor Line Market
- Manor Line's Back 40
- Vibrissa Brewery
- Blue Wing Frog
- Virginia Beer Museum
- Soul Mountain Restaurant and Bar
- Melting pot Pizza
- Rancho Nuevo
- L'Dees Pancake House
- El Maguey
- Knotty Pine Restaurant
- Talk of the Mountain Seafood
- YamaFuji Japanese

Further

- Apple House
- Flint Hill's Blue Door Kitchen
- Griffin Tavern
- Skyward Café
- Field & Main
- Three Blacksmiths
- Blue Rock

Wineries

- Chester Gap Cellars
- Linden Vineyards
- Fox Meadow Winery
- Rappahannock Cellar
- Capstone Vineyards

Saying Good-bye for Now

Checking out Procedure

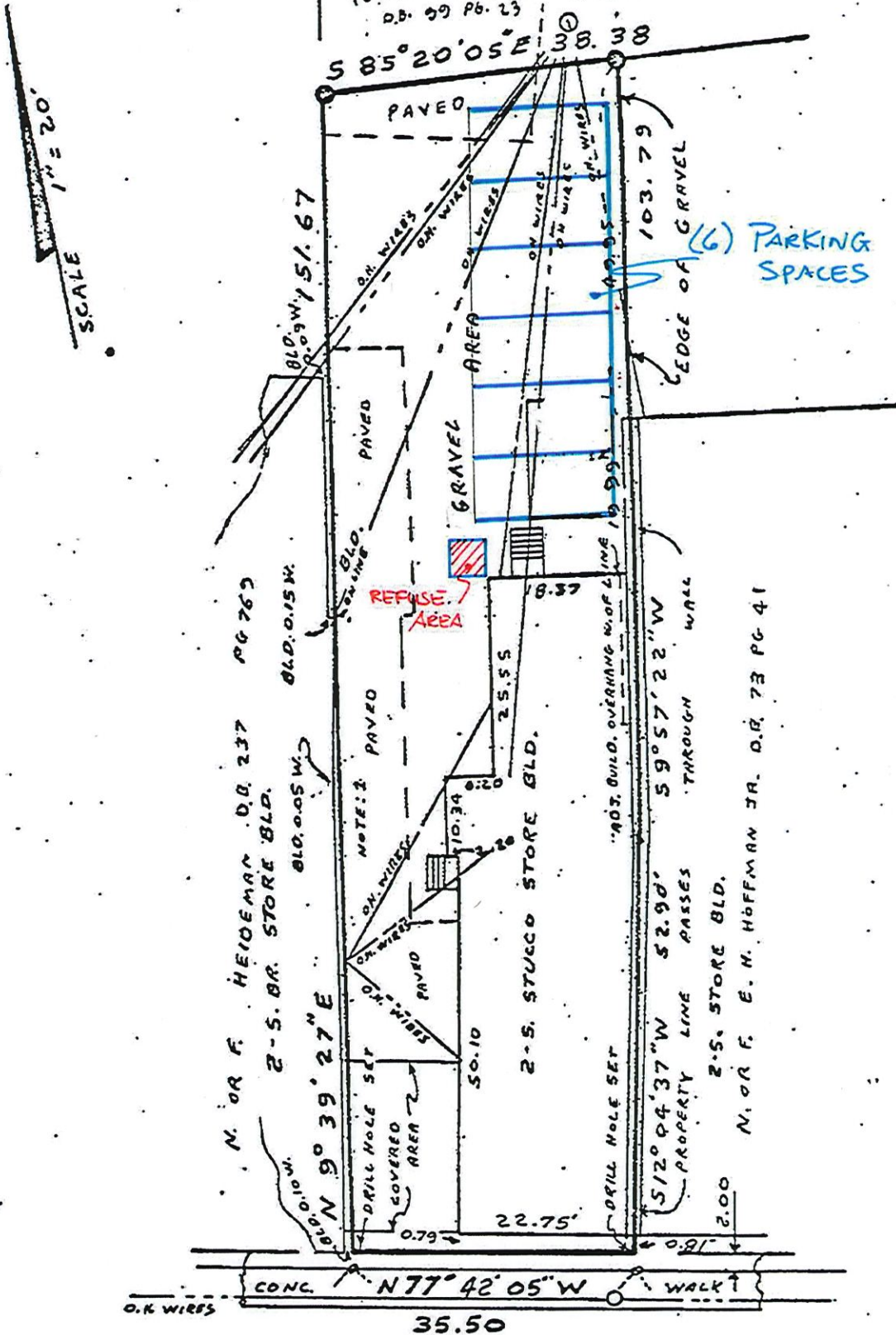
1. Be sure all trash is in the kitchen trash can.
2. Ensure there is no food left on the countertops or in the fridge.
3. Please place all used dishes in the dishwasher and start the dishwasher.
4. Please leave towels and bed sheets in the laundry hamper provided and leave comforters on the bed.
5. Turn off all lights.

We sincerely appreciate you choosing our short-term rental for your stay. We would love for you to leave us a review. Please contact us directly (Melissa @ 540.683.0128) if there is anything we can do to improve your next stay.

2200348

BOOK 295

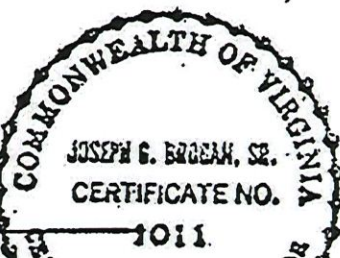
PAGE 45



E. MAIN STREET (NO RECORD WIDTH)

SURVEY OF PROPERTY RECORDED IN
DEED BOOK 276 PAGE 212TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIAPREPARED BY
JOSEPH G. BROGAN SR.
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1578 FRONT ROYAL, VA.
MAY 18, 1981

Joseph Brogan





Town of Front Royal Planning and Zoning

102 E. Main St.
PO Box 1560
Front Royal, VA 22630

Main :540-635-4236
Fax: 540-631-2727
planning@frontroyalva.com

SPECIAL USE PERMIT CHECK LIST FOR SHORT TERM RENTAL

Applicant Name: DOUGLAS ICHIJUJI
Property Owner: ROCKLEDGE DEVELOPMENT CO. LLC
Site Address: 200A E. MAIN STREET

- ☒ Y ☐ N 1. Driveway or designated and approved parking area
- ☒ Y ☐ N 2. Refuse area
- ☒ Y ☐ N 3. Property Management Plan available on site
- ☒ Y ☐ N 4. Smoke detectors
- ☒ Y ☐ N 5. Carbon monoxide detector
- ☒ Y ☐ N 6. Fire extinguisher visible in all kitchen/cooking areas.
- ☒ Y ☐ N 7. Emergency evacuation plan available on site
- ☒ Y ☐ N 8. Chapter 106 Noise ordinance available on site

NOTES: LOT HAS (6) PARKING SPACES AVAILABLE
AT THE REAR OF THE PROPERTY.

APPROVAL



FOR ZONING

☒ APPROVED ☐ DENIED

Inspected By: John M. Ware Date: 10/6/22

Town of Front Royal, Virginia

Planning Commission Monthly Meeting Agenda

☐ Consent Action ☐ Administrative Action ☒ Public Hearing ☐ Discussion

Agenda Item: Special Exception 2200386

MEETING DATE: October 19, 2022

SUMMARY: Leandra Justice – A Special Exception from the parking requirements of 175-151 pursuant to 148-870.18 & 148-211. A.1.

STAFF RECOMMENDATION: Staff recommends approval without any conditions.

DRAFT MOTION: “I move that the Planning Commission forward a recommendation of approval to the Front Royal Town Council for Special Exception Permit 2200386.

NOTE: This is only a draft motion. Alternative motions are also welcome.

PLANNING COMMISSION ACTION:

Moved _____ *Seconded* _____

Gordon _____ *Ingram* _____ *Wells* _____ *Marshner* _____ *Merchant* _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied ☐ Other

**TOWN OF FRONT ROYAL
DEPARTMENT OF PLANNING & ZONING**



**Planning Commission Regular Meeting
October 19, 2022**

STAFF REPORT FOR SPECIAL EXCEPTION APPLICATION #2200386

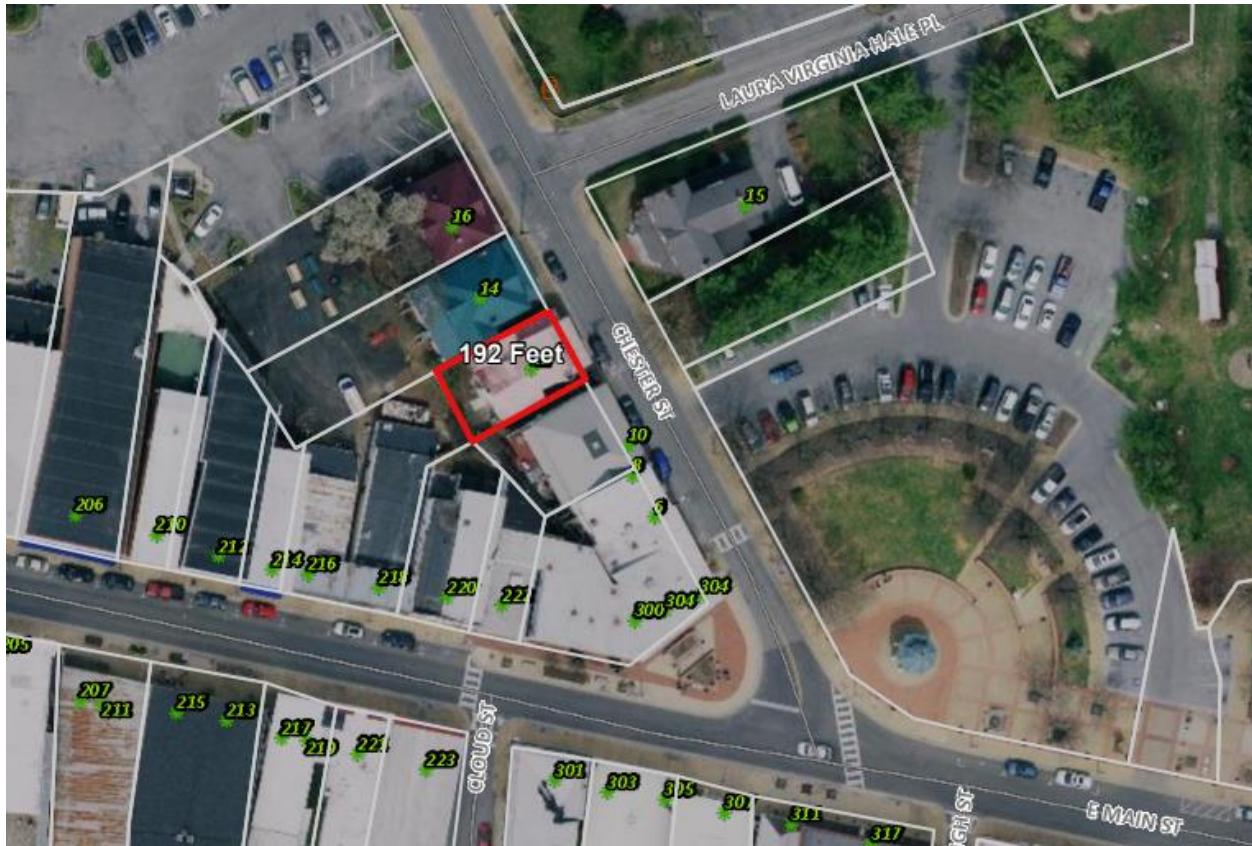
SUMMARY OF REQUEST:

A Special Exception from the parking requirements of 175-151 pursuant to 148-870.18 & 148-211. A.1. The applicant wishes to operate a STR located at 12 Chester St. The applicant does not have parking at the property or within 300 feet of the property which satisfies the requirements for a STR. Per 148-211. A.1, Council may grant the special exception to the parking requirements of 148-870.

GENERAL INFORMATION:

Site Addresses	12 Chester Street
Property Owner(s)	Renovation Trust (Leandra Justice)
Existing Zoning	C-2 (Downtown Business District)
Tax Identification	T.M. #20A8-4-43
Location	The subject property is located on Chester St in the Towns historic main street district.
Surrounding use and Zoning	Historic Downtown
Comprehensive Plan review	The current Comprehensive plan does not provide guidance for tourism and lodging of this nature (short term rentals), however, it does speak to a vibrant downtown. Staff does not see any conflict with the Comprehensive Plan.

Vicinity Map



Background, Analysis, and Staff Findings

The language of 175-151.e speaks to parking requirements. All uses must have an associated parking standard. The language in the code states designated and approved parking areas, not designated or approved parking areas which translates to not permitting the use of public parking for the STR use. The applicant has not been able to obtain parking within 300 feet of the property. The property has no available onsite parking. Unfortunately, the parking exemption for Main Street does not include Chester St. Without this Special Exception from the parking requirements the applicant cannot satisfy the standards.

Staff Recommendation

Staff supports the approval of this application and does not recommend any conditions.

Attachments:

A. Application

2200386

SPECIAL EXCEPTION APPLICATION

TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ Main: 540-635-4236 ~ Fax: 540-631-2727

APPLICANT

PROPERTY OWNER (if different)

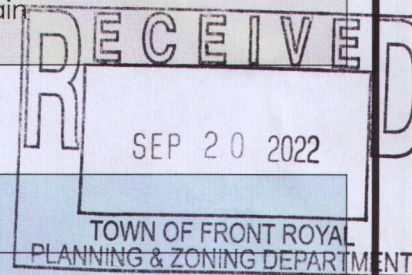
APPLICANT'S NAME: <u>Leandra Justice</u>	PROPERTY OWNER'S NAME: <u>(RENOVATION TRUST)</u> <u>Leandra Justice</u>
ADDRESS: <u>12 Chester St.</u> <u>Front Royal, VA 22630</u>	OWNER'S ADDRESS: <u>6015 Panhandle Rd.</u> <u>Front Royal, VA 22630</u>
PHONE NUMBER: <u>540-686-5439</u>	PHONE NUMBER: <u>540-484-5459</u>
EMAIL: <u>lea@vineripefarm.com</u>	EMAIL: <u>lea@vineripefarm.com</u>

SECTION A - Property Information

Tax Map No. <u>20A8-4-43</u>	Zoning District: <u>C-2</u>
Site Address: <u>12 Chester Street</u>	
☐ Entrance Corridor ☒ Historic District ☐ Floodplain	

SECTION B - Details of Request

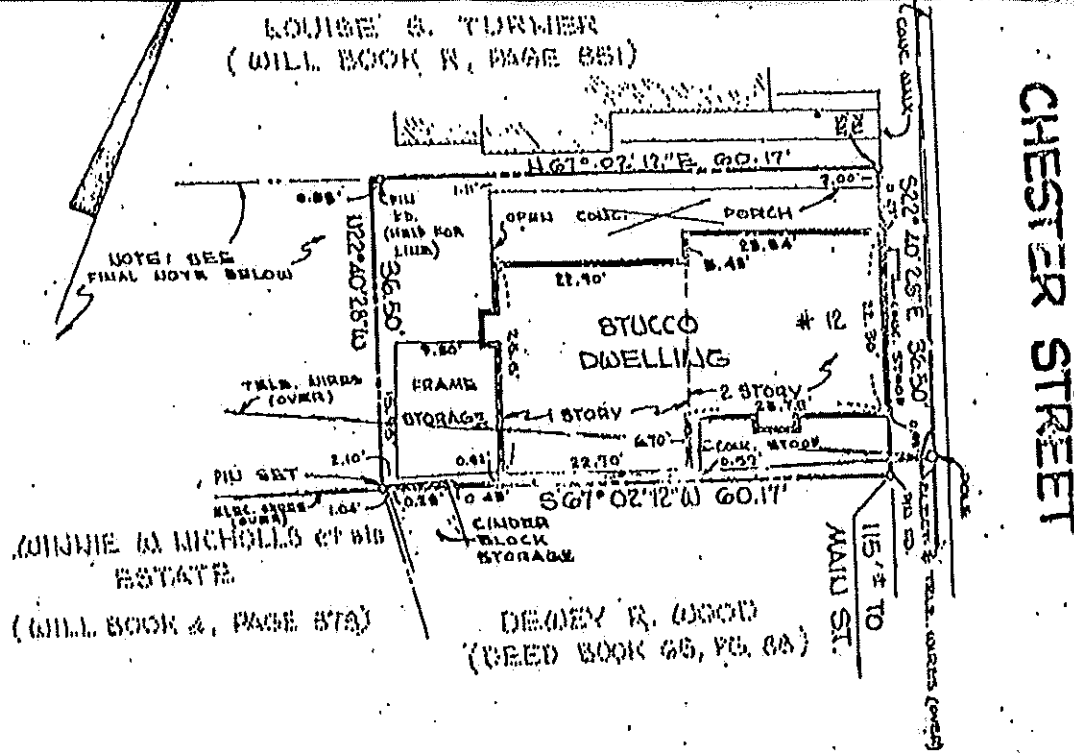
Project Name. <u>12 Chester St</u>
Special Exception Code Section(s): <u>148-211 ; 148-870.18</u>
General Describe of the request (please attached supporting information, such as plats, plans, details, etc.): <u>request to waive the parking requirements of 148-870.18</u> <u>pursuant to §148-211 of the Town Code. there is no</u> <u>onsite parking available. Main St parking exemption does</u> <u>not include Chester St. 175-151 requires parking provisions</u> <u>in approved or designated areas.</u>



SIGNATURE OF APPLICANT: Leandra Justice Date: 9-20-22
 PRINT NAME OF APPLICANT: Leandra Justice

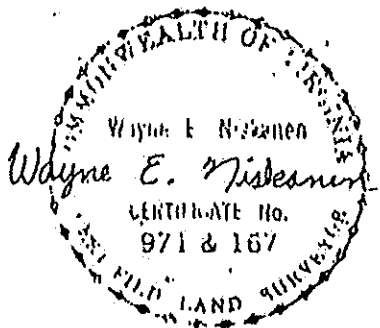
SIGNATURE OF PROPERTY OWNER: Leandra Justice Date: 9-20-22
 PRINT NAME OF PROPERTY OWNER: Leandra Justice

By the submission of this application, permission is hereby granted to Town Officials and employees to enter upon the subject property during reasonable hours for purposes related to the review of this application. The Applicant will be the designated contact person for this permit application. (APPLICATION FEE: \$250.00)



NOTES

- TOTAL AREA = 2,196 $\pm$
- MERIDIAN TAKEN FROM PLAT OF SURVEY BY S M. BOYD, JR., AS RECORDED IN DEED BOOK 89 AT PAGE 322.
- THIS LAND IS SHOWN ON TAX MAP 20A PART 8 (A) AS PARCEL 43.
- NO TITLE REPORT HAS BEEN FURNISHED TO LAND SURVEYS, INC..
- THE OWNER IN WHOM TITLE TO #12 CHESTER STREET ("TROUT HOUSE") IS VESTED MAY HAVE A CLAIM TO SOME PORTION OF THE LAND LYING WEST OF THE PARCEL DELINEATED HEREON.



PREPARED BY
LAND SURVEYS, INC.
FRONT ROYAL, VIRGINIA

PLAT

SHOWING BOUNDARY SURVEY OF
#12 CHESTER STREET

A PORTION OF THE LAND OF

LOUISE S. TURNER

(WILL BOOK R, PAGE 851)

TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

SCALE 1" = 20' SEPT. 4, 1979