



REGULAR PLANNING COMMISSION MEETING

Wednesday, March 20, 2024 @ 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

- February 21, 2024 – Regular Meeting

V. CITIZEN COMMENTS

VI. CONSENT AGENDA *(Consent to Advertise for public hearing)*

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]

- **2400193 – Karen Reynoso** – A request for a Special Use Permit to allow a short-term rental located at 1400 Old Winchester Pike, identified by tax map 20A12-8-3. The property is zoned R-2, Residential District.
- **2400194 – Short Street Properties LLC** – A request for a Special Use Permit to allow a ground floor dwelling unit at 519 Short Street, identified by tax map 20A8-19-6-9 & 10. The property is zoned C-1, Community Business District.
- **2400199 – Edwin S. Wright** – A request for a Special Use Permit to allow a ground floor dwelling unit at 514 S. Royal Avenue, identified by tax map 20A7-9-B-11A, 12 & 13. The property is zoned C-1, Community Business District.
- **2400200 – Edwin S. Wright** – A request for a Special Use Permit to allow a ground floor dwelling unit at 512 S. Royal Avenue, identified by tax map 20A7-9-B-9, 10, & 11. The property is zoned C-1, Community Business District.
- **2400201 – Chris King-Archer** – A request for a Special Use Permit to allow a short-term rental located at 331 Kerfoot Avenue, identified by tax map 20A6-7-9-1 & 2. The property is zoned R-1, Residential District.

- **2400207 – CCC Enterprises LLC of VA** – A request for a Special Use Permit to convert a three (3) story motel into a 39-unit apartment building located at 10 S. Commerce Avenue, identified by tax map 2-A8-22-6. The property is zoned C-1, Community Business District.
- **2400208 – CCC Enterprises LLC of VA** – A request for a Special Exception to reduce the parking requirements from 2 spaces per unit to 1 space per unit, a reduction in the required parking space size from 10' x 20' to 9' x 18', and a reduction of the required parking along the front of the building located at 10 S. Commerce Avenue, identified by tax map 2-A8-22-6. The property is zoned C-1, Community Business District.

VII. COMMISSION MEMBER REPORTS

VIII. PLANNING DIRECTOR REPORT

- February Monthly Report

IX. ADJOURNMENT

FEBRUARY 21, 2024
MEETING MINUTES



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 for a limited time.

The Planning Commission meeting of the Town of Front Royal, Virginia was held on February 21, 2024, at 7:00 PM at the Warren County Government Center.

CALL TO ORDER

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

ROLL CALL

Present: Daniel Wells, Chairman
Connie Marshner, Vice Chairman
Glenn Wood, Commissioner
Brian Matthiae, Commissioner
Michael Williams, Commissioner

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

ADDITION/DELETION OF ITEMS FROM THE AGENDA

There were no changes to the agenda.

APPROVAL OF MINUTES

- January 17, 2024 – Regular Meeting

Commissioner Williams moved, seconded by Commissioner Wood to approve the meeting minutes as written.

VOTE: Yes – Wells, Marshner, Matthiae, Williams, Wood
No – N/A
Abstain – N/A
Absent – N/A

ROLL CALL



ELECTION OF OFFICERS

- **Chairman** – (to being serving March 2024)

Commissioner Williams moved, seconded by Commissioner Wood to elect Daniel Wells to continue as the Chairman.

VOTE: Yes – Williams, Wood, Marshner, Matthiae, Wells

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

- **Vice Chairman** - (to being serving March 2024)

Commissioner Wood moved, seconded by Commissioner Williams to nominate Connie Marshner as Vice Chairman.

VOTE: Yes – Wood, Williams, Matthiae, Marshner, Wells

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING

Chairman Wells reviewed the guidelines for speaking at the public hearings.

- **2400013** – A Rezoning Application submitted by Fernando Arana Pradel requesting an amendment to the zoning map to reclassify 1724 N. Royal Avenue, identified by Tax Map 20A2-2-11 from R-1, Residential District to R-1A, Residential District.

Mr. Ware stated this was a request to amend the Zoning Map of the Town of Front Royal to reclassify 1724 N. Royal Avenue from R-1, Residential District to R-1A, Residential District. He noted that the property is located approximately 175 feet south of the intersection of W. 18th Street and N. Royal Avenue.



The Comprehensive Plan calls for this area of Warren Park to be Neighborhood Residential (medium density) with single-family detached, single-family attached, and two-family attached homes. Infill development will match the character of the existing neighborhoods. Mr. Ware stated that no proffers were made by the applicant.

Mr. Ware explained the differences and requirements of the R-1, Residential District vs. the R-1A, Residential District. The proposed new lots would be 13,258 square feet and 30,076 square feet respectively. Interior lots are required to have a minimum lot width of 50 feet. The proposed new lots would be 72.84 and 51.50 feet wide respectively. Lots defined by the Town Code are “a parcel of land situated and having its principal frontage on a public or private street approved by the Town. There is an alleyway on the side of the property line, however the lot has to have its principal frontage on a public or private street. The applicants’ only option is to front on N. Royal Avenue. Their request for this rezoning is essentially to subdivide the lot into two (2) lots and reclassify the lots to R-1A which would allow a reduction of the required road frontage. The applicants propose to construct a single-family home on the new lot.

After questions from Commission members Mr. Ware confirmed the creation of new lots on Town streets would require the installation of curb and gutter.

Commissioner Williams asked how the proposed rezoning fits into the Comprehensive Plan.

Ms. Kopishke stated the rezoning request is in line with the Comprehensive Plan.

The applicant, Fernando Arana Pradel said they had purchased the home with a one-acre lot and would like to subdivide the lot and renovate the existing home to sell and with the profits of that sale build a new single-family dwelling on the newly created lot.

Darryl Merchant, 110 Kerfoot Avenue, Front Royal, VA spoke as a representative for the applicant. As discussed at Planning Commission work sessions for the Comprehensive Plan there are many “infill” lots in the older sections of Town and we need to figure out a way to utilize these lots. Mr. Merchant urged the Planning Commission to approve this request because the proposed development falls well into the category density wise that the Town is looking for in the Comprehensive Plan and gives us a way to use the Town Zoning Ordinance to address these infill lots.

Chairman Wells opened the public hearing.

There were no speakers present. Chairman Wells closed the public hearing.

After brief comments from Commissioner Wood the following motion was made.



Commissioner Wood moved, seconded by Commissioner Matthiae to forward a recommendation of approval to the Front Royal Town Council for Rezoning Application # 2400013 to amend the Zoning Map of the Town of Front Royal to reclassify 1724 N. Royal Avenue, identified by tax map number 20A2-2-11, from R-1, Residential District to R-1A, Residential District.

VOTE: Yes – Marshner, Wells, Williams, Wood, Matthiae

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

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- **2400016** – A Special Use Permit Application submitted by Jean-David Lejeune and Samantha Harris to allow a short-term rental located at 322 Kerfoot Avenue, identified by Tax Map 20A6-7-10-39, 40, 41, 42. The property is zoned R-1, Residential District.

Mr. Ware explained this was a request for a short-term rental located at 322 Kerfoot Avenue. The request is for a partial house rental of a single-family dwelling for two (2) bedrooms and four (4) people. The home will be owner occupied. The property is zoned R-1, Residential District.

A site inspection was conducted on January 25, 2024 and was found to be in full compliance with the application. Off-street parking is available in the paved area next to the home offering sufficient parking for the intended use. Mr. Ware gave a virtual presentation showing the home and property.

Co-applicant Samantha Harris said their intention is to rent out a few rooms in the house and still occupy the home.

Commissioner Wood referred to the brochure they provided in the application submission and asked if they had reconsidered the number of people allowed to be in the home visiting individuals staying at the property.

Ms. Harris explained they had brought the number down from 20 to 15. She noted they are considering that when quiet hours start at 10:00 p.m. only the four (4) people staying on the property would be allowed onsite.

Chairman Wells opened the public hearing.

Michelle Robledo, 325 S. Shenandoah Avenue shared that she lived behind 322 Kerfoot Avenue. She purchased her home nine (9) years ago with the intention of having a single-family home and having neighbors that would be around more than a month at a time. Ms. Robledo expressed concern for the noise and activity that would be at the home when guests are staying there and



requested that if the application is approved it should be with a condition that a privacy fence be installed.

There were no additional speakers. Chairman Wells closed the public hearing.

Chairman Wells asked if the applicant would like to rebuttal.

Ms. Harris expressed that she understands Ms. Robledo concerns and that their long-term plan is to erect a privacy fence.

Commissioner Wood asked the applicants if they would be willing to install a privacy fence as a condition of approval.

Ms. Harris explained that it would be difficult with current finances. However, if it is a condition of approval they will have to install a fence.

Commissioner Williams moved, seconded by Commissioner Wood to recommend application # 2400016 Special Use Permit application submitted by Jean-David Lejeune and Samantha Harris to allow a short-term rental located at 322 Kerfoot Avenue identified by Tax Map 20A6-7-10-39, 40, 41, 42. The property is zoned R-1, Residential District with the following conditions:

- 1. A privacy fence be erected within one (1) year of starting the short-term rental use.***
- 2. The applicant will not permit more than four overnight guests per stay.***
- 3. The applicant will obtain all necessary Building and Zoning permits prior to issuance of the Special Use Permit.***

VOTE: Yes – Williams, Wood, Marshner, Matthiae, Wells

No – N/A

Abstain – N/A

Absent – N/A

ROLL CALL

- **2400018** – A Rezoning Application submitted by Graceful Abode of Liberation requesting an amendment to the zoning map to reclassify 1324 Old Winchester Pike, identified by Tax Map 2012-4-6 from R-1, Residential District to R-3, Residential District.

Mr. Ware explained that the application review is for an amendment to the Zoning Map of the Town of Front Royal to reclassify 1324 Old Winchester Pike from the R-1, Residential District to R-3, Residential District. The property is located near the intersection of E. Strasburg Road and Old Winchester Pike.

The Comprehensive Plan calls for this area of Riverton to be mixed use. Intended for a mixture of uses that emulate a small historic village with the primary use for single-family residential, retail and lodging.



No proffers were made by the applicant.

Mr. Ware explained the uses permitted by-right and by Special Use Permit in the R-1 Zoning District vs. uses permitted by-right and by a Special Use Permit in the R-3 Zoning District to include “lodging houses, rooming houses and boarding houses” by Special Use Permit in the R-3 Zoning District.

The applicant came into Planning & Zoning to obtain a business license to operate a bed and breakfast at which time staff determined that a bed and breakfast is not permitted in the current R-1 Zoning District. The previous owner operated a bed and breakfast without a Special Use Permit or approval for a business license. The current owner believed that since the previous owner had operated a bed and breakfast she would obtain a business license to do the same. As staff realized this was not a permitted use when the application was submitted, the applicant changed their plan from operating a bed and breakfast to operating a lodging house. In order to do this, the property would need to be rezoned to R-3.

The applicant, Jenelle Embrey stated she was the founder of the Graceful Abode of Liberation. Ms. Embrey shared that an intellectually challenged cousin had come to live with her about 14 years ago after he had failed three (3) group homes and was sexually and financially exploited as well as beaten up and then living on the streets. Shortly after taking him in, she took his girlfriend in who is also intellectually disabled and had failed two (2) group homes. They were then married. Ms. Embrey’s network holds special education events, and another individual was removed from their abusive relationship and had nowhere to go and came to live with her. In addition, two (2) other individual’s families have reached out to her for residency with her. Ms. Embrey explained she would like to have more of a boarding house for individuals who will have autonomy and make their own decisions. They will have caregivers. In the group homes some of the higher functioning individuals feel like they are in a “prison”. Her goal is to provide a permanent home for them where they will not have so many restrictions. All those that have come to live with her are doing great and she would like to provide more help to others in need. By having the lodging house, she could accomplish that goal.

Commissioner Wood asked how many rooms Ms. Embrey had at the home.

Ms. Embrey stated she had eight (8) bedrooms.

Mr. Ware noted that ten (10) bedrooms was the maximum allowed.

Chairman Wells opened the public hearing.

There were no speakers present. Chairman Wells closed the public hearing.



Commissioner Wood moved, seconded by Commissioner Matthiae to forward a recommendation of approval to the Front Royal Town Council for Rezoning Application # 2400018 to amend the Zoning Map of the Town of Front Royal to reclassify 1324 Old Winchester Pike, identified by tax map number 20A12-4-6, from R-1, Residential District to R-3, Residential District.

VOTE: Yes – Wells, Marshner, Matthiae, Williams, Wood
No – N/A
Abstain – N/A
Absent – N/A

ROLL CALL

COMMISSION MEMBER REPORTS

There were no comments.

PLANNING DIRECTOR REPORT

Ms. Kopishke reviewed the January monthly report.

There will be a joint meeting with the Town Council, the Planning Commission and Summit who is the consultant for the Zoning Ordinance rewrite on March 18, 2024. The goal will be to gain an understanding of the direction the Town would like to take with the rewrite of the Zoning Ordinance. Staff have been working with Summit over the last several months to work out some of the administrative details.

ADJOURNMENT

There was no further discussion.

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

VOTE: Yes – Wells, Marshner, Matthiae, Williams, Wood
No – N/A
Abstain – N/A
Absent – N/A

ROLL CALL

The meeting was adjourned at 7:55 p.m.

Approved by Planning Commission
Date: _____

**CONSENT AGENDA TO ADVERTISE FOR
PUBLIC HEARING**

**2400193 – SHORT-TERM RENTAL
1400 OLD WINCHESTER PIKE**

2400193



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

RECEIVED
MAR 07 2024

SPECIAL USE PERMIT REQUEST FOR SHORT TERM RENTAL

TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

APPLICANT:

NAME: Karen Reynoso PHONE: 571-230-4167
ADDRESS 2413 Ross St Alexandria VA 22306
E-MAIL karen@krownhomes.com

PROPERTY OWNER:

NAME: Unique Freedom LLC PHONE: 571-230-4167
ADDRESS 2413 Ross St Alexandria VA 22306
E-MAIL karen@krownhomes.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS 1400 Old Winchester Pike, Front Royal, VA 22630
TAX MAP 20A12003 SECTION 8 BLOCK _____ LOT 3
SUBDIVISION NAME _____
ZONING DISTRICT R-2 ACREAGE .371
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

NOT APPLICABLE ☐ 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 # 1217

Date Paid 3/7/2024

IN CASE OF AN EMERGENCY

Revised 12/21/2022

If there is an emergency, or there are questions in regard to the property, please contact (owner) Karen Reynoso
at (phone number) 571-230-4167 or (property manager) _____
at (phone number) _____.

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 7 People and 4 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

Minimum available parking is 4 vehicle(s) 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)

Trash Receptacles located next to the carport. To be placed at the end of the driveway Tues/Wed and back to its designated location next to the carport all other days.

- 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)

Trash Receptacles located next to the carport. To be placed at the end of the driveway Tues/Wed and back to its designated location next to the carport all other days.

CHECK-IN & CHECK-OUT

Revised 12/21/2022

Provide details

Check in at 4 pm and check out at 10 am. Will send access information the morning of check in. We have a coffee station with cream, sugar, teas, coffee, and small snacks. Please help yourself to anything you see. Please keep an eye on all guests and kids at all times. For check outs, please message us on your way out. 1) Remove all bed quilts, flat/fitted bed sheets and pillow covers from all the used beds and place them on the floor 2) Wash all dish-ware 3) Empty all trash cans and bins and place them in the bins next to the carport. 4) Lock door and shoot us a message on your way out.

WIFI/PHONE/ETC

Provide details for special amenities if available

WIFI Network: "Guest"
Password: No password needed.

SPECIFIC PROPERTY DETAILS

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

Please explore and utilize the property, be sure to stay within the fence lines and feel free to use anything inside the property. Kitchen is equipped with dishes, pots, pans, coffee maker, etc. Please return the thermostat to 72 degrees as much as possible. Linens & Towels provided.

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

Quiet Hours: 7 pm to 9 am.
Gov't Issued ID Required for All Adult Guests, Must be 23 to rent.
No parties or events, No smoking, No commercial photography.
During your stay: 7 guests maximum.
Self check-in with lockbox - Access provided the morning of check in as long as IDs have been submitted.

As per 175-3

Revised 12/21/2022

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:

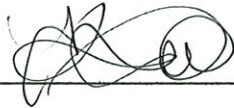
§ 175.151 Short-term rentals.

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 _____

3/6/24

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.

1400 Old Winchester Pike, Front Royal, VA

Written Consent for Town to Inspect Property for Compliances

DATE: March 6th, 2024

TO: Town of Front Royal
Department of Planning and Zoning

FROM: Karen Reynoso
Property Manager & Owner

Subject: Special Use Permit Authority to Inspect Property for Compliances

I am writing to provide full authorization to the Town of Front Royal to inspect 1400 Old Winchester Pike, Front Royal, VA 22630 for compliance for the Special Use Permit Request for Short Term Rental Application submitted.

Please call or email me at any time to provide combination access code to the property.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Karen Reynoso', with a stylized flourish at the end.

Karen Reynoso
Cell: 571-230-4167
Email: karen@krownhomes.com

A PLACE OF GRACE



VIRGINIA
GETAWAYS

WATERLOO • EMMETT • MOUNTAIN VIEW • WINCHESTER • WYOMING

ABOUT THE PROPERTY

Welcome to our serene river house nestled along the tranquil shores of Front Royal, Virginia. Experience a picturesque retreat where the beauty of nature meets the comforts of home.

Perched on a spacious lot with expansive river frontage, our charming abode offers unparalleled views that stretch from the living room to the dining area and kitchen. Bathed in natural light, this haven beckons you to unwind and soak in the breathtaking vistas that change with the rhythm of the river. Ideal for quiet getaways, our river house accommodates up to six guests in its cozy confines. With two full bathrooms, comfort and convenience are at your fingertips.

1400 Old Winchester Pike, Front Royal, VA

Welcome!

Accommodating up to six guests with two full bathrooms, our river house is designed for both relaxation and adventure. You will be delighted with the spacious backyard views, all while seeking respite from the daily grind will find solace in the peaceful ambiance.

As you reconnect with nature, stay connected with the modern world thanks to complimentary Xfinity WiFi.

Discover the charm of downtown Front Royal, venture into the Shenandoah National Park, or embark on a scenic hike along the Appalachian Trail. From wine tastings at local vineyards to kayaking adventures on the river, there's something for everyone to enjoy.

Experience the perfect blend of relaxation and adventure at our riverside retreat.

wifi information

Network: GUEST/OPEN

Password: NO PASSWORD NEEDED



HOST & PROPERTY MANAGER CONTACT INFO

Phone: 571-230-4167

Email: karen@krownhomes.com

- Superhost/Premierehost
- 233+ Reviews
- 4.91 Avg. Review Ratings
- Languages: English, Spanish
- Response time: 1 hour
- Response rate: 100%

Communication:

Our philosophy is to let our guests guide the amount of interaction that is wanted. So whether it is a remote or self check in or if you want recommendations on our favorite things to do in town, please reach out! We tend to unplug around 8 pm so you may see slightly slower response, but all other times we aim to reach a response time of less than 1 hour.

emergencies

If there is an emergency, please contact local authorities, 911 or non-emergency (540) 635-2111.

If it is an emergency related to the property, contact Karen at (571) 230-4167.

Otherwise, please contact the host through the site you booked your stay with through their messaging system.

Please contact the property manager for immediate response to complaints, clean up garbage, manage unruly guests, utility issues, etc.

HOST & PROPERTY MANAGER CONTACT INFO

Phone: 571-230-4167

Email: karen@krownhomes.com



EMERGENCY INFO

Front Royal Police Department: 540-635-2111 or 911, 900 Monroe Ave, Front Royal, VA 22360

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

Warren Memorial Hospital: 540-636-0300 or 911, 351 Valley Health Way, Front Royal, VA 22360

Electrical Outage: 540-635-3027, 1101 Manassas Ave, Front Royal, VA 22360.



In case of an emergency:

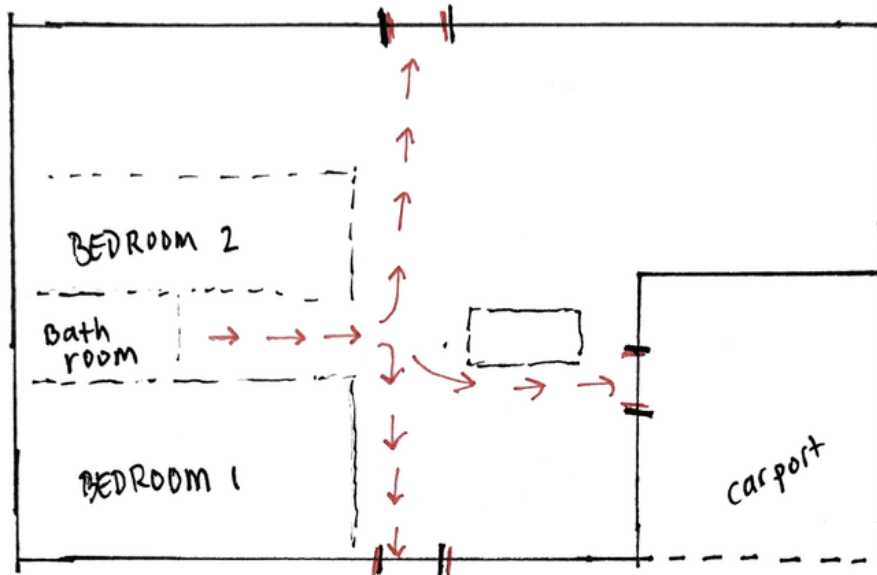
- Carefully review exit routes, located in each bedroom and on the next page.
- Stop what you are doing and leave the building immediately, closing doors behind you if you are the last person and if it is safe to do so

Area primary shelters:

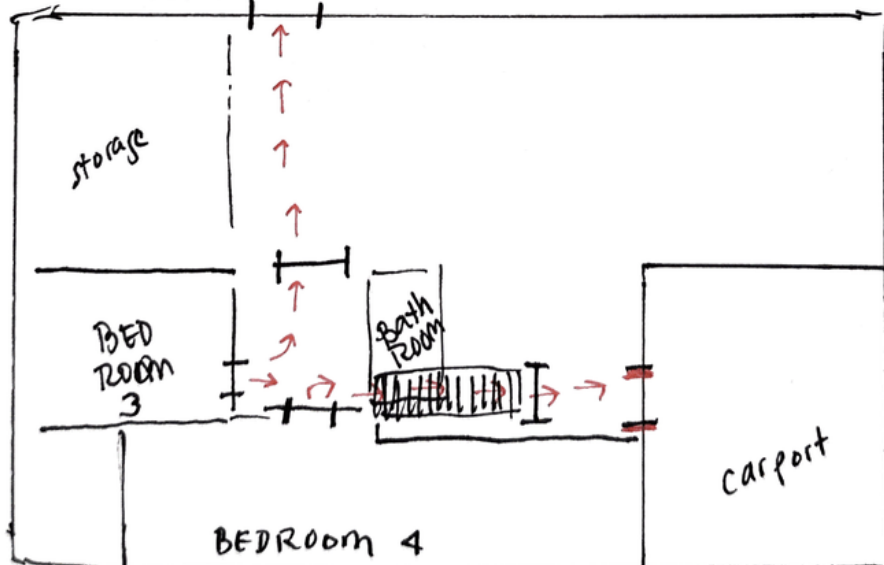
- Skyline High School, 151 Skyline Vista Dr, Front Royal, VA 22630
- Warren County Middle School, 522 Heritage Drive, Front Royal, VA 22630
- South Warren Fire Dept., 3330 Stonewall Jackson Hwy, Front Royal, VA 22630

emergencies

MAIN LEVEL



BASEMENT





FOOD & DRINK:

- Melting Pot Pizza
- Knotty Pine Restaurant
- The Apple House
- Try Thai
- Royal Spice (Indian)
- Anthony's Pizza
- Osteria Maria (Italian)
- Mikado Japanese Steakhouse
- Los Potrillos
- Pavement Smoking TapHouse
- L'Dee's Pancake House
- Melania's Gourmet

BAR & DRINK:

- Rapahannock Cellars
- Honey and Hops Meadery
- Vibrissa Brewery
- Virginia Beer Museum
- Soul Mountain Restaurant & Bar

THINGS TO DO:

Front Royal is known for its proximity to nature, but also for some renown restaurants and activities. Some of the more famous activities include:

- Skyline Drive
- Museums
- Bike Riding Tours
- Luray Caverns
- Restaurants & Cafes
- Skyline Caverns
- River Adventures with Canoeing
- Kayaking and even rafting!

TOURIST ATTRACTIONS:

Wake up to coffee shops and bakeries in Front Royal that rival the best in the surrounding cities without the long lines.

After you explore the Blue Ridge Mountains, Shenandoah National Park, Shenandoah Valley, Skyline Drive, Luray Caverns or Skyline Caverns, relax at some of the best wineries, breweries, and bars Virginia has to offer.

These family owned restaurants provide a wide variety of home cooking you won't get in the city!

TRANSPORTATION:

Front Royal is a small town with almost everything within some biking or walking distance. Please note that all roads in and around the Main Street are 25 MPH and the authorities are strict about it. Uber and rides shares take some time when available. Front Royal has a Trolley: <https://www.frontroyalva.com/753/Front-Royal-Trolley>

AMENITIES

- In-unit washer and dryer is located in the basement for your convenience
- Air conditioning & Heat in all rooms, bedrooms have ceiling fans
- Pets allowed, Fully Fenced Back Yard
- Fully equipped kitchen, refrigerator with ice maker and water dispenser,
- Ninja coffee maker, conduction stove, and complementary snacks, sugar and creamer and coffee
- 4K 50 Inch TV complete with Netflix, Disney+, and many more entertainment options
- Classic Sega, & Nintendo Game Cube for your careful use
- Dishwasher, Ninja Blender, Toaster, Air Fryer, Pots and Pans
- Back yard play set for kiddos

CHECK IN PROCEDURE

Check in is at 4:00 pm and we recommend that you try to check in before it gets dark.

The lockbox is provided on the carport corner post.

Access information has been provided to you during the booking confirmation.

Help yourself to any appliances, treats and coffee in the kitchen.

There is an option to check in early before 4 pm for \$50 with enough notice, this allows us to confirm that we are able to accommodate the time with our cleaning crews and turnover logistics.

Early and Late Check outs must be approved and cannot always be accommodated.

Reach out to me, the host, if anything is not to your liking and we will do everything we can to accommodate you to assure you have the best stay possible.



AMENITIES
& CHECK IN

CHECK OUT PROCEDURE

Check out is at 10 am.

Please message us as we have scheduled cleaners arriving following check out time.

If you could help us with some of the following it would help us tremendously! If not, no worries and we hope you enjoyed your time here.

- 1) Remove all bed quilts, flat/fitted bed sheets and pillow covers from all the used beds and place them on the floor
- 2) Wash all dish-ware and leave them on the drying rack
- 3) Empty all trash cans and bins and place them in the bins in the carport
- 4) Pick up and trash any waste or debris left on exterior of premises, deck, etc
- 5) Place all towels on the floor or in laundry room
- 6) Reset thermostat at 72 degrees
- 7) Lock door and shoot us a message on your way out

There is an option to check out late by 12 pm for \$50 with enough notice, this allows us to confirm that we are able to accommodate the time with our cleaning crews and turnover logistics.

Late Check outs must be approved in advanced before your stay and cannot always be accommodated.



CHECK
OUT

HOUSE RULES

A couple things to
remember



Pre-booking:

Before your booking begins, you will need to verify your details with us to complete your booking. You will be contacted via email and/or text to complete the verification.

You will also be given the choice between paying a refundable deposit or buying a non-refundable damage waiver. We suggest you buy the damage waiver as this protects you in case you cause accidental damage during a booking.

Check in process:

We offer self check-in with lockbox - Access provided the morning of check in as long as independent verification has been submitted.

Pets Allowed:

We do invite you to bring you furry companions on your getaway(dogs only), and we allow for 2 dogs at most per stay. There is a pet fee of \$45 per pet.

Please pick up after your pets waste on yard. Please do not allow pets on the furniture.



1400 Old Winchester Pike, Front Royal, VA



HOUSE RULES

A couple things to
remember



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 them.

Quiet Hours: 7 pm to 9 am.

Parties and Events:

There shall be no parties, events of unregistered gatherings over 6 individuals unless the host has approved. Feel free to contact the host about additional day guests.

Unregistered guests are not covered by the insurance and thus cannot be covered in case of physical injury or litigation.

Parking:

Minimum available parking is 4 vehicles in the driveway.



HOUSE RULES

A couple things to
remember



Trash and Recycling:

All trash and recycling shall be placed in container bins provided by the owner. The trash receptacle is located on the driveway.

Trash is collected on Tuesday mornings. Please place the container at the end of the driveway, on Tuesday mornings.

Occupancy:

No more than the authorized guest or max 6 guest count should be staying overnight. The special use permit limits the occupancy to 6 people and 3 bedrooms.

Smoking Indoors is Prohibited:

Includes cigarettes, vapes, hookahs, pens, bongos, pipes, etc.

Any smoking conducted indoors will require a penalty fee at the owner's discretion to cover cleaning.

Food & Drink:

No food or drinks on living room furniture or in the bedrooms.



NOTES:

1. NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO EASEMENTS
AND RESTRICTIONS OF RECORD.

2. PLAT REF.: D.B. 340 PG. 433

3. OWNER: BILLY F. THOMAS et ux
D.B. 340 PG. 430

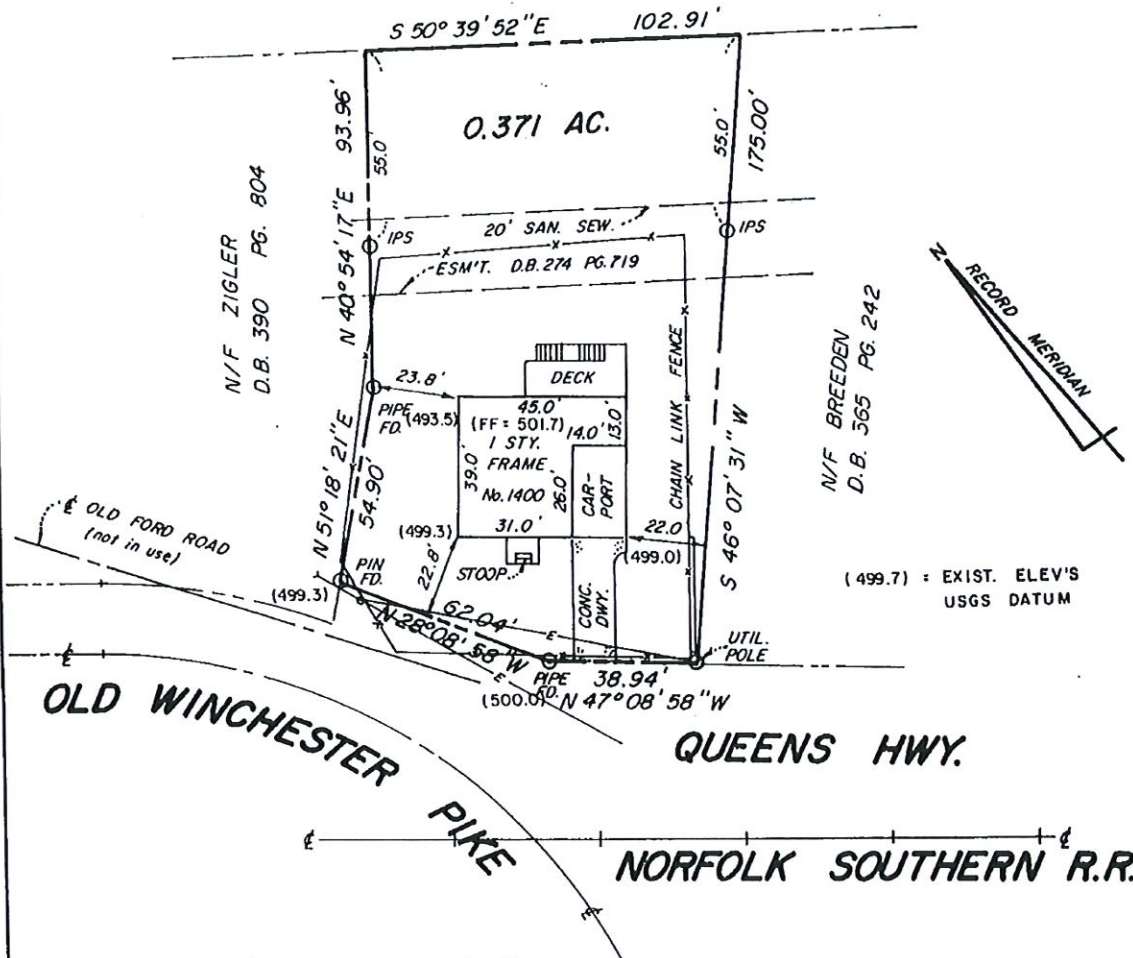
4. TAX MAP REF.: 20A12 ((8)) 4

THE PROPERTY SHOWN HEREON LIES WITHIN
ZONE AE, AN AREA OF 100-YR. FLOOD, AS
PER F.E.M.A. FIRM MAP No. 510167 0001B, DATED
JULY 15, 1988.

BASE FLOOD ELEVATION: 499.0

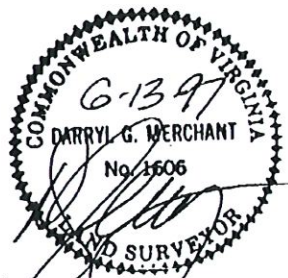
FIRST FLOOR OF HOUSE: 501.7

SHENANDOAH RIVER N. FORK



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY ON
THE GROUND; THAT THIS PLAT IS CORRECT TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF; AND THAT THERE ARE NO
ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.



Darryl G. Merchant
LICENSED LAND SURVEYOR
P.O. BOX 1508
FRONT ROYAL, VA. 22630
703-636-4949

HOUSE LOCATION SURVEY
THE LAND OF

**BILLY F. THOMAS and
ANN H. THOMAS**, Husband and wife

TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIA

DATE: 11 JUNE 1997
Revised: 13 JUNE 1997 add elev's.

SCALE: 1" = 40'

**CONSENT AGENDA TO ADVERTISE FOR
PUBLIC HEARING**

**2400194 – SPECIAL USE PERMIT
519 SHORT STREET**



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

SPECIAL USE PERMIT REQUEST

Application # 2400194

APPLICANT:

NAME Short Street Properties LLC PHONE 540-683-6047

ADDRESS 727 N. Royal Ave, Front Royal Va 22630

E-MAIL christy@hcssettlements.com

PROPERTY OWNER:

NAME Short Street Properties LLC PHONE 540-683-6047

ADDRESS 727 N. Royal Ave, Front Royal Va 22630

E-MAIL christy@hcssettlements.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 519 Short St. Front Royal Ave

TAX MAP 20A819 69 SECTION Fletcher BLOCK 6 LOT 9A(9-10)

SUBDIVISION NAME Fletcher ACREAGE 2.81

ZONING DISTRICT C-1 acres

REQUEST

PROPOSED USE OF PROPERTY residential

SPECIFIC SPECIAL USE PERMIT REQUEST House burnt

its zoned commercial. It needs to
be considered residential. Request a ground
floor dwelling unit.

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" and provide a digital copy)
2. Site Plan Application
3. Application Fee of \$400.00 Receipt # 1218 Date Paid 3/8/24
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.

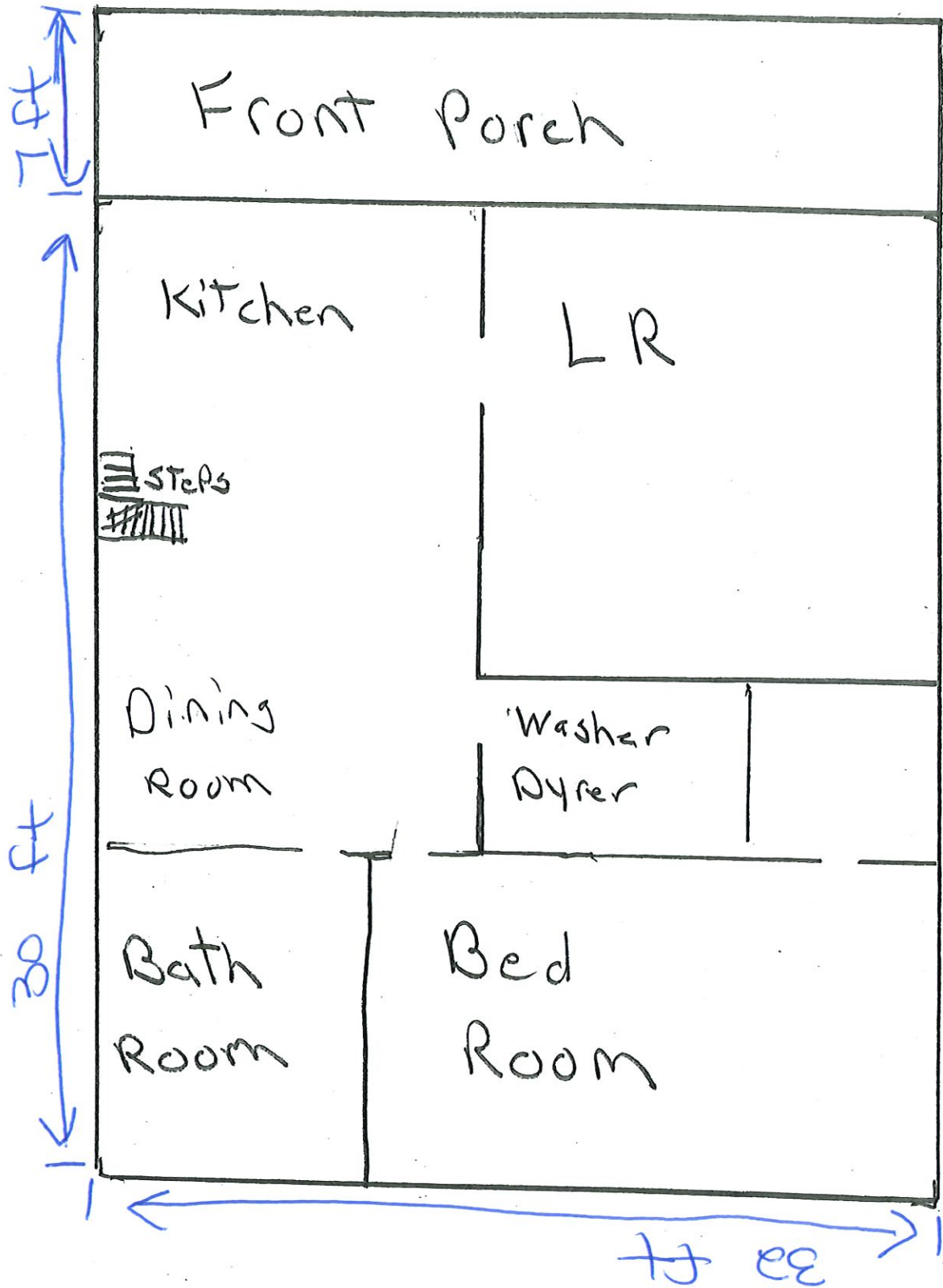
Applicant Signature Mark Smoot Date 3/5/24

Property Owner Signature [Signature] Date 3/5/24

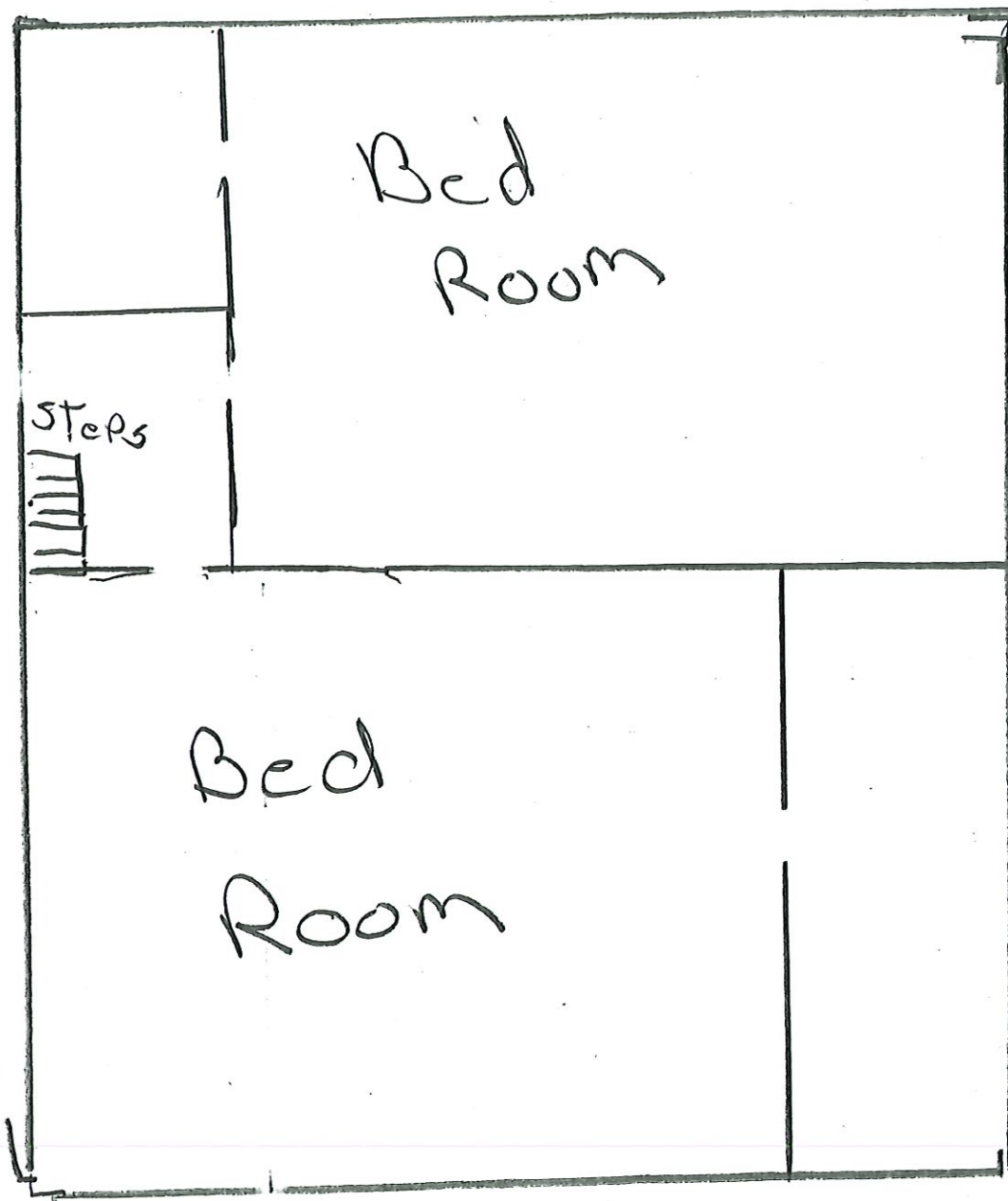
By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

RECEIVED
MAR 08 2024
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

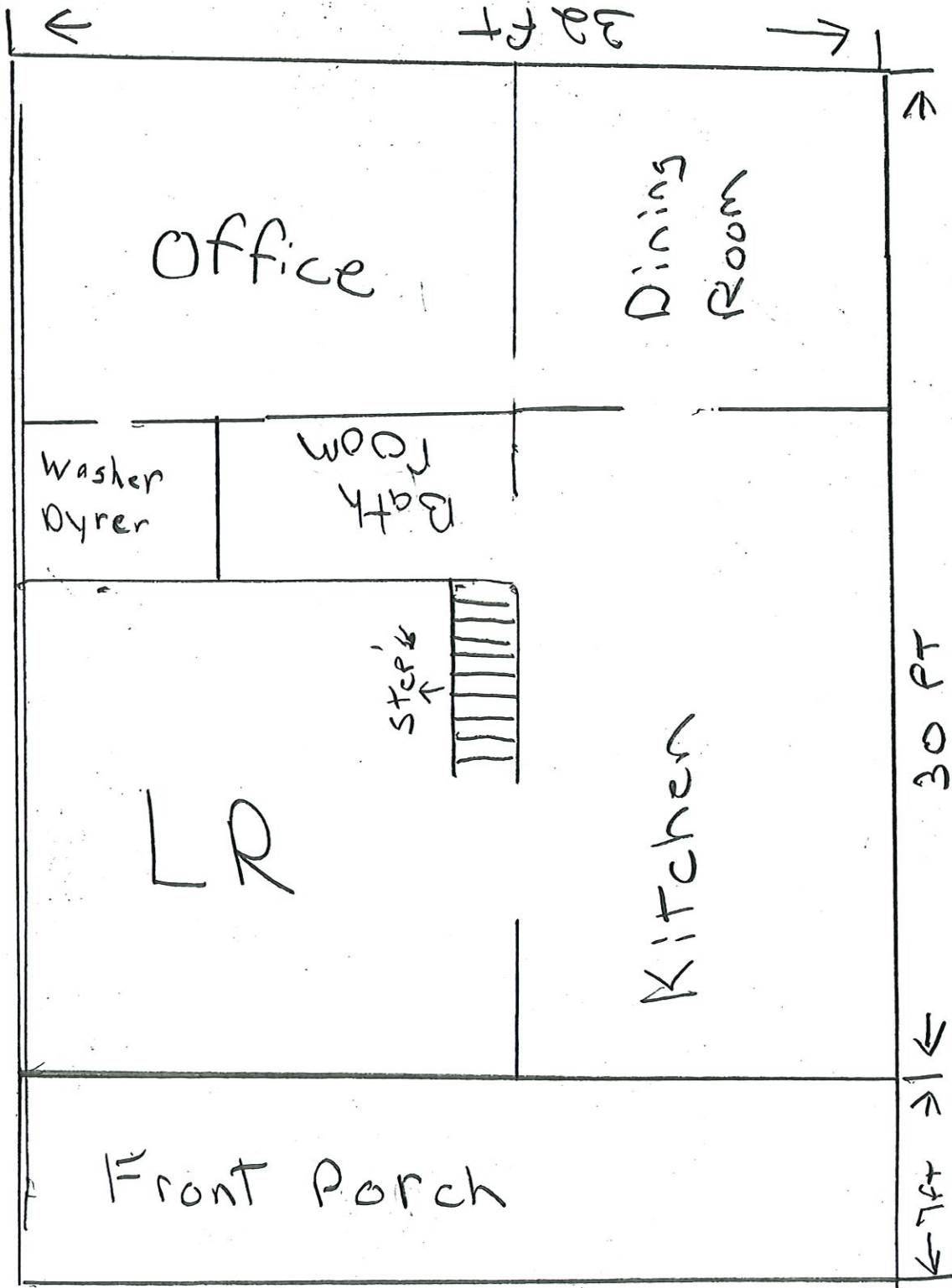
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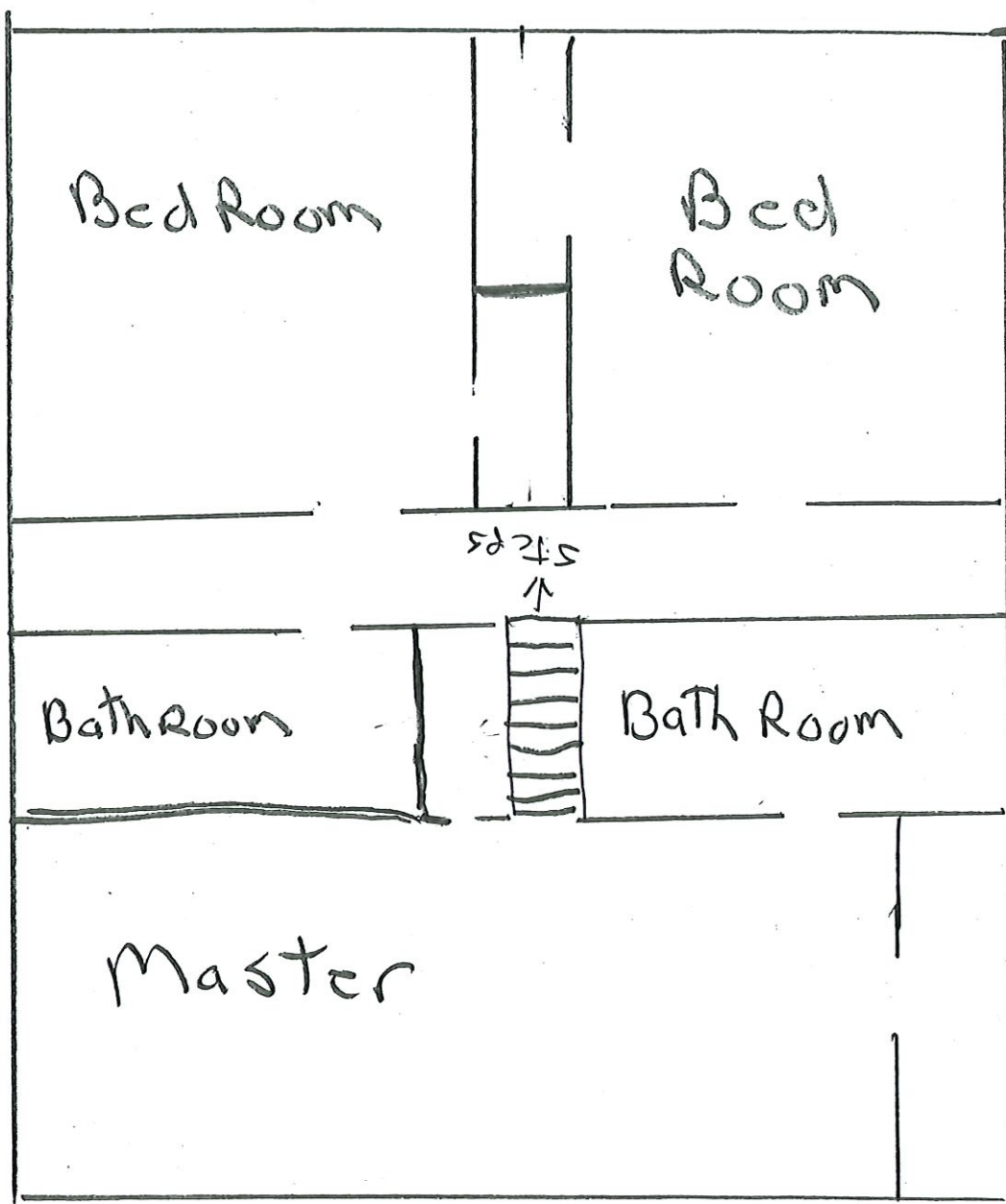
Existing



New



NEW



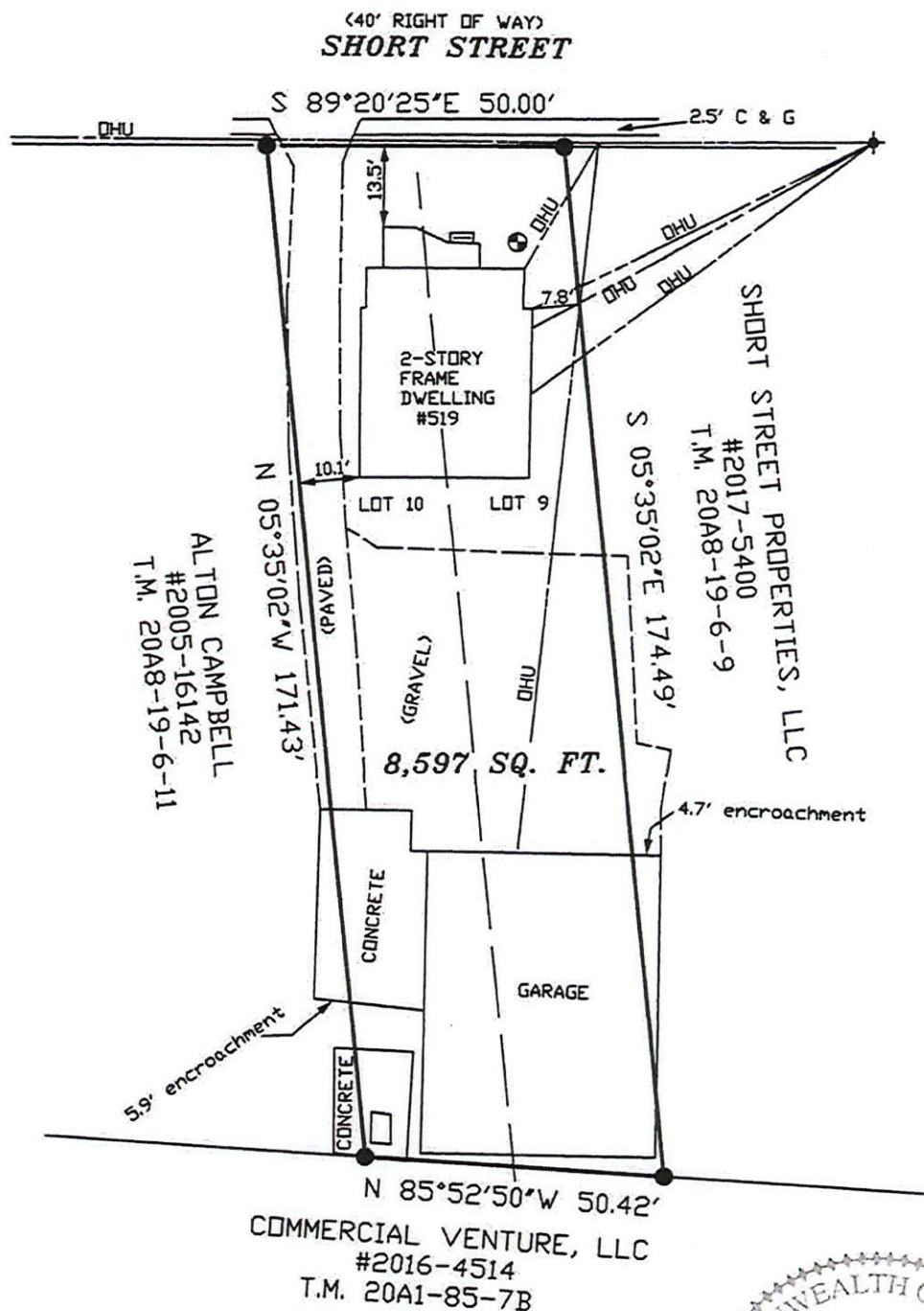
RECORD NORTH

SCALE: 1"=30'

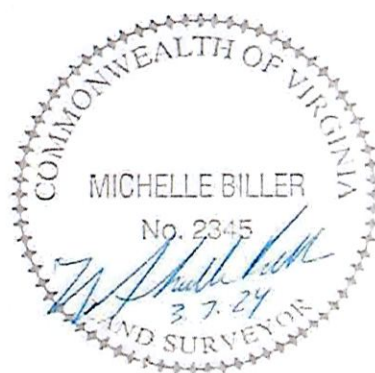
- 1) TAX MAP: 20A8-19-6-9,10
- 2) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY
- 3) OTHER RIGHTS OF WAY AND EASEMENTS, IF ANY, ARE NOT SHOWN
- 4) NO TITLE REPORT FURNISHED
- 5) FEMA PANEL #0116 C SHOWS FLOOD ZONE X

LEGEND

- = IRON PIN SET
- OHU = OVERHEAD UTILITY LINE
- ⊙ = WATER METER
- ✦ = UTILITY POLE



DERIVATION OF TITLE:
SHORT STREET PROPERTIES, LLC
INSTRUMENT #2017-5400



PLAT SHOWING A TITLE SURVEY OF LOTS 9 AND 10,
BLOCK 6 OF THE BYRD FLETCHER SUBDIVISION, AS
RECORDED IN DEED BOOK #34, PAGE #522.

SOUTH RIVER MAGISTERIAL DISTRICT
WARREN COUNTY
TOWN OF FRONT ROYAL, VIRGINIA

MARCH 7, 2024

PREPARED BY:
VALLEY SURVEYING, P.L.L.C.
7911 SENEDO ROAD
MT. JACKSON, VIRGINIA 22842
PHONE: (540) 477-3686

**CONSENT AGENDA TO ADVERTISE FOR
PUBLIC HEARING**

**2400199 – SPECIAL USE PERMIT
514 S. ROYAL AVENUE**



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

SPECIAL USE PERMIT REQUEST

Application # 2400199

APPLICANT:

NAME EDWIN S. WRIGHT PHONE 703.346.6044

ADDRESS 4151 GOONEY MANOR LOOP BROWNSBORO VA 22610

E-MAIL edwinwright@manorlineranch.com

PROPERTY OWNER:

NAME STONE'S THROW HOSPITALITY PHONE 703.346.6044

ADDRESS 4151 GOONEY MANOR LOOP BROWNSBORO VA 22610

E-MAIL edwinwright@manorlineranch.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 514 S. ROYAL AVE

TAX MAP 20A7 SECTION 9 BLOCK B LOT 11a, 12, 13

SUBDIVISION NAME POTTS SUB ACREAGE .2009

ZONING DISTRICT C-1

REQUEST

PROPOSED USE OF PROPERTY RESIDENTIAL DWELLING UNIT

SPECIFIC SPECIAL USE PERMIT REQUEST DWELLING UNIT ON
GROUND FLOOR

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" and provide a digital copy)
2. Site Plan Application
3. Application Fee of \$400.00 pd cash Receipt # Date Paid 3/8/24
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.

Applicant Signature [Signature] Date 8 March 24

Property Owner Signature [Signature] Date 8 March 24

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.

RECEIVED
MAR 08 2024

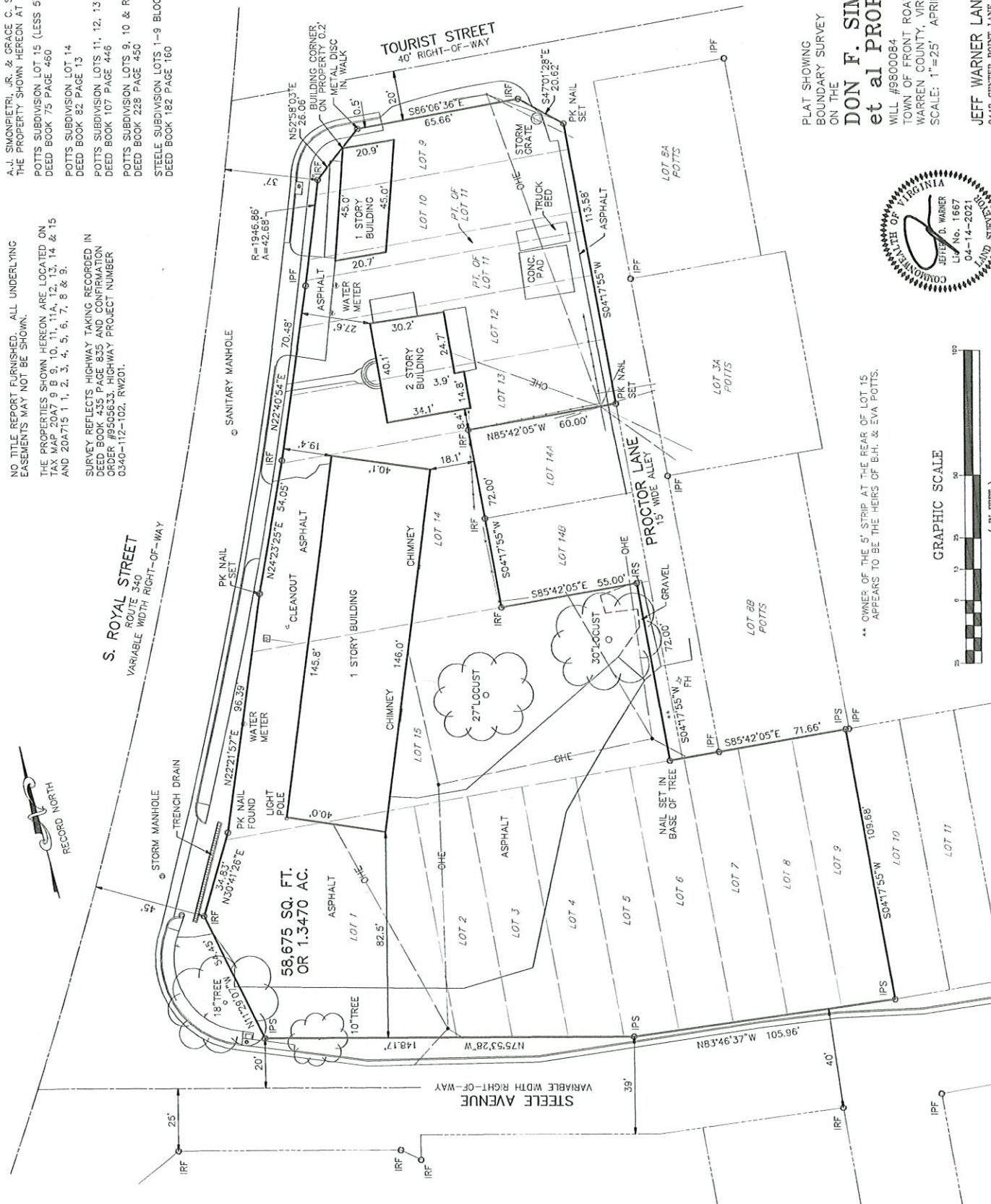
TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

A-J SIMONPIETRI, JR. & GRACE C. SIMONPIETRI ACQUIRED THE PROPERTY SHOWN HEREON AT THE FOLLOWING DEEDS
 POTTS SUBDIVISION LOT 15 (LESS 5' OFF THE REAR)
 DEED BOOK 75 PAGE 460
 POTTS SUBDIVISION LOT 14
 DEED BOOK 82 PAGE 13
 POTTS SUBDIVISION LOTS 11, 12, 13 & PART OF LOT 11
 DEED BOOK 107 PAGE 446
 POTTS SUBDIVISION LOTS 9, 10 & REMAINDER OF LOT 11
 DEED BOOK 228 PAGE 450
 STEELE SUBDIVISION LOTS 1-9 BLOCK 1
 DEED BOOK 182 PAGE 160

NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.
 THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP 2047 9 B 9, 10, 11, 11A, 12, 13, 14 & 15 AND 204715 1, 2, 3, 4, 5, 6, 7, 8 & 9.
 SURVEY REFLECTS HIGHWAY TAKING RECORDED IN DEED BOOK 435 PAGE 835 AND CONFIRMATION ORDER #9505633, HIGHWAY PROJECT NUMBER Q340-112-102, RW201.

S. ROYAL STREET
 ROUTE 340
 VARIABLE WIDTH RIGHT-OF-WAY

58,675 SQ. FT.
 OR 1.3470 AC.



PLAT SHOWING
 BOUNDARY SURVEY
 ON THE

**DON F. SIMONPIETRI
 et al PROPERTIES**

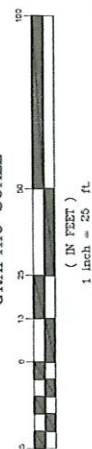
WILL #9800084
 TOWN OF FRONT ROYAL
 WARREN COUNTY, VIRGINIA
 SCALE: 1"=25' APRIL 14, 2021

JEFF WARNER LAND SURVEYING, INC.
 9442 CENTER POINT LANE MANASSAS, VA. 20110
 (703) 369-5249 FAX (703) 369-5783



** OWNER OF THE 5' STRIP AT THE REAR OF LOT 15
 APPEARS TO BE THE HEIRS OF B.H. & EVA POTTS.

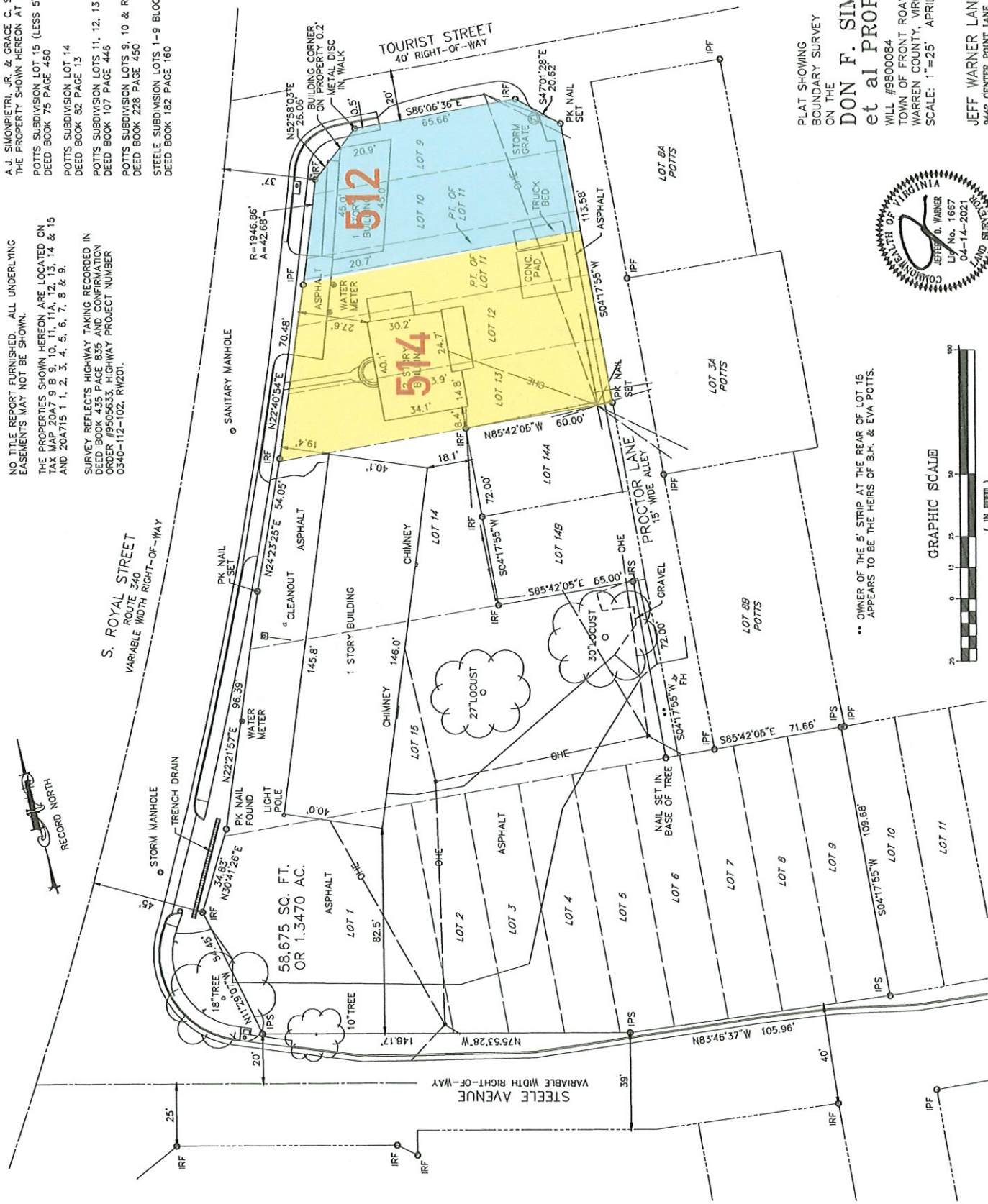
GRAPHIC SCALE



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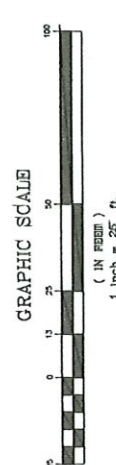


PLAT SHOWING
 BOUNDARY SURVEY
 ON THE
DON F. SIMONPIETRI
 et al PROPERTIES
 WILL #9800084
 TOWN OF FRONT ROYAL
 WARREN COUNTY, VIRGINIA
 SCALE: 1"=25' APRIL 14, 2021

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 9442 CENTER POINT LANE MANASSAS, VA 20110
 (703) 389-6349 FAX (703) 389-6783



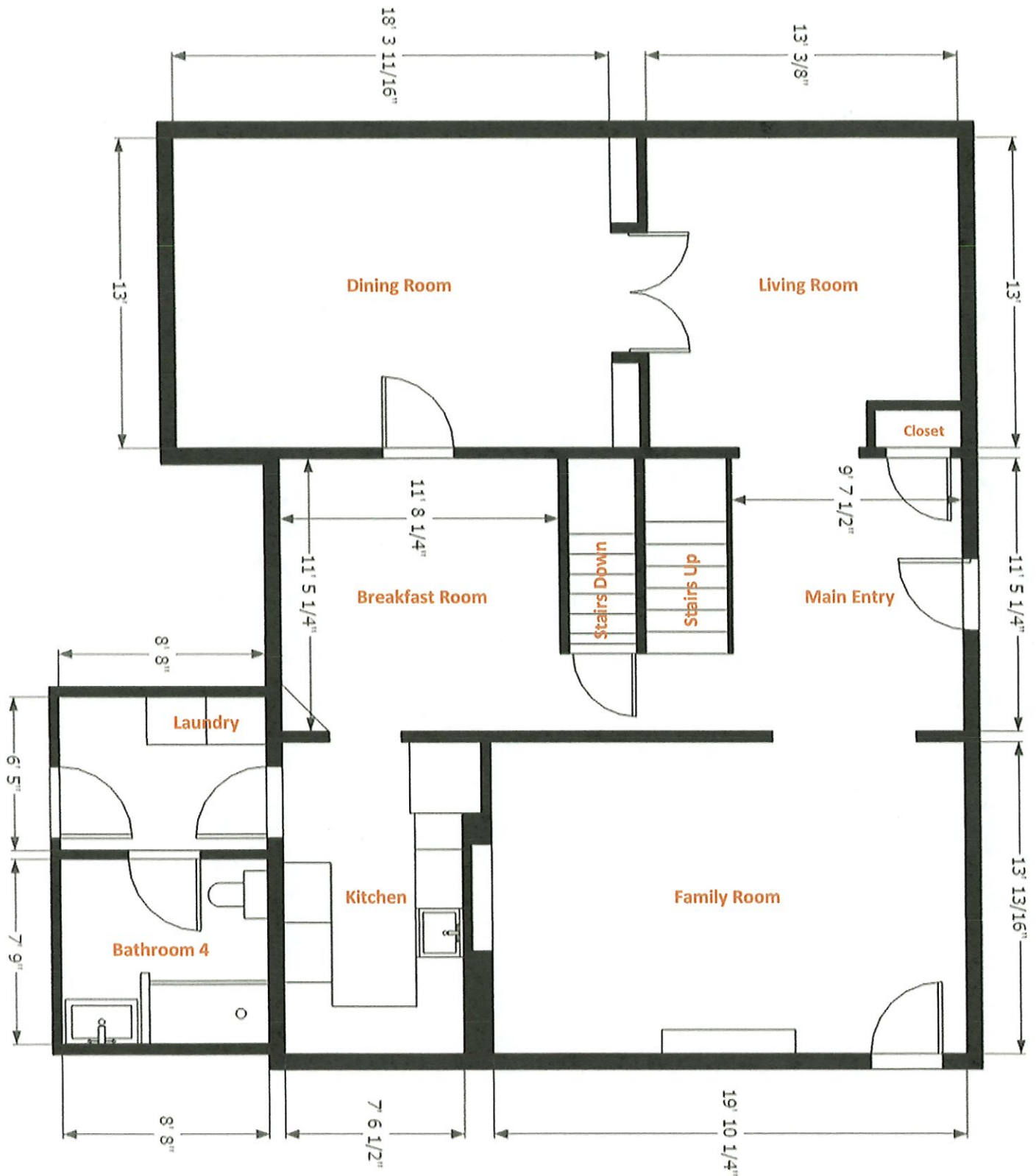
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514 S Royal Ave, Unit "A" - Ground Floor

Sunny, Lovable 5 Bedroom, 4 Bathroom Historic House with Laundry and Storage

Approx. 2400 sf, Entry Facing S. Royal Ave.



514 S Royal Ave, Unit "A" - Second Floor

Sunny, Lovable 5 Bedroom, 4 Bathroom Historic House with Laundry and Storage

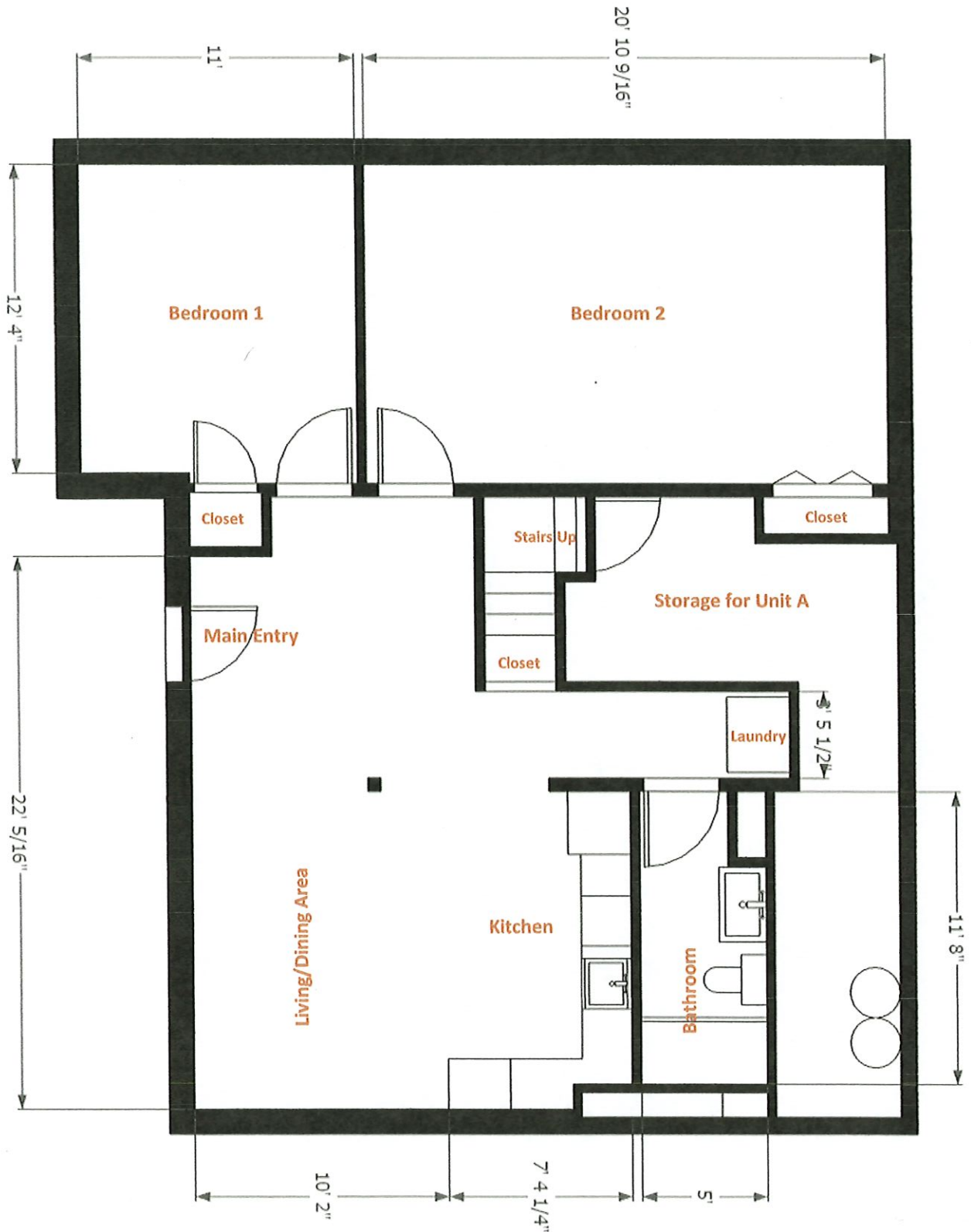
Approx. 2400 sf, Entry Facing S. Royal Ave.



514 S Royal Ave, Unit "B" - Basement

Cheerful 2 Bedroom, 1 Bathroom Dwelling Unit with Laundry and Spacious Kitchen Area

Approx. 850 sf, Entry Facing Proctor Lane



**CONSENT AGENDA TO ADVERTISE FOR
PUBLIC HEARING**

**2400200 – SPECIAL USE PERMIT
512 S. ROYAL AVENUE**



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

SPECIAL USE PERMIT REQUEST

Application # 2400200

APPLICANT:

NAME EDWIN S. WRIGHT PHONE 703-346-6844
ADDRESS 4151 GOONEY MANOR LOOP BROWNTOWN VA 22610
E-MAIL edwinwright@manorlineranch.com

PROPERTY OWNER:

NAME STONE'S THROW HOSPITALITY LLC PHONE 703-346-6844
ADDRESS 4151 GOONEY MANOR LOOP BROWNTOWN VA 22610
E-MAIL edwinwright@manorlineranch.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 512 S ROYAL AVE
TAX MAP 20A7 SECTION 9 BLOCK B LOT 9, 10, 11
SUBDIVISION NAME POTTS SUB ACREAGE .152
ZONING DISTRICT C-1

REQUEST

PROPOSED USE OF PROPERTY RESIDENTIAL DWELLING UNIT
SPECIFIC SPECIAL USE PERMIT REQUEST DWELLING UNIT ON GROUND
FLOOR.

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" and provide a digital copy)
2. Site Plan Application
3. Application Fee of \$400.00 PAID CASH Receipt # Date Paid 3/8/24
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.

Applicant Signature Edwin Wright Date 8 March 24

Property Owner Signature Edwin Wright Date 8 March 24

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.

RECEIVED
MAR 08 2024

TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT

A.J. SIMONPIETRI, JR. & GRACE C. SIMONPIETRI ACQUIRED THE PROPERTY SHOWN HEREON AT THE FOLLOWING DEEDS

POTTS SUBDIVISION LOT 15 (LESS 5' OFF THE REAR)
DEED BOOK 75 PAGE 460

POTTS SUBDIVISION LOT 14
DEED BOOK 82 PAGE 13

POTTS SUBDIVISION LOTS 11, 12, 13 & PART OF LOT 11
DEED BOOK 107 PAGE 446

POTTS SUBDIVISION LOTS 9, 10 & REMAINDER OF LOT 11
DEED BOOK 228 PAGE 450

STEELE SUBDIVISION LOTS 1-9 BLOCK 1
DEED BOOK 182 PAGE 160

NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.

THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP 2047 9 B 9, 10, 11, 11A, 12, 13, 14 & 15 AND 204715 1, 2, 3, 4, 5, 6, 7, 8 & 9.

SURVEY REFLECTS HIGHWAY TAKING RECORDED IN DEED BOOK 435 PAGE 835 AND CONFRONTATION ORDER #9505633. HIGHWAY PROJECT NUMBER 0340-112-102, RW201.

S. ROYAL STREET
ROUTE 340
VARIABLE WIDTH RIGHT-OF-WAY

TOURIST STREET
40' RIGHT-OF-WAY

STEELE AVENUE
VARIABLE WIDTH RIGHT-OF-WAY

PROCTOR LANE
15' WIDE ALLEY

PLAT SHOWING
BOUNDARY SURVEY
ON THE

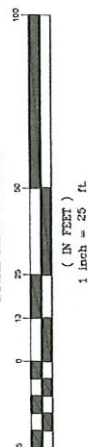
**DON F. SIMONPIETRI
et al PROPERTIES**

WILL #9800084
TOWN OF FRONT ROYAL
WARREN COUNTY, VIRGINIA
SCALE: 1"=25' APRIL 14, 2021

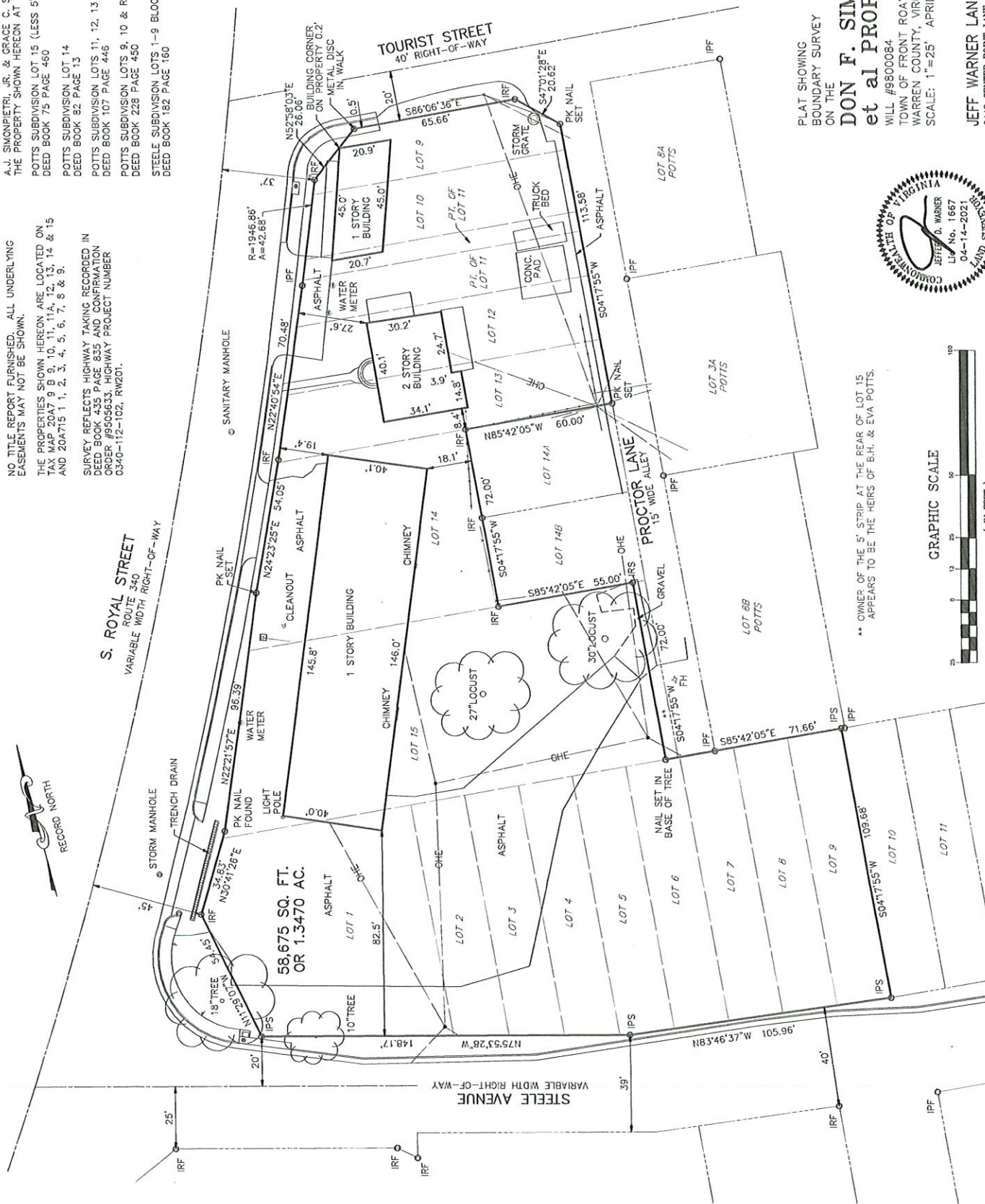
JEFF WARNER LAND SURVEYING, INC.
9442 CENTER POINT LANE MANASSAS, VA. 20110
(703) 369-5249 FAX (703) 369-5783



GRAPHIC SCALE

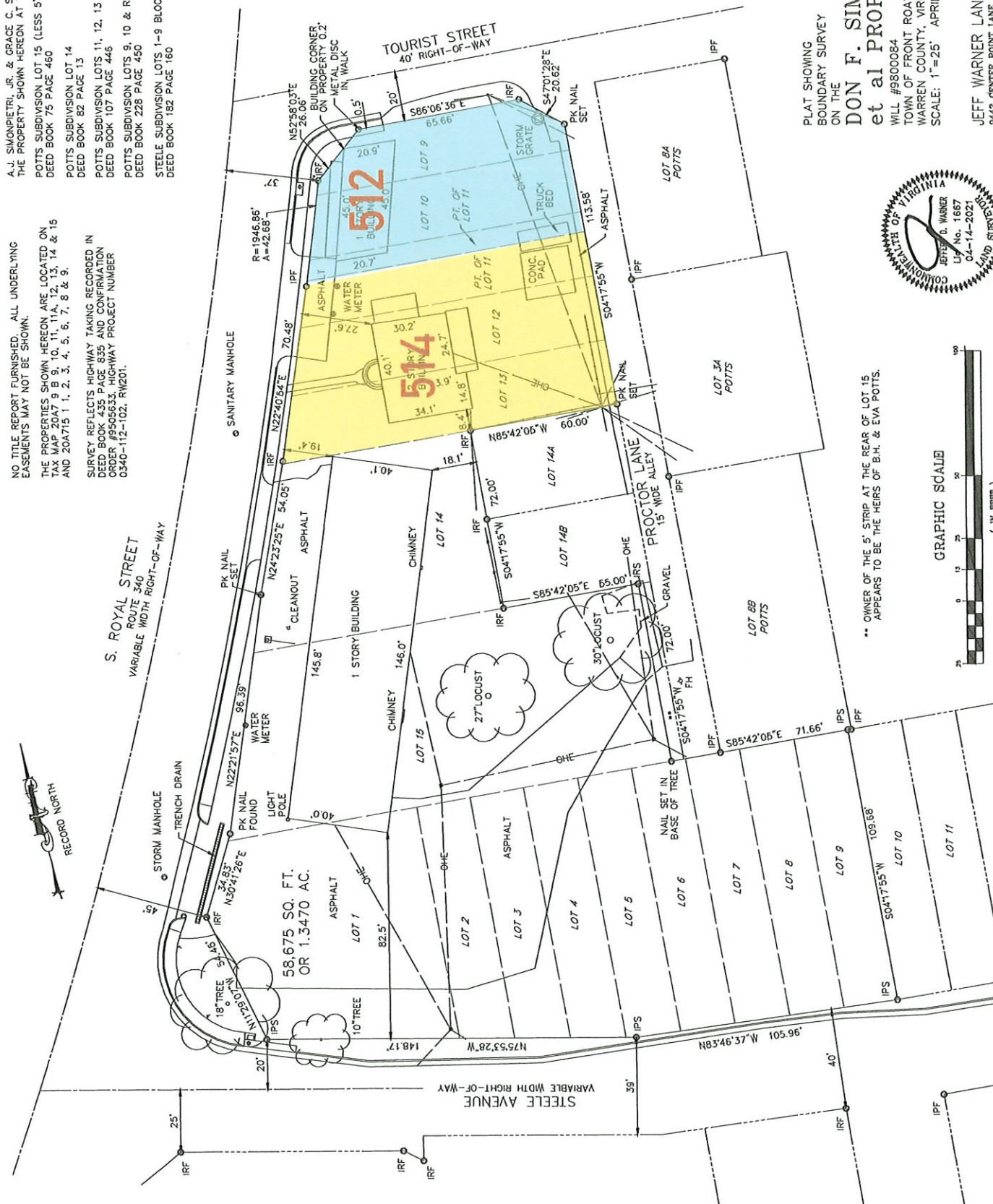


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PLAT SHOWING
 BOUNDARY SURVEY
 ON THE
 DON F. SIMONPIETRI
 et al PROPERTIES

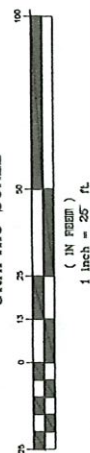
WILL #9800084
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 WARREN COUNTY, VIRGINIA
 SCALE: 1"=25' APRIL 14, 2021

JEFF WARNER LAND SURVEYING, INC.
 9442 CENTER POINT LANE MANASSAS, VA. 20110
 (703) 389-5249 FAX (703) 389-5783



** OWNER OF THE 5' STRIP AT THE REAR OF LOT 15
 APPEARS TO BE THE HEIRS OF B.H. & EVA POTTS.

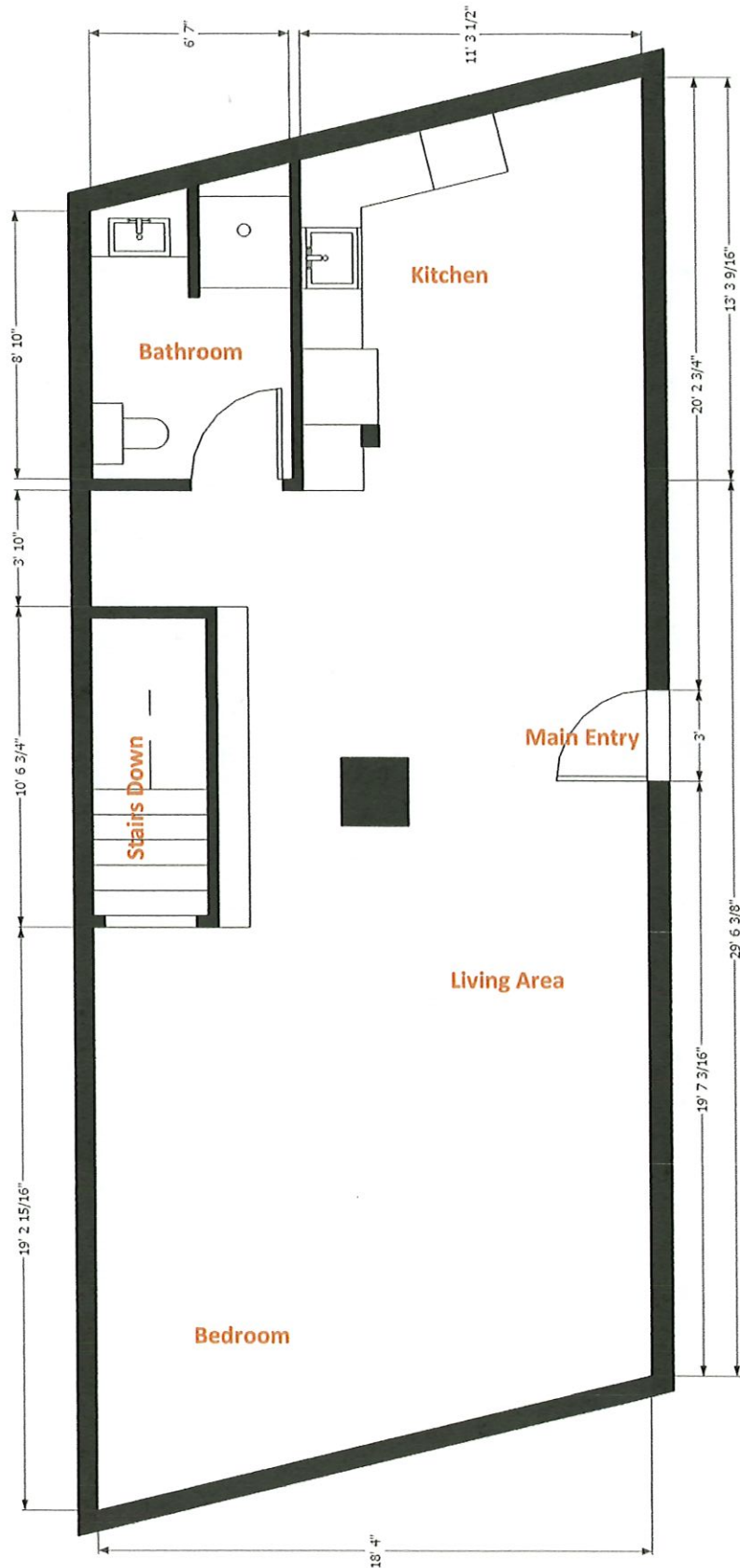
GRAPHIC SCALE



512 S Royal Ave, Unit "A"

Open Floor Plan, Spacious Dwelling Unit—One Bedroom, One Bathroom

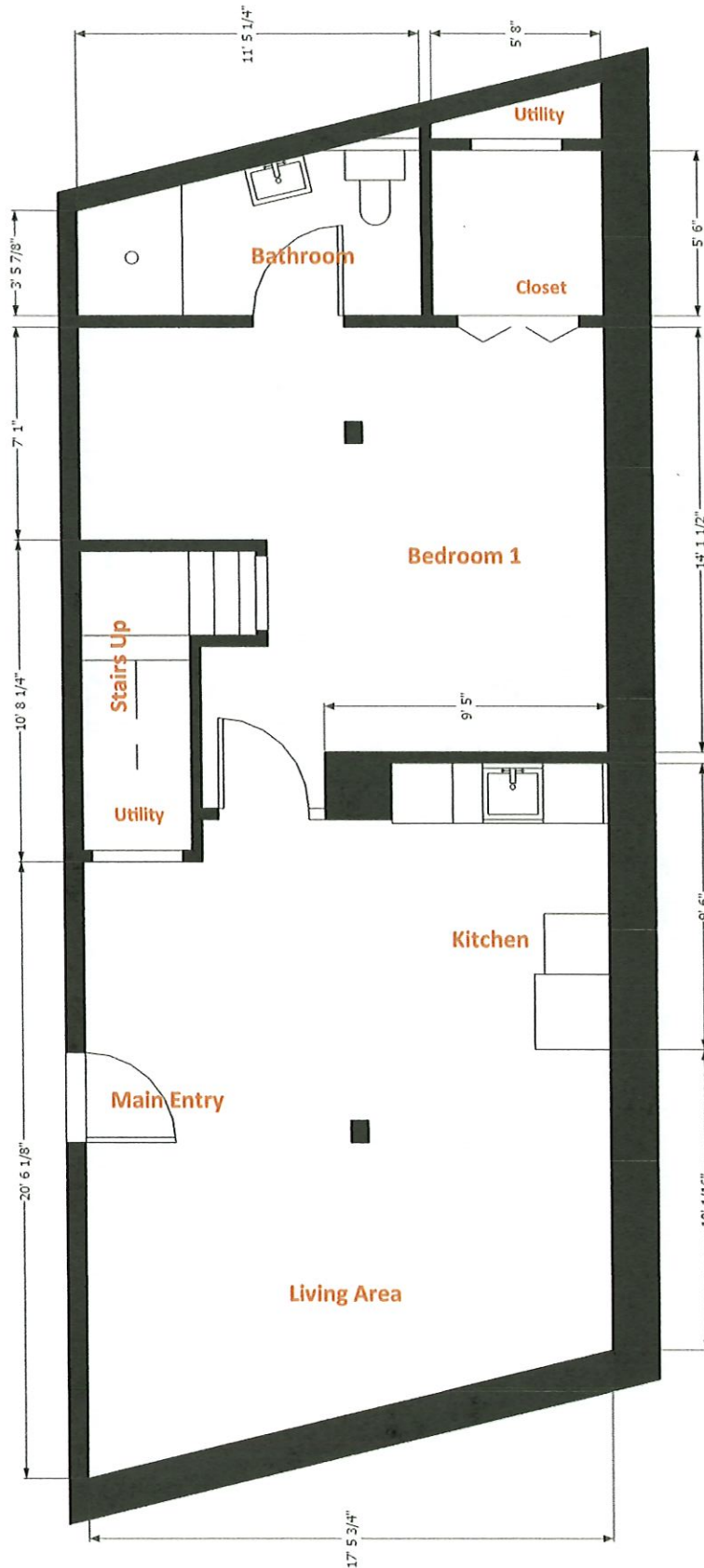
Approx. 750 sf, Entry Facing S. Royal Ave.



512 S Royal Ave, Unit "B"

Quiet One Bedroom, One Bathroom Dwelling Unit with Large Closet in Walk-Out Basement

Approx. 700 sf, Entry Facing Proctor Lane



**CONSENT AGENDA TO ADVERTISE FOR
PUBLIC HEARING**

**2400201 – SHORT TERM RENTAL
331 KERFOOT AVENUE**

#2400201



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: Chris King-Archer PHONE: 703-887-8917
ADDRESS 331 Kerfoot Ave
E-MAIL chriskingarcher@gmail.com

PROPERTY OWNER:

NAME: Chris King-Archer PHONE: 703-887-8917
ADDRESS 331 Kerfoot Ave
E-MAIL chriskingarcher@gmail.com

PROPERTY DESCRIPTION:

PROPERTY ADDRESS chriskingarcher@gmail.com
TAX MAP 20A6 7.91 SECTION 7 BLOCK 9 LOT 1#2
SUBDIVISION NAME L1 & 2 VISCOSE CITY
ZONING DISTRICT FORK - TOWN ACREAGE 0.172
SPECIFIC SPECIAL USE PERMIT REQUEST Short Term Rental

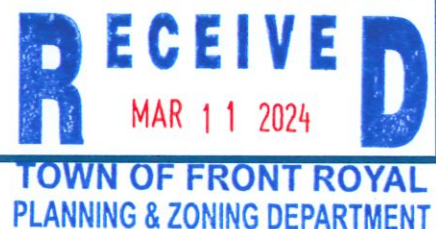
☒ Whole house rental ☐ Partial rental, # of rooms rented _____
☒ Primary Residence ☐ Secondary Residence

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.
- ☒ 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 # _____ Date Paid _____

IN CASE OF AN EMERGENCY

Revised 12/21/2022



If there is an emergency, or there are questions in regard to the property, please contact (owner) Chris King-Archer
at (phone number) 7038878917 or (property manager) _____
at (phone number) _____.

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 8 People and 4 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

Minimum available parking is 2 vehicle(s) 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)

On Driveway

- 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 - curb

CHECK-IN & CHECK-OUT

Revised 12/21/2022

Provide details

Check in 3pm, Check out 10am

WIFI/PHONE/ETC

Provide details for special amenities if available

Wifi, Smart TV,

SPECIFIC PROPERTY DETAILS

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

0.172 Acres, Fully stocked kitchen, Central HVAC system, Coffee Maker

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

No events or parties
No smoking

As per 175-3

Revised 12/21/2022

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:  03/08/2024 | 11:30:48 EST

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.

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

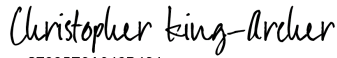
planning@frontroyalva.com

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

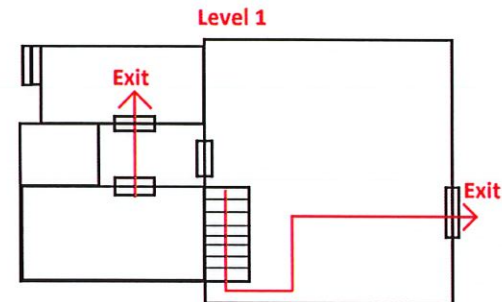
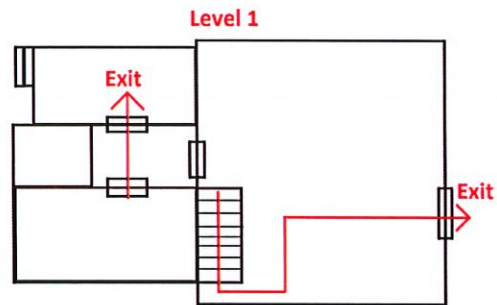
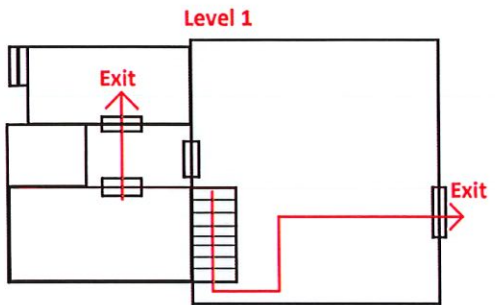
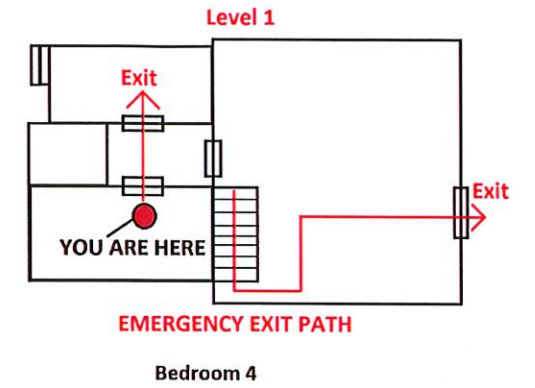
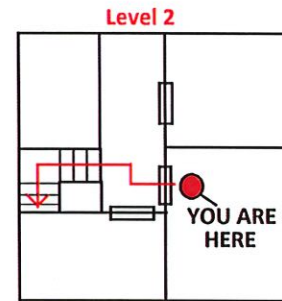
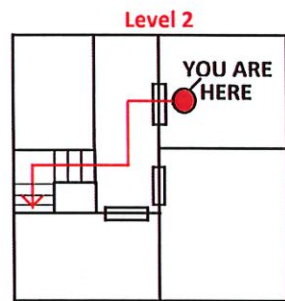
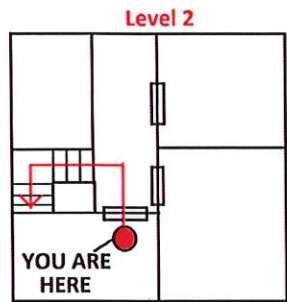
To Whom it may concern:

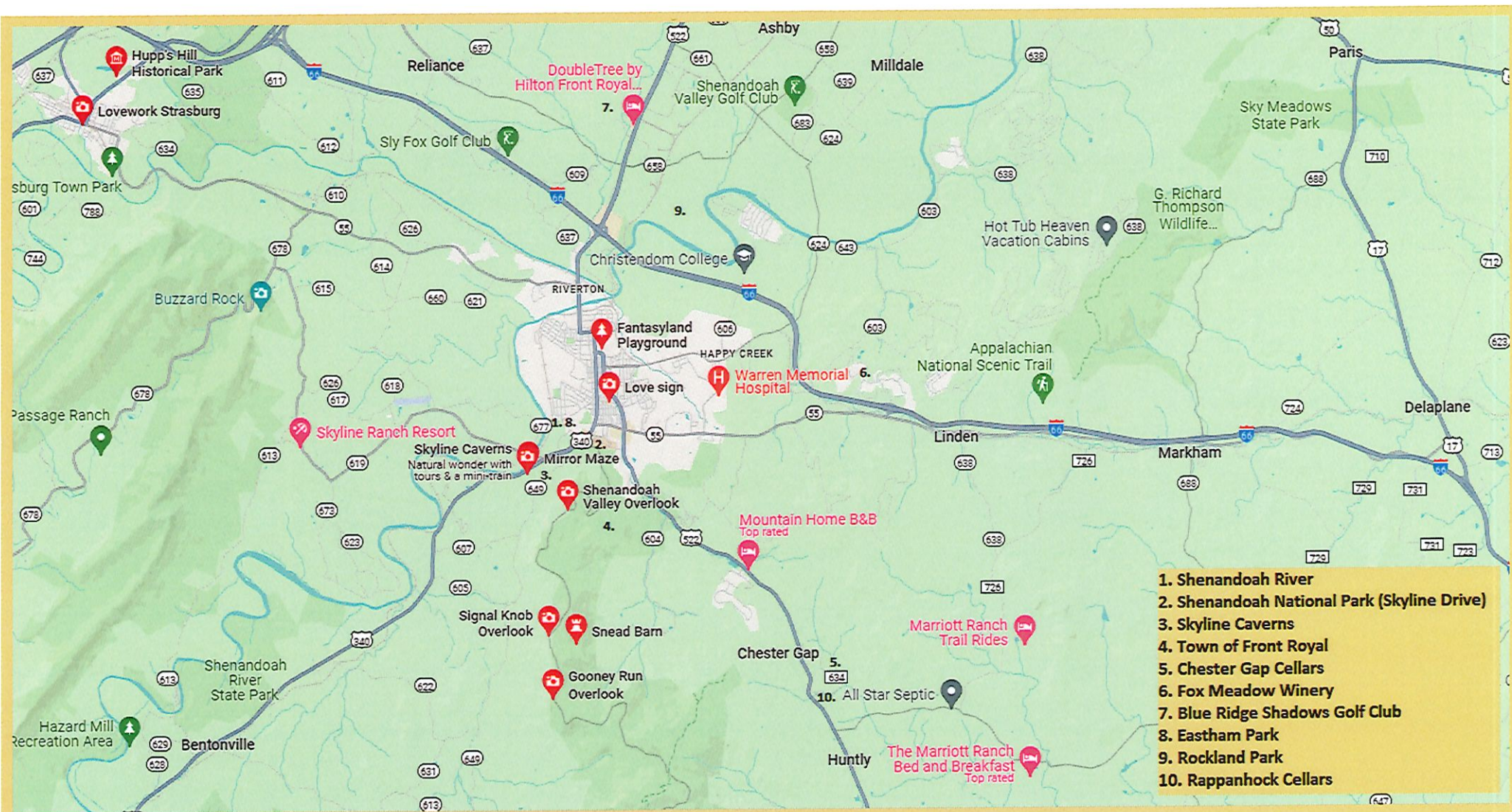
Please take this letter as written consent to give the Town of Front Royal admittance for compliance for the special use permit application request for Short Term Rental of 331 Kerfoot Ave, Front Royal, Virginia, 22630.

Thank you,
Chris King-Archer
Owner/Manager
Ph: 703 887 8917

DocuSigned by:

27995E9A846B404...

03/08/2024 | 11:30:48 EST





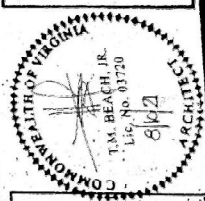
drawings, arrangements, and alterations, and be used or disclosed to any person, firm or corporation for any purpose without written permission from Thomas M. Beach, Jr. AIA

0.002-1 Thomas M. Beach, Jr.

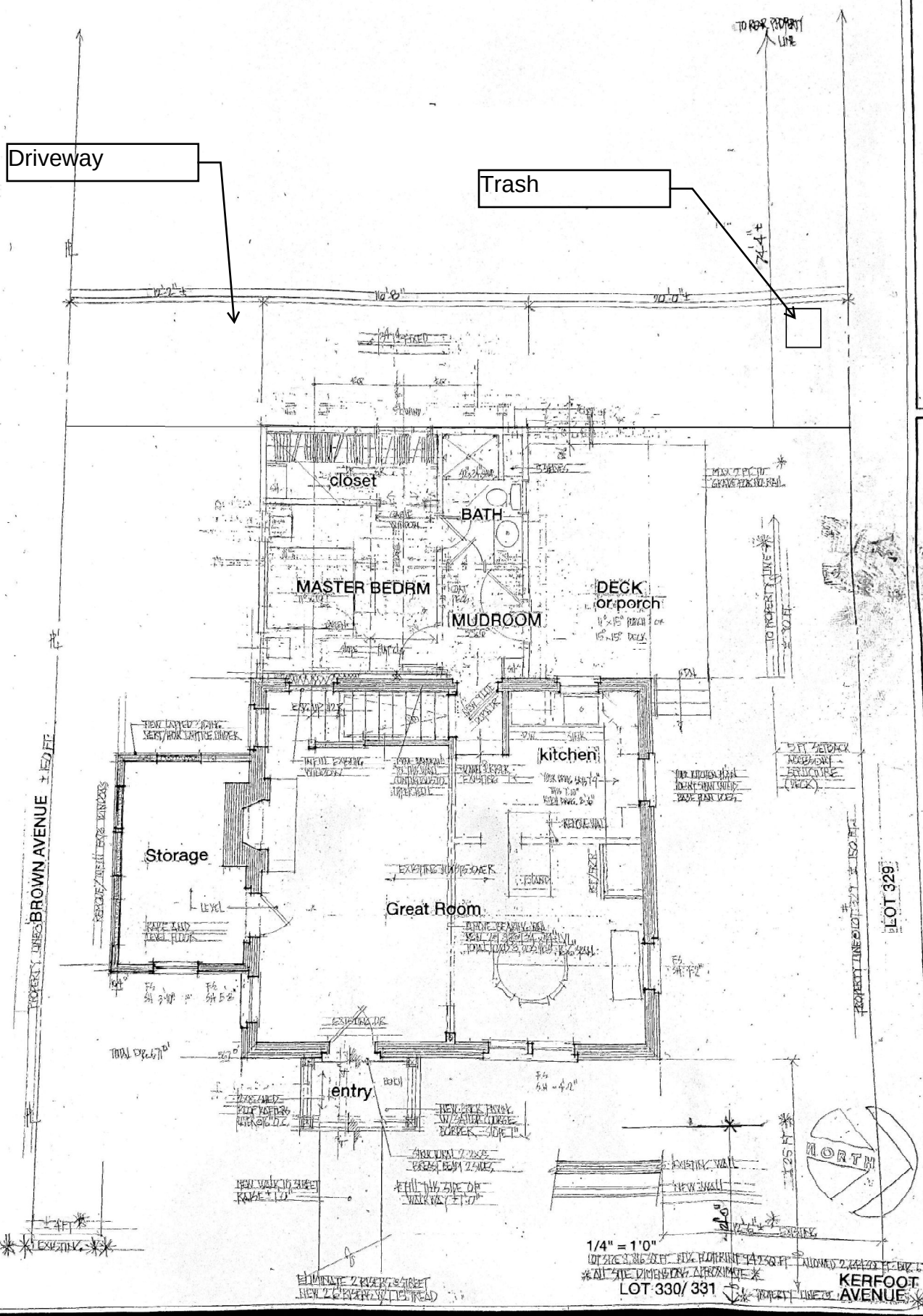
Proposed ADDITIONS and ALTERATIONS for
Mr. and Mrs. BRYANT BEACH
 331 KERFOOT AVENUE FRONT ROYAL, VIRGINIA

ARCHITECTURE STUDIO
THOMAS M. BEACH, JR. AIA

PO BOX 698
 UPPERVILLE, VIRGINIA 20184
 TOMMYIA2@GMAIL.COM
 540-539-2046



date: 10/10/2011
 scale: 1/4" = 1'-0"
 drawn by: TAB
 revised:



331 Kerfoot Ave Property Management Plan:

1. Emergency Contact information:
 - 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
 - Owner: Chris King-Archer 703 887 8917
2. 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. (Please see attached noise ordinance)
3. Parking:

2-3 Vehicles on the driveway with additional street parking
4. Trash:

All trash and recycling shall be placed in containers located on the driveway.
Trash is collected every Tuesday on the curbside at the end of the driveway.
5. Check in and Check out:

Check in time – 3pm, Check out time – 10am
6. Special amenities:

Include wifi and smart TV
7. Special Property Details:

Site area: 0.172 Acres, Fully stocked kitchen, central hvac system, coffee maker
8. Area attractions:

Please see attached map
9. Property regulations:

No events or parties.
No Smoking
10. Property Management/Maintenance:

The property will be managed and maintained by the owner including trash and clean up. I will be the point of contact, should any issues arise I will act immediately. There should not be any impact on the neighborhood. Security cameras and noise monitoring will ensure this along with vetting guest requests.

This is our primary family home and renting will occur approximately one long weekend per month. Our guest will predominantly be families visiting the area or attending family events such as weddings and graduations.

If there are any questions or concerns please call me on 703 887 8917.

11. Maximum number of occupants – 8. No more than 2 adults in each bedroom.

12. Safety:

Fire extinguisher location: Kitchen

Emergency Exit Plans: Located in Bedrooms. Exit via front or back door on main level.

All outdoor burning shall be in compliance with Chapter 78 of the Town of Front Royal Code (see attached).

140.1	63
140.2	62
140.3	61
140.4	60
140.5	59
140.6	58
140.7	57
140.8	56
140.9	55
141.0	54
141.1	53
141.2	52
141.3	51
141.4	50
141.5	49
141.6	48
141.7	47
141.8	46
141.9	45
142.0	44
142.1	43
142.2	42
142.3	41
142.4	40
142.5	39
142.6	38
142.7	37
142.8	36
142.9	35
143.0	34
143.1	33
143.2	32
143.3	31
143.4	30
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143.6	28
143.7	27
143.8	26
143.9	25
144.0	24
144.1	23
144.2	22
144.3	21
144.4	20
144.5	19
144.6	18
144.7	17
144.8	16
144.9	15
145.0	14
145.1	13
145.2	12
145.3	11
145.4	10
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145.6	8
145.7	7
145.8	6
145.9	5
146.0	4
146.1	3
146.2	2
146.3	1

AVE.

146.4	30
146.5	29
146.6	28
146.7	27
146.8	26
146.9	25
147.0	24
147.1	23
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147.3	21
147.4	20
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148.0	14
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148.2	12
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149.0	4
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149.2	2
149.3	1

AVE.

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150.8	16
150.9	15
151.0	14
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151.4	10
151.5	9
151.6	8
151.7	7
151.8	6
151.9	5
152.0	4
152.1	3
152.2	2
152.3	1

SALEM

AVE.

152.4	30
152.5	29
152.6	28
152.7	27
152.8	26
152.9	25
153.0	24
153.1	23
153.2	22
153.3	21
153.4	20
153.5	19
153.6	18
153.7	17
153.8	16
153.9	15
154.0	14

INDUSTRIAL

154.4	30
154.5	29
154.6	28
154.7	27
154.8	26
154.9	25
155.0	24
155.1	23
155.2	22
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155.4	20
155.5	19
155.6	18
155.7	17
155.8	16
155.9	15
156.0	14

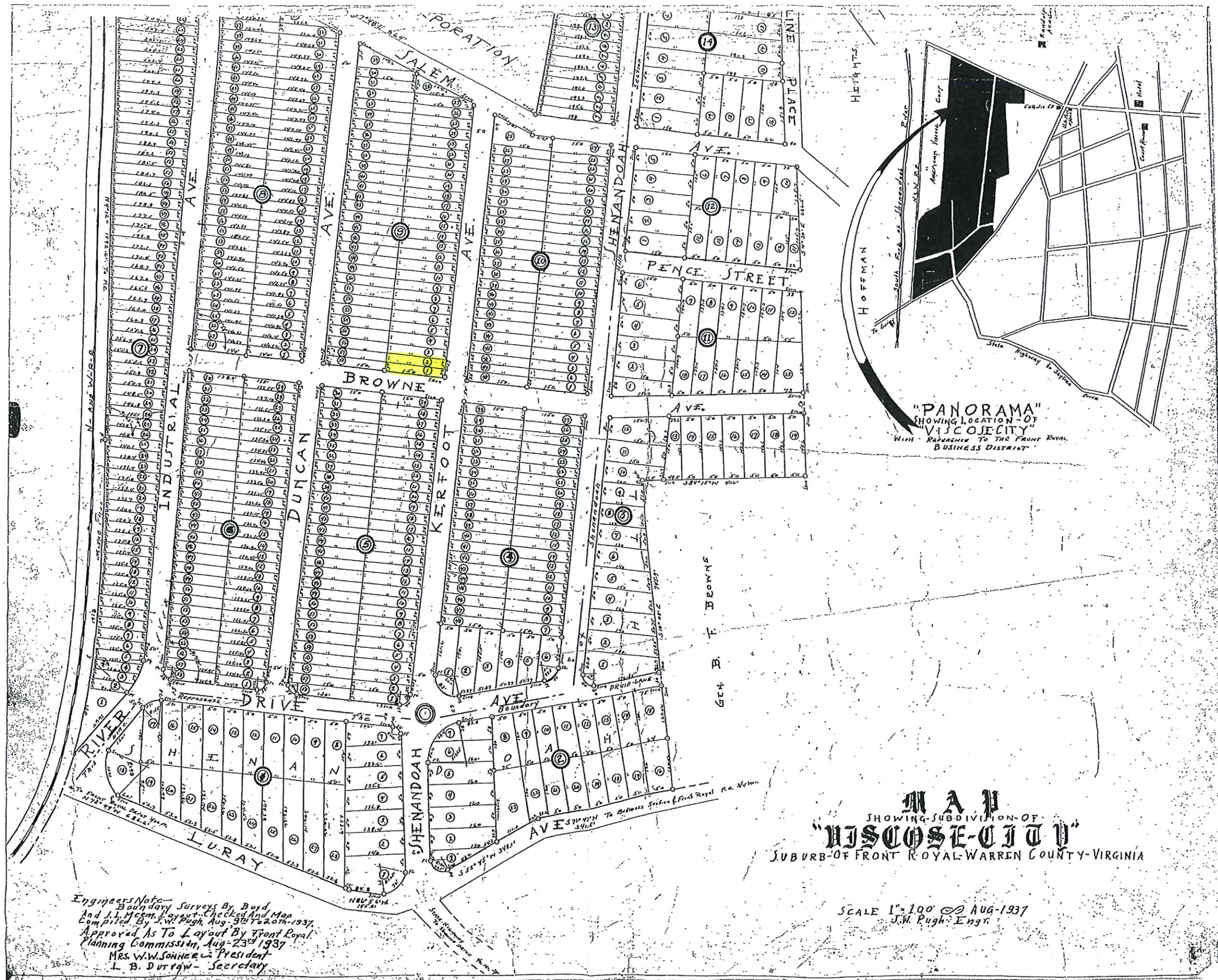
DUNCAN

156.4	30
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157.2	22
157.3	21
157.4	20
157.5	19
157.6	18
157.7	17
157.8	16
157.9	15

BROWNE

KERFOOT

158.4	30
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158.8	26
158.9	25
159.0	24
159.1	23
159.2	22
159.3	21
159.4	20
159.5	19
159.6	18
159.7	17
159.8	16
159.9	15



Chapter 78**FIRE PREVENTION****Sections:**

- 78-1 OPEN BURNING**
- 78-2 BLASTING**
- 78-3 ADOPTION OF STANDARDS; CONDITIONS**
- 78-4 WHEN AND WHERE COPIES AVAILABLE**
- 78-5 MODIFICATIONS**
- 78-6 APPEALS**
- 78-7 NEW MATERIALS, PROCESSES OR OCCUPANTS**
- 78-8 VIOLATIONS AND PENALTIES**
- 78-9 RECOGNITION**

Adopted by the Town Council of the Town of Front Royal 4-23-73(*Chapter 10 of the 1965 Code*). Other Amendments noted where applicable.

78-1 OPEN BURNING

A. It shall be unlawful for any owner or lessee 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 cleared around the same, to prevent the spread of such fire to lands other than those owned or leased by him. It shall also be unlawful for any employee of any such owner or lessee 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 shall have taken similar precautions to prevent the spread of such fire to any other land.

B. During the period beginning March 1 and ending May 15 of each year, 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 procure another to set fire to any brush, 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.m. and 12:00 midnight. The provisions of this subsection shall not apply to fires set on rights-of-way of railroad companies by their duly authorized employees.

C. Any person violating any provision of this section shall, upon conviction, be fined not less than ten dollars (\$10.) nor more than one hundred dollars (\$100.) for each separate offense.

78-2 BLASTING

It shall be unlawful for any person to permit any blast to be discharged, either by himself or his agents or employees, without having the blast so confined or protected as to prevent the escape of rock or earth.

78-3 ADOPTION OF STANDARDS; CONDITIONS

There is hereby adopted as the Fire Prevention Code of the town, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the "Fire Prevention Code," recommended by the National Board of Fire Underwriters, being particularly the 1960 Edition thereof and the whole thereof, and such Fire Prevention Code is hereby adopted and incorporated as fully as if set out at length herein; and, from the date on which the Code of the Town of Front Royal, Virginia, shall take effect, the provisions thereof shall be controlling within the limits of the town, provided that:

A. Whenever the word "municipality" is used in the Fire Prevention Code hereby adopted, it shall mean the Town of Front Royal.

B. Wherever the term "Chief of the Fire Department" is used in the Fire Prevention Code hereby adopted, it shall mean the Building Inspector.

C. Wherever the term "Corporate Counsel" is used in the Fire Prevention Code hereby adopted, it shall be held to mean the Town Attorney.

D. The limits referred to in Section 12.6b of the Fire Prevention Code hereby adopted, in which storage of explosives and blasting agents is prohibited, shall be as provided by the Council.

E. The limits referred to in Section 16.22a of the Fire Prevention Code hereby adopted, in which storage of flammable liquids in outside aboveground tanks is prohibited, are hereby established as the fire limits of the town.

F. The limits referred to in Section 16.51 of the Fire Prevention Code hereby adopted, in which new bulk plants for flammable liquids are prohibited, shall be as provided by the council.

G. The limits referred to in Section 21.6a of the Fire Prevention Code hereby adopted, in which bulk storage of liquid petroleum gas is restricted, shall be as provided by council.

H. In the event of conflict between the provisions of the Fire Prevention Code hereby adopted and the provisions of any other ordinance of the town, the more stringent provisions shall prevail.

78-4 WHEN AND WHERE COPIES AVAILABLE

Copies of the Fire Prevention Code adopted by Section 78-3 may be obtained at the office of the Building Inspector in the town during regular business hours.

78-5 MODIFICATIONS

The Building Inspector shall have power to modify any of the provisions of the Fire Prevention Code adopted by Section 78-3 upon application in writing by the owner or lessee, or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter

of such Fire Prevention Code, provided that the spirit of such Fire Prevention Code shall be observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the Building Inspector thereon, shall be entered upon the records of the Fire Department, and a signed copy shall be furnished to the applicant.

78-6 APPEALS

Whenever the Building Inspector shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the Fire Prevention Code adopted by Section 78-3 do not apply or that the true intent and meaning of such Fire Prevention Code have been misconstrued or wrongly interpreted, the person aggrieved may appeal from the decision of the Building Inspector to the Town Council within thirty (30) days from the date of the decision from which the appeal is taken.

78-7 NEW MATERIALS, PROCESSES OR OCCUPANCIES

The Town Manager, the Chief of the Fire Department and the Building Inspector shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies which shall require permits, in addition to those now enumerated in the Fire Prevention Code, adopted by Section 78-3. The Building Inspector shall post such list in a conspicuous place in his office and distribute copies thereof to interested persons.

78-8 VIOLATIONS AND PENALTIES

A. Any person who shall violate any of the provisions of the Fire Prevention Code adopted by Section 78-3 or fail to comply therewith or who shall violate or fail to comply with any order made thereunder or who shall build in violation of any detailed statement of specifications or plans submitted and approved thereunder and from which no appeal has been taken or who shall fail to comply with such an order as affirmed or modified by the Town Council or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.) or by imprisonment for not more than twelve (12) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and, when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

78-9 RECOGNITION

The Front Royal Volunteer Fire Department, Incorporated, and its rescue squad are hereby recognized as an integral part of the official safety program of the Town.

Chapter 106**NOISE****Sections:**

- 106-1 THROUGH 106-4 (RESERVED)**
- 106-5 DECLARATION OF FINDINGS AND POLICY**
- 106-6 DEFINITIONS**
- 106-7 ADMINISTRATION AND ENFORCEMENT**
- 106-8 PROHIBITED NOISE**
- 106-9 MAXIMUM PERMISSIBLE SOUND LEVELS FROM NOISE SOURCES**
- 106-10 OPERATOR OF SOUND-PRODUCING DEVICES IN PLACE OF PUBLIC ENTERTAINMENT OR ASSEMBLY**
- 106-11 USE OF LOUDSPEAKERS FOR ADVERTISING PURPOSES**
- 106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM**
- 106-13 RESPONSIBILITY OF THE PROPERTY OWNER**
- 106-14 EXCEPTIONS FROM CHAPTER**
- 106-15 BUILDING, UTILITY, ROAD CONSTRUCTION AND EXCAVATION OPERATIONS**
- 106-16 TESTING OF METERING DEVICES**
- 106-17 PENALTIES**
- 106-18 SEPARABILITY**

Adopted by the Town Council of the Town of Front Royal 3-11-85. 106-1 through 106-4 were repealed by Ordinance No. 12-04 on 10-11-04. Amendments noted where applicable.

106-1 THROUGH 106-4 (RESERVED)

(Ord. No. 12-04 Repealed 10-11-04-Effective Upon Passage)

106-5 DECLARATION OF FINDINGS AND POLICY

The Town Council hereby finds and declares that excessive sound is a serious hazard to the public health, welfare, peace, safety, and the quality of life; that a substantial body of science and technology exists by which excessive sound may be substantially abated; that the people have a right to and should be ensured an environment free from excessive sound that may jeopardize the public health, welfare, peace, and safety or degrade the quality of life; and that it is the policy of the Town of Front Royal to prevent such excessive sound.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-6 DEFINITIONS

For the purposes of this ordinance, the following words and phrases shall have the meanings respectively ascribed to them by this subsection.

A. **A-WEIGHTED SOUND LEVEL.** The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(a) or dBA.

B. **DAYTIME** The local time of day between the hours of 7:00 A.M. and 10:00 P.M.

C. **DECIBEL (dB).** A unit for measuring the volume of a sound equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (twenty micronewtons per square meter).

D. **dBA** shall mean the sound pressure level as measured on a sound meter set to slow response to the A-weighted scale to approximate the frequency response of the human auditory system.

E. **EMERGENCY WORK** shall mean work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from immediate exposure to danger, including work performed by public service companies when emergency inspection, repair of facilities or restoration of services is required for the immediate health, safety or welfare of the community.

F. **NIGHTTIME.** The local time between the hours of 10:00 P.M. and 7:00 A.M.

G. **NOISE** shall mean any sound which may cause or tend to cause an adverse psychological or physiological effect on human beings.

H. **NOISE SOURCE** shall mean any equipment, motor vehicle, motorcycle or facility, fixed or movable, capable of emitting sound beyond the property boundary of the property on which the equipment is used, but not including motor vehicles or motorcycles operated on public rights-of-way.

I. **SOUND.** An oscillation in pressure, particle displacement, particle velocity or other physical parameter in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristic of such sound including duration, intensity, and frequency.

J. **SOUND LEVEL.** The weighted sound pressure level obtained by the use of an approved sound level meter and the A-frequency weighting network, as specified in American National Standards Institute specifications for sound level meters.

K. **SOUND LEVEL METER** shall mean an instrument to measure sound pressure levels which shall meet or exceed performance standards for a "type two" meter as specified by the American National Standards Institute.

L. **SOUND PRESSURE** shall mean the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-7 ADMINISTRATION AND ENFORCEMENT

The noise control program established by this section shall be enforced and administered by the Chief of Police with the assistance of other Town departments as required.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-8 PROHIBITED NOISE

A. 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 detrimental 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.

B. Specific Acts as Noise Disturbances.

The following acts are declared to be noise disturbances in violation of this Chapter, provided that the acts so specified shall not be deemed to be an exclusive enumeration of those acts which may constitute a noise disturbance under Section 106-8(A):

1. Operating or causing to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys, drainage or public utility systems or parts thereof, and appurtenances thereto in the outdoors between the hours of 9:00 p.m. and 7:00 a.m. the following day, except as provided in Section 106-15.
2. Repairing, rebuilding or modifying any motor vehicle or other mechanical device in residential use districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.
3. The collection of trash or refuse in residential use districts between the hours of 9:00 p.m. and 7:00 a.m. the following day.
4. Loading or unloading trucks in the outdoors within one hundred (100) yards of a residence between the hours of 9:00 p.m. and 7:00 a.m. the following day; provided that this subsection shall not apply to any business that has been in operation at its current location since prior to January 1, 1980.

(Ord. No. 01-06 amended 1-23-06-Effective Upon Passage)

5. Sounding the horn or warning device of a vehicle, except when necessary as a warning during the operation of the vehicle. Sounding of such horn or other device more than once every two (2) minutes in any one town block and with a duration of more than five (5) seconds for any single emission shall be *prima facie* evidence of violation of this section.
6. Operating or permitting the use or operation of any radio receiving set, musical instrument, television, phonograph or any other device for the production of sound, between the hours of

10:00 p.m. and 8:00 a.m. the following day, in such a manner as to be plainly audible across property boundaries or through partitions common to two (2) residences within a building

7. Operating or permitting the operation of any radio, tape player, compact disc player or other device for the production of sound on a public right-of-way or in a public place in such a way that the sound is plainly audible at a distance of fifty (50) feet from such device, whether or not the device is situated within a motor vehicle.

8. Owning, keeping, possessing or harboring any animal which frequently or habitually howls, barks, meows, squawks or makes such other noise as is plainly audible across property boundaries or through partitions common to two (2) residences within a building.

9. The use of any automobile, motorcycle or vehicle so out of repair, so loaded or operated in such a manner as to create loud and unnecessary grating, grinding, rattling or other noises.

10. The discharge of the exhaust of any internal combustion engine into the open air except through a device which will effectively prohibit loud and explosive noises.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-9 MAXIMUM PERMISSIBLE SOUND LEVELS FROM NOISE SOURCES

It shall be unlawful for any person to operate, or permit to be operated, any noise source in such a manner that the noise source emits a sound pressure level which exceeds the limits set forth below when measured on property other than that on which the noise source is located. The category of applicable sound pressure limits shall be determined by the zoning district classification of the property on which the noise is produced. Property which has been specifically determined by the Planning Commission to be within an area designated on the Comprehensive Plan for industrial use shall be deemed to fall into the industrial classification for the purposes of this ordinance, even if the property has not yet been re-zoned.

(Ord. 01-06 Amended 1-23-06-Effective Upon Passage)

Land Use Designation Where Noise is Measured.	Maximum Allowed Noise in Daytime (in dBA)	Maximum Allowed Noise in Nighttime (in dBA)
Agricultural & Residential Zones, A-1,R-1,R1-A,R-2,R-3	60	50
Commercial Zones C-1, C-2, C-3	70	65
Industrial Zones 1-1,1-2	80	80

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-10 OPERATOR OF SOUND-PRODUCING DEVICES IN PLACES OF PUBLIC ENTERTAINMENT OR ASSEMBLY.

It shall be unlawful for any person to operate, or permit to be operated, any loudspeaker or other device for the production of sound in any place of public entertainment or other place of public assembly which produces sound measure levels of ninety (90) dBA of greater at any point that is normally occupied by a person, unless conspicuous and legible signs are located outside such place, near the entrance, stating "WARNING, EXPOSURE TO SOUND ENVIRONMENT WITHIN MAY CAUSE HEARING IMPAIRMENT."

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-11 USE OF LOUDSPEAKERS FOR ADVERTISING PURPOSES

It shall be unlawful for any person to operate for commercial advertising purposes any loudspeaker or other like device or mechanism used to emit sound of any kind, which loudspeaker or other like device or mechanism is attached to or installed in any vehicle, when the vehicle is being driven, drawn, or parked along or upon the streets of the Town.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-12 PROHIBITED NOISE FROM MOTOR VEHICLE SOUND SYSTEM

No person within the Town limits shall operate or permit the use or operation of any radio, tape player, compact disc player, or any other device which produces, reproduces, or amplifies sound in a motor vehicle, in such a manner that the sound can be heard more than fifty (50) feet from the motor vehicle.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-13 RESPONSIBILITY OF THE PROPERTY OWNER

It shall be unlawful for a property owner knowingly to allow the creation of noise prohibited by this Chapter, within the boundaries of his or her property.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-14 EXCEPTIONS FROM CHAPTER

The provisions of this Chapter shall not apply to the following activities:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency or to the emission of sound in the performance of emergency work;
2. Noise caused by or arising out of activities related to repair, maintenance, replacement or alteration of public utility systems or parts thereof, public drainage systems or parts thereof, or streets and highways or parts thereof, and appurtenances thereto, where such activity is

reasonably necessary to further a public safety interest and/or to minimize disruption in the provision of public services, e.g., water, sewer and electric service; or

3. Parades, fireworks displays, and other organized public activities authorized by permit issued by an official of the Town.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-15 BUILDING, UTILITY, ROADCONSTRUCTION AND EXCAVATION OPERATIONS.

A. The erection, including excavation, demolition, alteration or repair of any building in a residential or business district, the performance of any work on a public utility, the performance of any work relating to road construction, and any excavation work on January 1st (New Year's Day), the last Monday in May (Memorial Day), July 4th (Independence Day), the first Monday in September (Labor Day), the fourth Thursday in November (Thanksgiving Day), and December 25th (Christmas Day), or other than between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, is prohibited, except in cases of necessity in the interest, public health, safety and welfare, and then only with a permit from the Town Manager or his designee. This prohibition does not apply to Town employees or to contractors performing work in compliance with the terms and requirements of a Town contract.

B. When one of the regular holidays mentioned in Subsection (a) of this section falls on a Saturday, the preceding Friday shall be declared the holiday. When one of the regular holidays falls on a Sunday, the following Monday shall be declared the holiday.

C. Construction. Notwithstanding any other provision in this Chapter, between the hours of 7:00 a.m. and 8:00 p.m. Monday through Friday, construction, alteration or repair activities that are authorized by a valid Town permit shall be allowed if they meet at least one of the following noise limitations:

1. No individual piece of equipment shall produce a noise level exceeding 85 dB(A) at a distance of twenty-five (25) feet. If the device is housed within a structure on property, the measurement shall be made outside the structure at a distance as close to twenty-five (25) feet from the equipment as possible.

2. The noise level at any point outside of the property planes of the project shall not exceed 90 dBA.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

16-16 TESTING OF METERING DEVICES

In order to implement and enforce this section effectively, the Chief of Police shall, within a reasonable time after the effective date of same, develop and promulgate standards and procedures for testing and validating sound level meters used in enforcement of this section.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-17 PENALTIES

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

B. Each violation and/or day of violation of any provision of this section shall constitute a separate offense.

C. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

106-18 SEVERABILITY

If any provision of this Chapter should be determined by a court of competent jurisdiction to be invalid, such determination shall not affect the validity of the remaining provisions of this Chapter.

(Ord. No. 12-04 Added 10-11-04-Effective Upon Passage)

**CONSENT AGENDA TO ADVERTISE FOR
PUBLIC HEARING**

**2400207 – SPECIAL USE PERMIT
10 S. COMMERCE AVENUE**



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

SPECIAL USE PERMIT REQUEST

Application # 2400 207

APPLICANT:

NAME CCC Enterprises Inc of VA PHONE 610 999 7093
ADDRESS 10 South Commerce Ave Front Royal, VA 22630
E-MAIL baymontfr10@gmail.com

PROPERTY OWNER:

NAME CCC Enterprises Inc of VA PHONE 610 999 7093
ADDRESS 10 South Commerce Ave Front Royal, VA 22630
E-MAIL baymontfr10@gmail.com

PROPERTY DESCRIPTION

PROPERTY ADDRESS 10 S. Commerce Ave. Front Royal VA 22630
TAX MAP 20A8226 SECTION 22 BLOCK LOT 6
SUBDIVISION NAME ACREAGE 1.75
ZONING DISTRICT C1 C-1

REQUEST

PROPOSED USE OF PROPERTY Multi-Family Apartments

SPECIFIC SPECIAL USE PERMIT REQUEST We are seeking to convert a three story motel into a 39 unit apartment building for young professionals. We feel the proximity to downtown is a great location for living and promotes more foot traffic.

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" and provide a digital copy)
2. Site Plan Application
3. Application Fee of \$400.00 Receipt # Date Paid 3/12/24 Check # 1152
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.

Applicant Signature [Signature]

Date 03/11/24

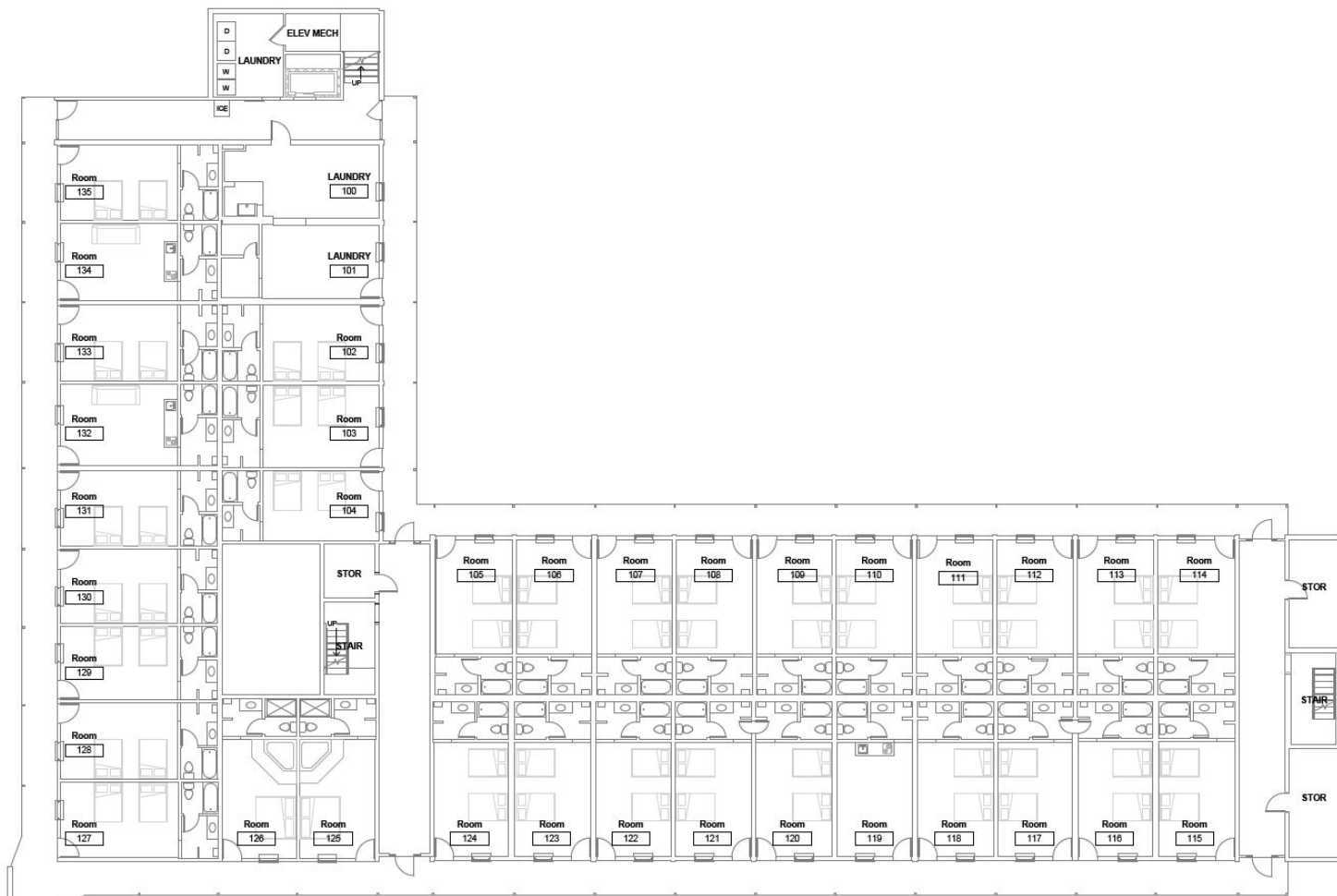
Property Owner Signature [Signature]

Date 03/11/24

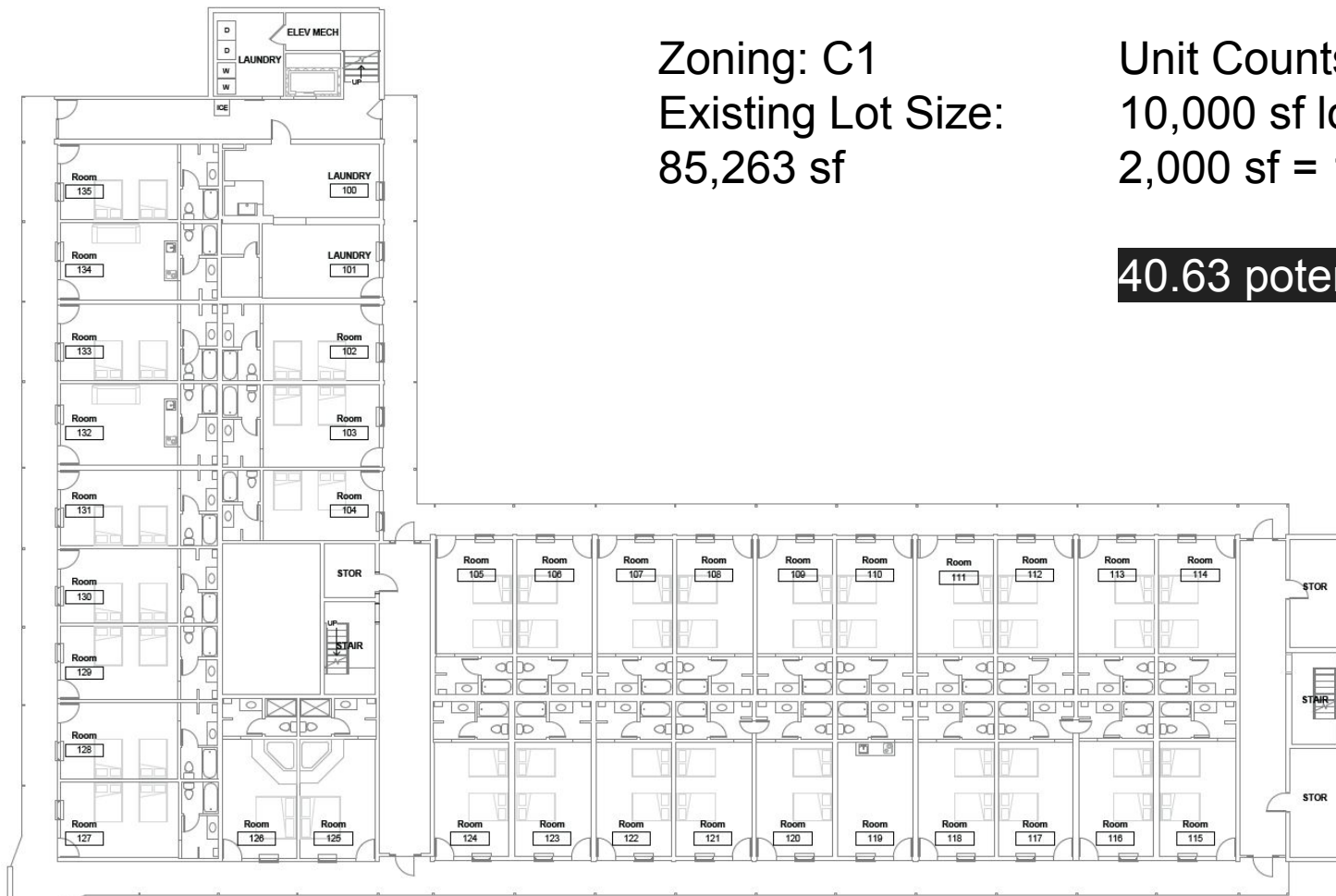
By submitting this application, the applicant grants permission to Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.

The Baymont

Special Use Permit
3.11.2024



Existing Plan



Zoning: C1
Existing Lot Size:
85,263 sf

Unit Counts:
10,000 sf lot = first 3 units
2,000 sf = 1 additional unit

40.63 potential units

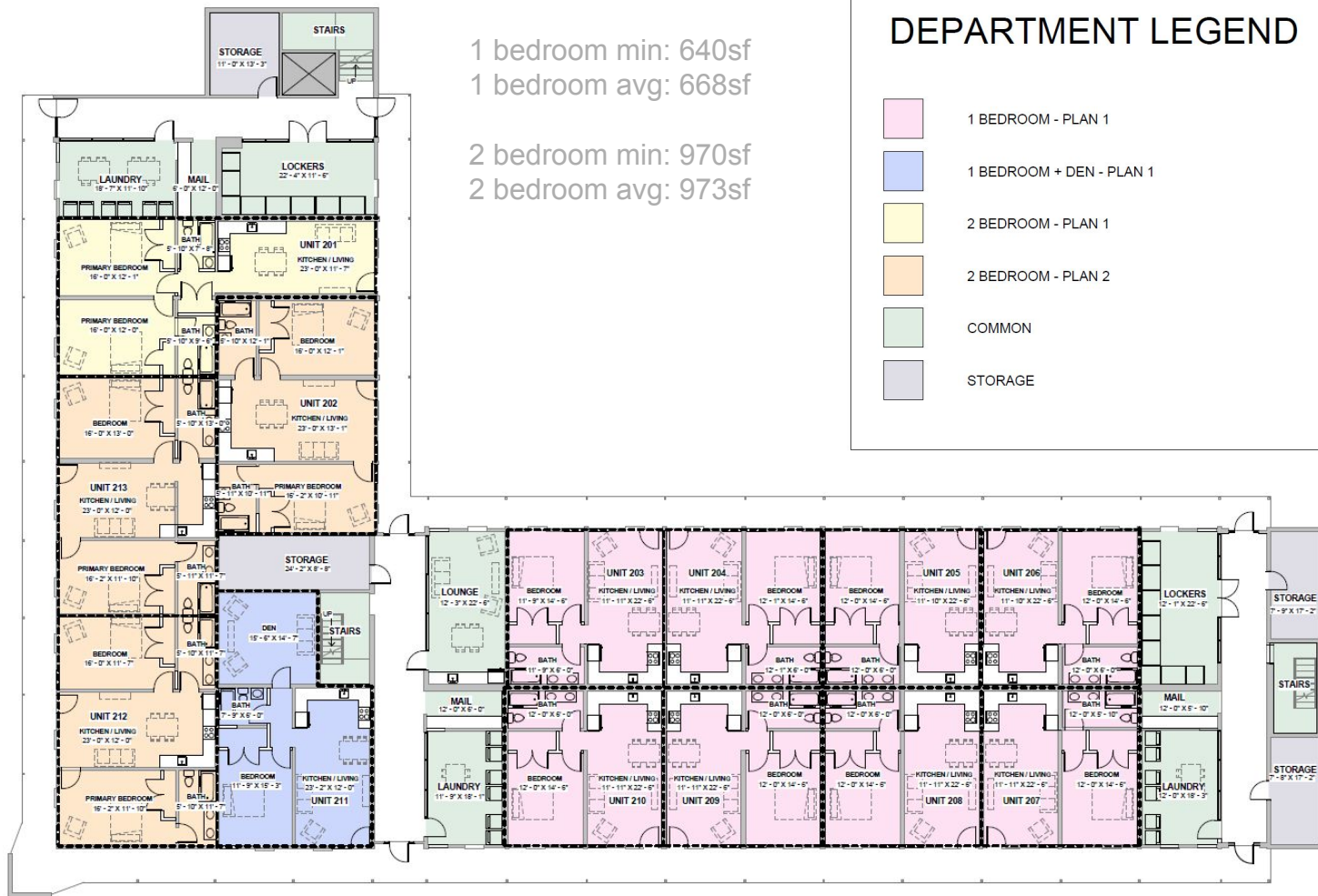
Existing Plan

1 bedroom min: 640sf
1 bedroom avg: 668sf

2 bedroom min: 970sf
2 bedroom avg: 973sf

DEPARTMENT LEGEND

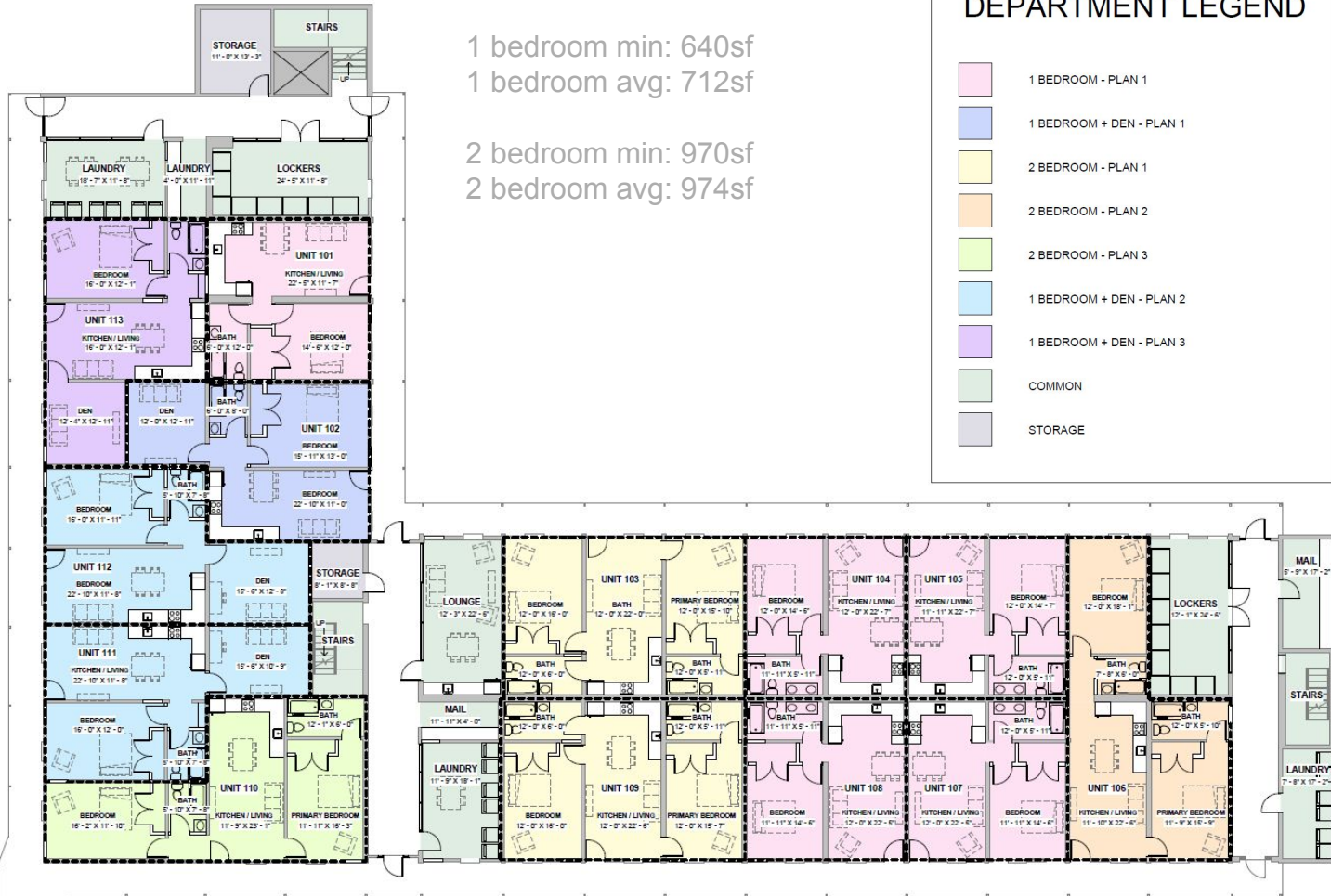
	1 BEDROOM - PLAN 1
	1 BEDROOM + DEN - PLAN 1
	2 BEDROOM - PLAN 1
	2 BEDROOM - PLAN 2
	COMMON
	STORAGE



New Option 1

	1 BEDROOM - PLAN 1
	1 BEDROOM + DEN - PLAN 1
	2 BEDROOM - PLAN 1
	2 BEDROOM - PLAN 2
	2 BEDROOM - PLAN 3
	1 BEDROOM + DEN - PLAN 2
	1 BEDROOM + DEN - PLAN 3
	COMMON
	STORAGE

2 bedroom min: 970sf
2 bedroom avg: 974sf



New Option 2



Existing



Proposed New

**CONSENT AGENDA TO ADVERTISE FOR
PUBLIC HEARING**

**2400208 – SPECIAL EXCEPTION
10 S. COMMERCE AVENUE**

#2400208

RECEIVED
MAR 11 2024TOWN OF FRONT ROYAL
PLANNING & ZONING DEPARTMENT**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>CCC Enterprises Inc of VA</u>	PROPERTY OWNER'S NAME: <u>Sam Sharma</u>
ADDRESS: <u>610 999 7093</u>	OWNER'S ADDRESS: <u>10 South Commerce Ave</u> <u>Front Royal, VA 22630</u>
PHONE NUMBER: <u>BAYMONTFR1P@GMAIL.COM</u>	PHONE NUMBER: <u>610 999 7093</u>
EMAIL: <u>BAYMONTFR1P@GMAIL.COM</u>	EMAIL: <u>BAYMONTFR1P@GMAIL.COM</u>

SECTION A - Property Information

Tax Map No. <u>20A822 6</u>	Zoning District: <u>C-1</u>
Site Address: <u>10 S. Commerce Ave, Front Royal VA 22630</u>	
☐ Entrance Corridor	☐ Historic District
☐ Floodplain	

SECTION B - Details of Request

Project Name: <u>Front Royal Apartments</u>
Special Exception Code Section(s): _____
General Describe of the request (please attached supporting information, such as plats, plans, details, etc.): <u>We are seeking a reduction in parking requirements from 2 spots per unit to 1 spot per unit.</u> <u>We are also seeking a reduction in size from 10'x20' to 9'x18' to use existing parkings spaces.</u> <u>Lastly, we are seeking a reduction on setback for parking along the front in order to use existing parking spaces.</u>

SIGNATURE OF APPLICANT: [Signature]PRINT NAME OF APPLICANT: Sam SharmaDate: 3/7/24SIGNATURE OF PROPERTY OWNER: [Signature]PRINT NAME OF PROPERTY OWNER: Sam SharmaDate: 3/7/24

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)

June 2015.

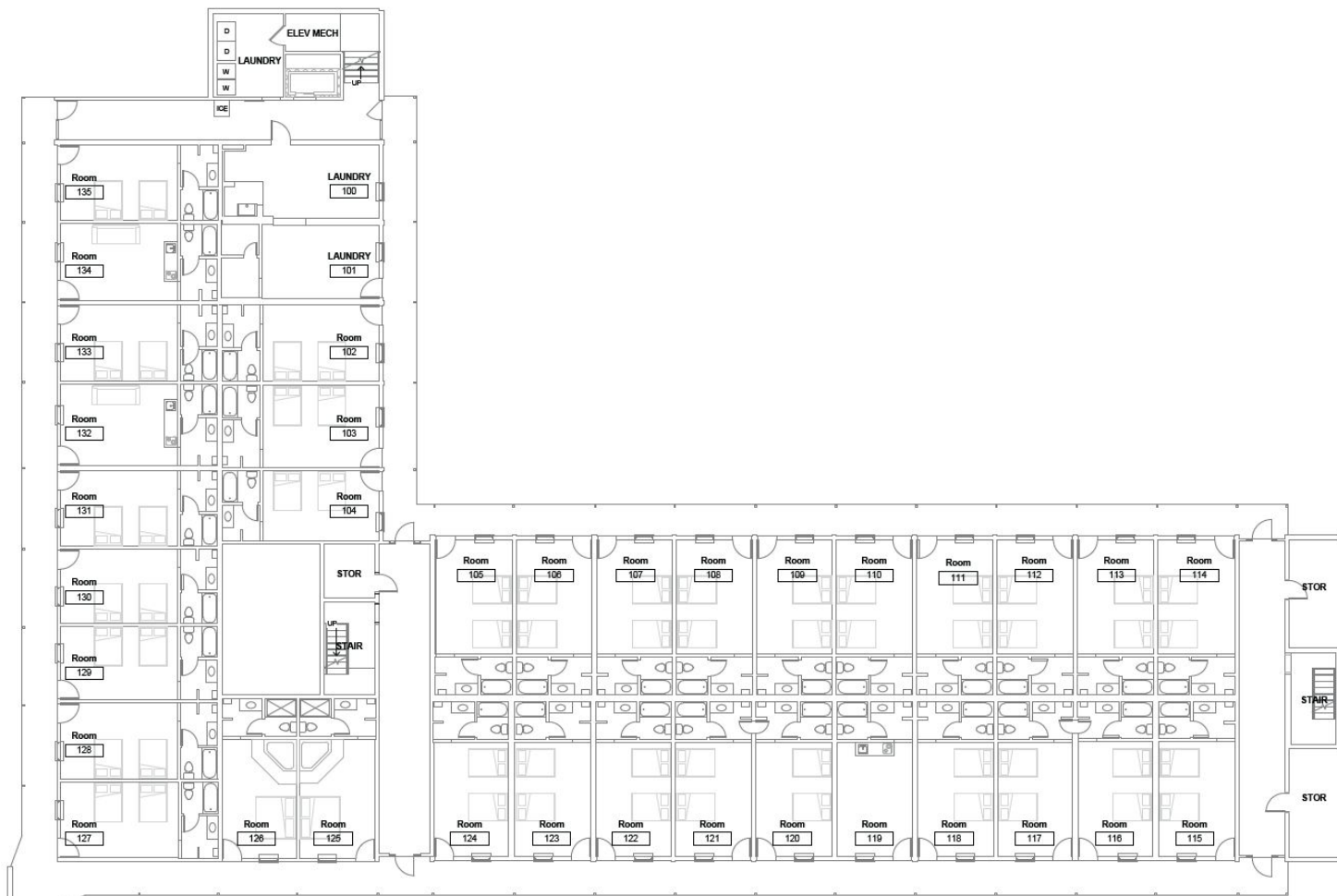
pd. 3/12/24

Check # 1152

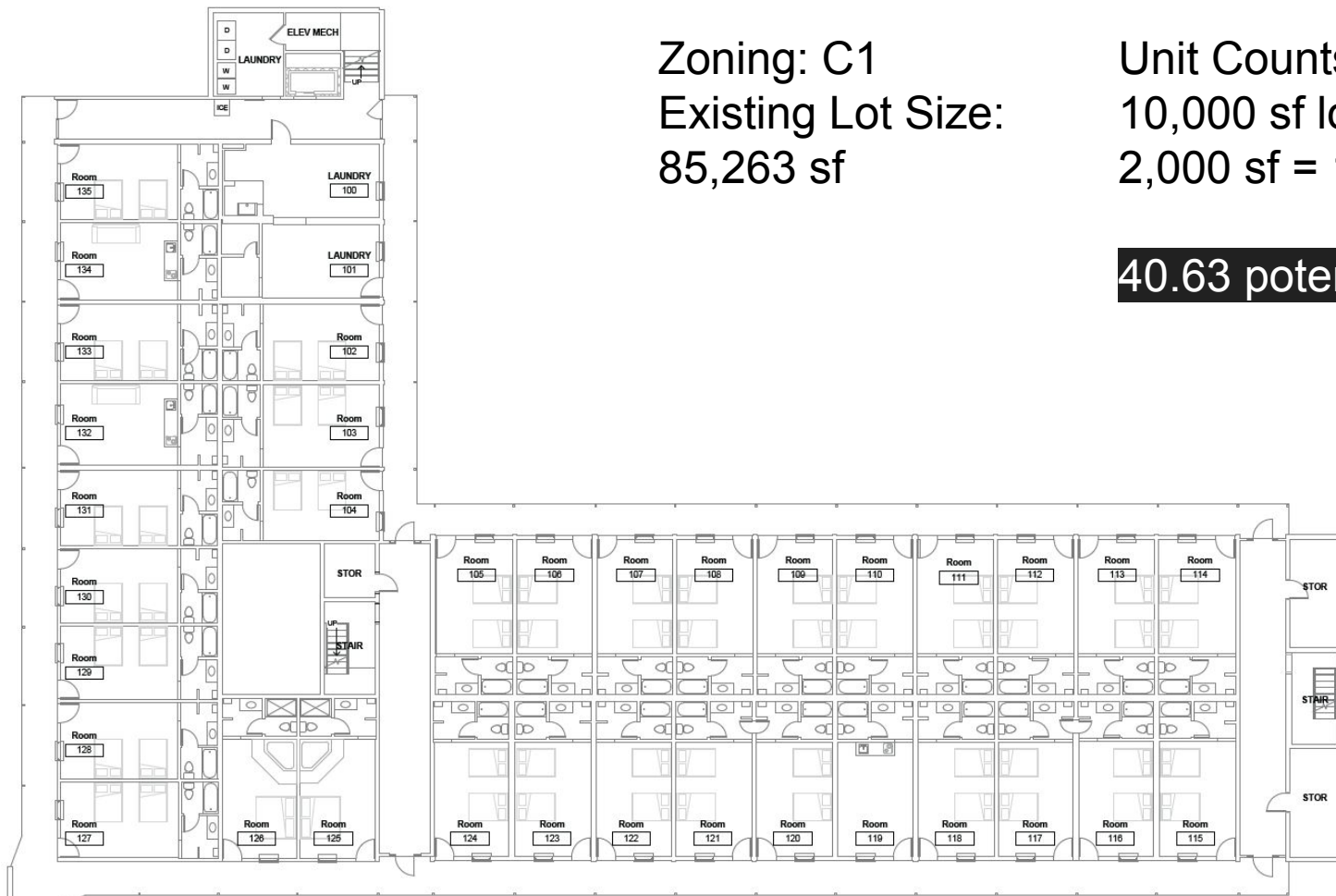
The Baymont

Zoning Special Exception
3.7.2024

Building



Existing Plan



Zoning: C1
Existing Lot Size:
85,263 sf

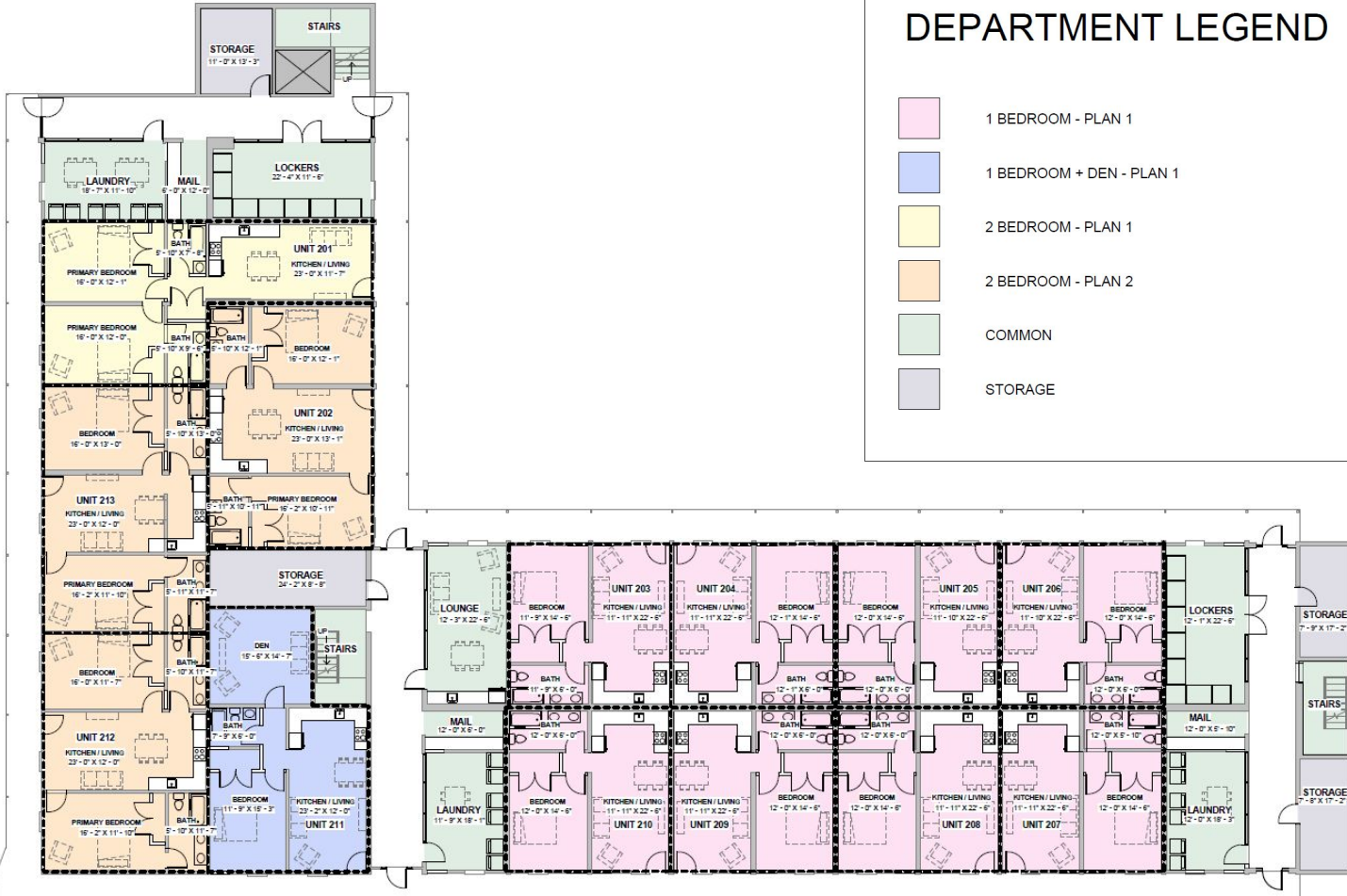
Unit Counts:
10,000 sf lot = first 3 units
2,000 sf = 1 additional unit

40.63 potential units

Existing Plan

DEPARTMENT LEGEND

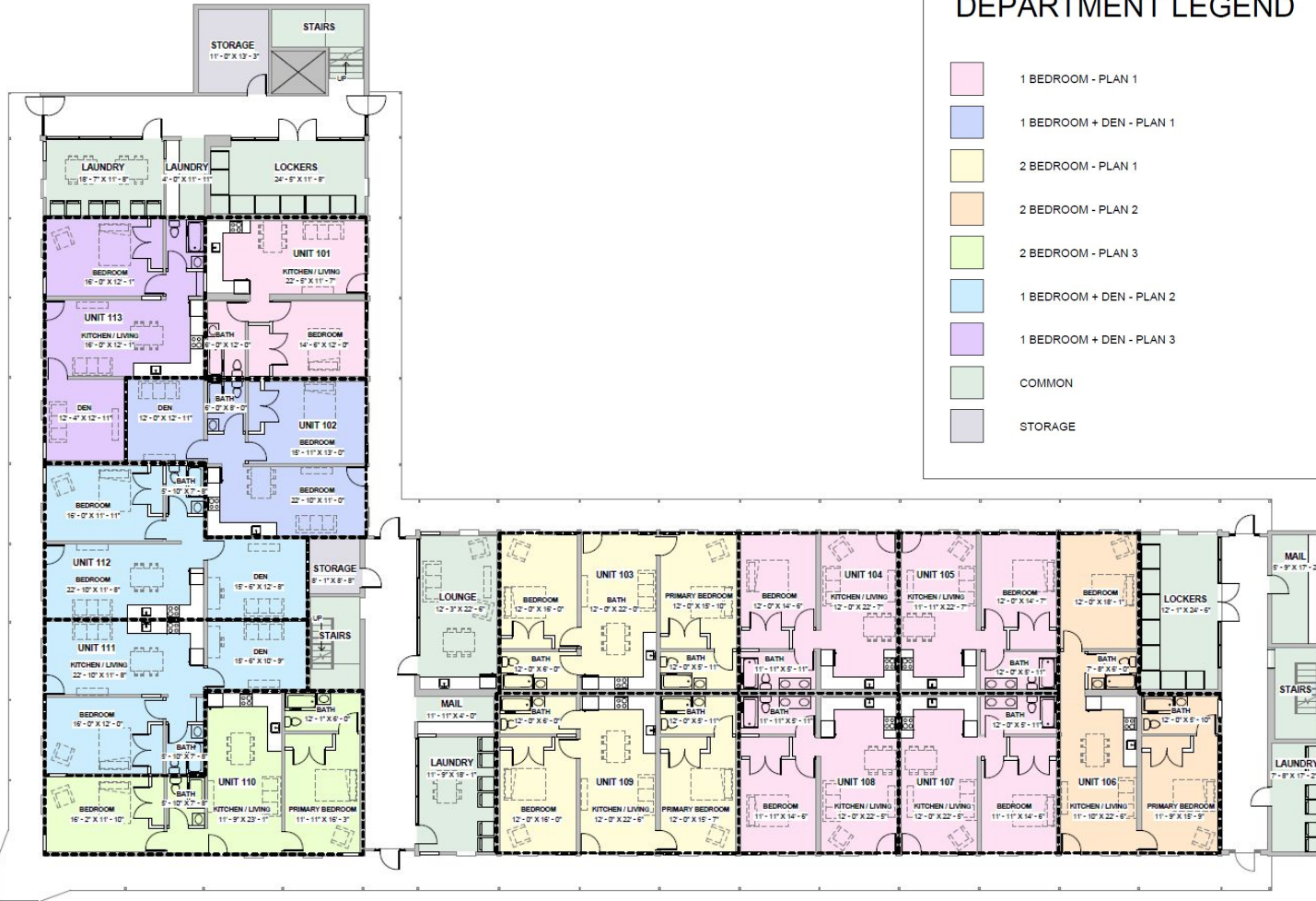
- 1 BEDROOM - PLAN 1
- 1 BEDROOM + DEN - PLAN 1
- 2 BEDROOM - PLAN 1
- 2 BEDROOM - PLAN 2
- COMMON
- STORAGE



New Option 1

DEPARTMENT LEGEND

- 1 BEDROOM - PLAN 1
- 1 BEDROOM + DEN - PLAN 1
- 2 BEDROOM - PLAN 1
- 2 BEDROOM - PLAN 2
- 2 BEDROOM - PLAN 3
- 1 BEDROOM + DEN - PLAN 2
- 1 BEDROOM + DEN - PLAN 3
- COMMON
- STORAGE



New Option 2



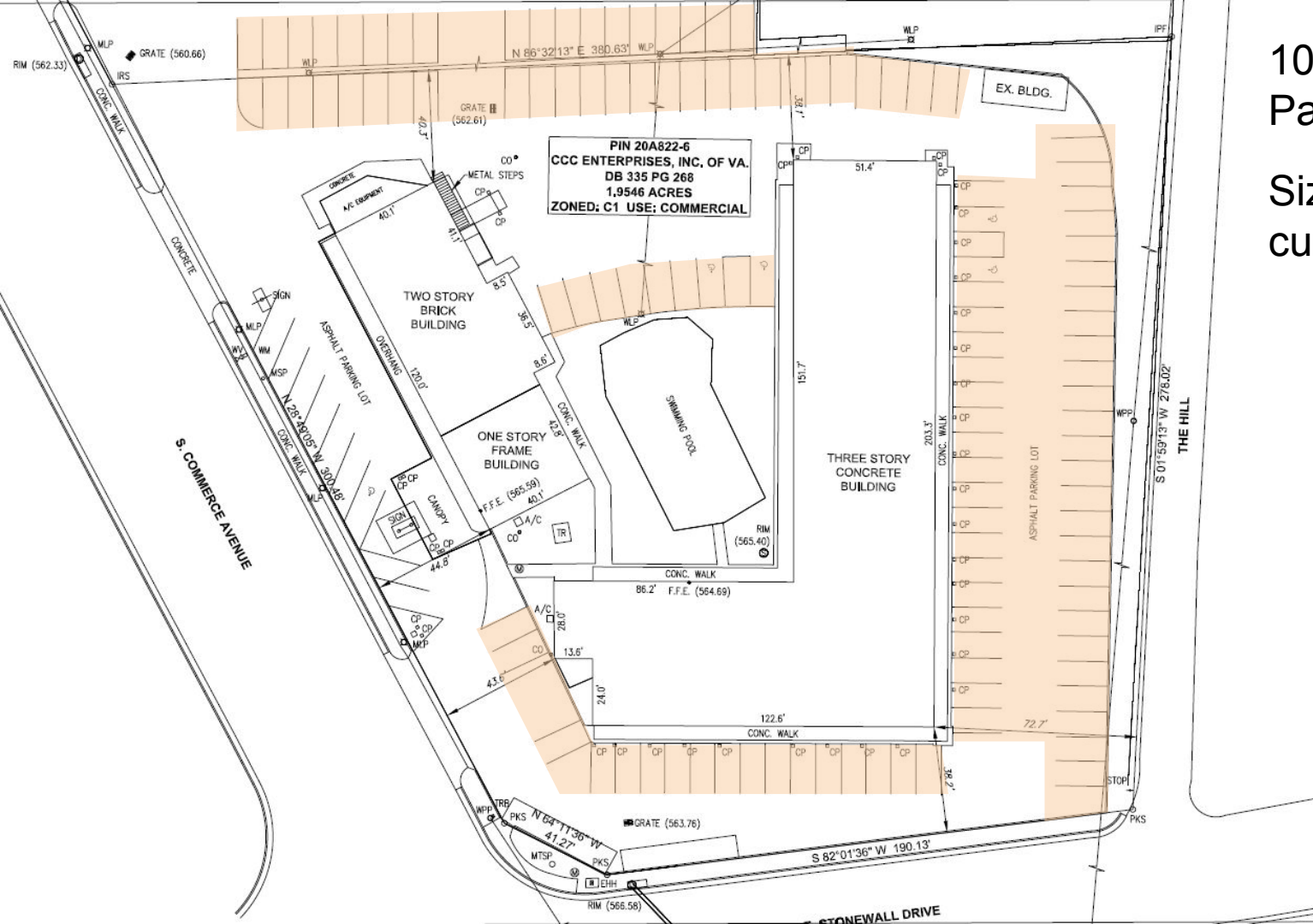
Existing



Proposed New

Size doesn't meet current standards

Existing

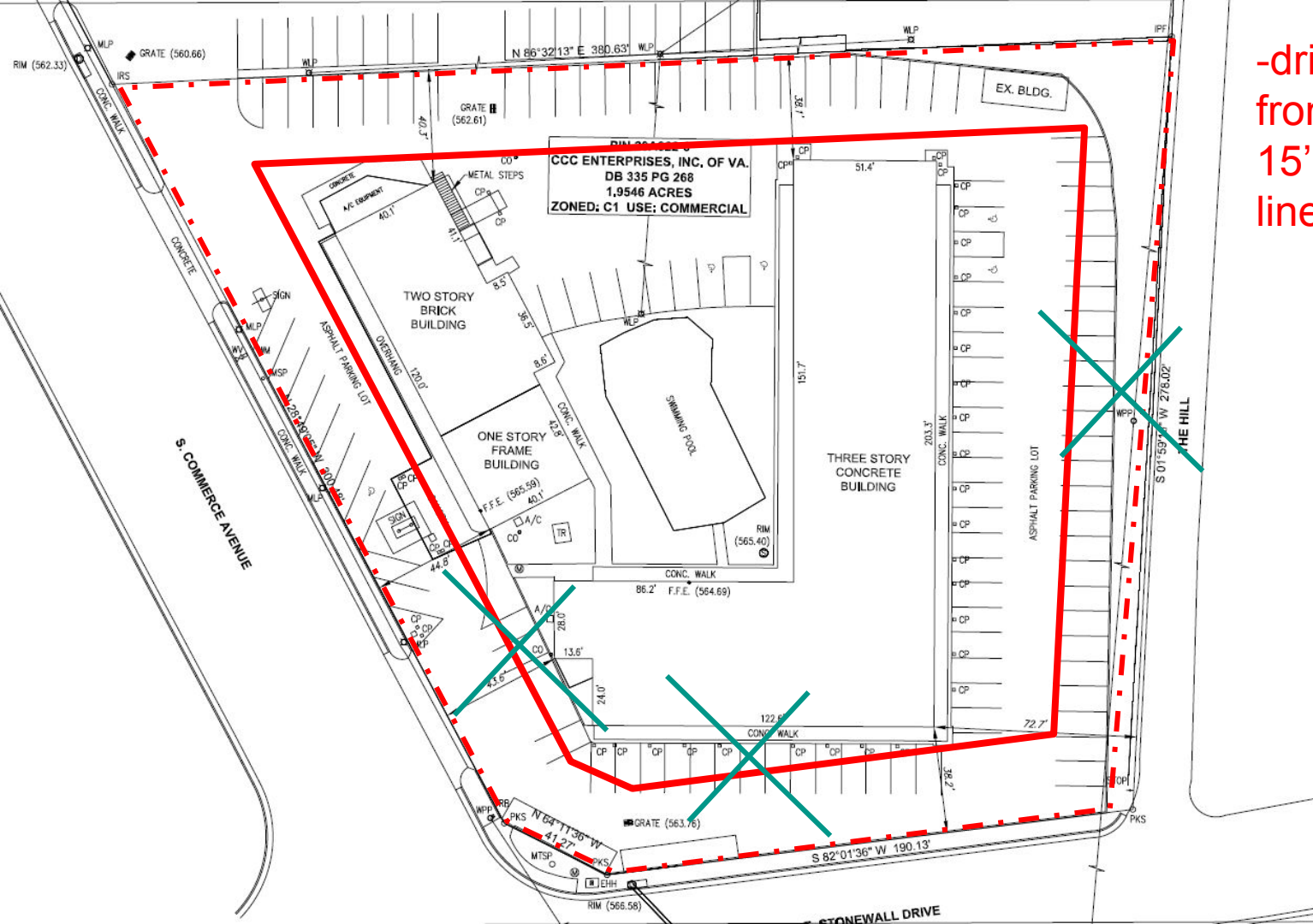


THE HILL

Existing

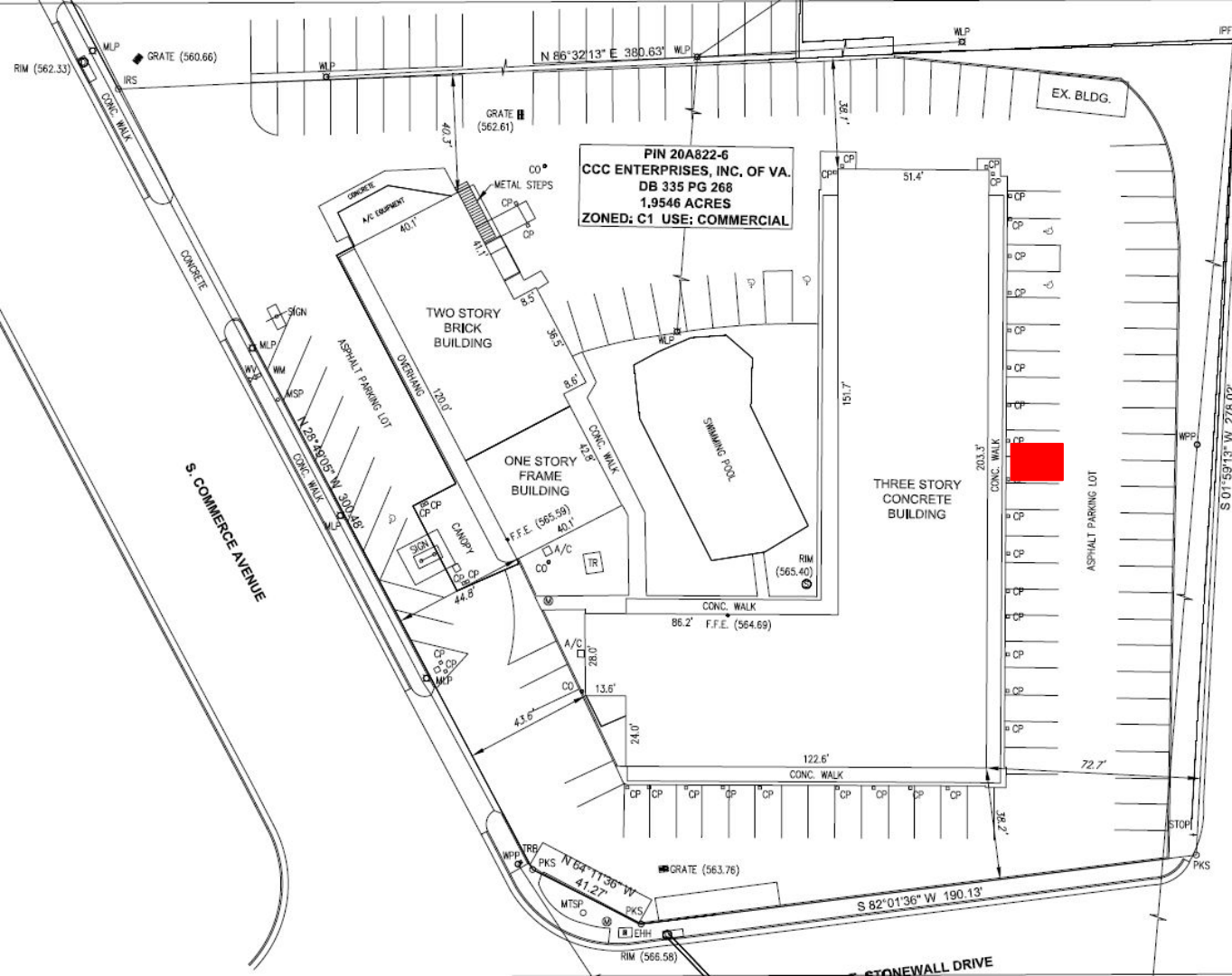
- parking should be 30' from property line

Existing



-drive aisle is 15'
from building and
15' from property
line

Existing



-required parking
size is 10'x20'

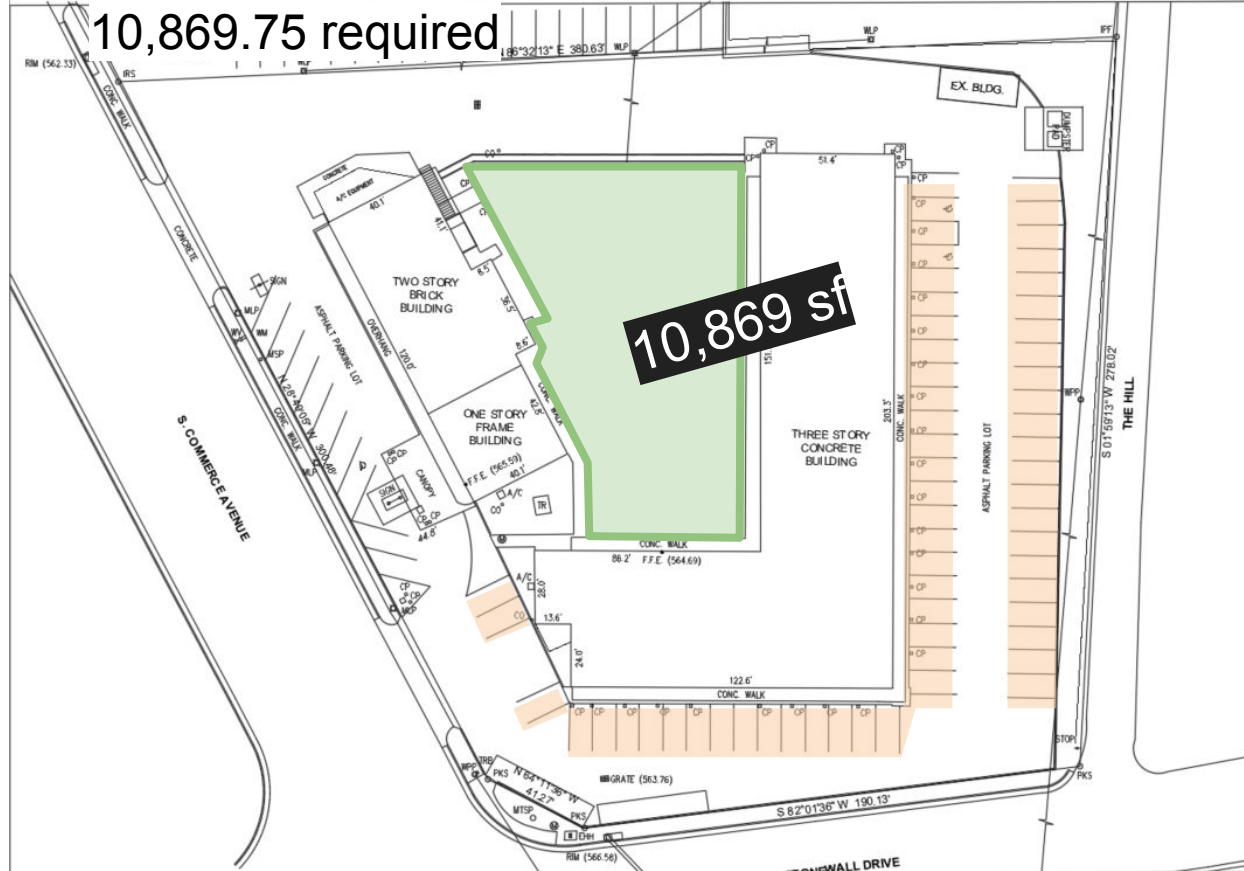
Existing

Green Space Calculations:

43,479 gross sf of building

x .25sf/1sf =

10,869.75 required



Option 1

-59 existing parking spots

-existing 9'x18' parking spots

-30' setback is removed from all sides

-parking per unit count is reduced to 1/unit plus extra

-size of parking spots are reduced from 10'x20' to 9'x18'

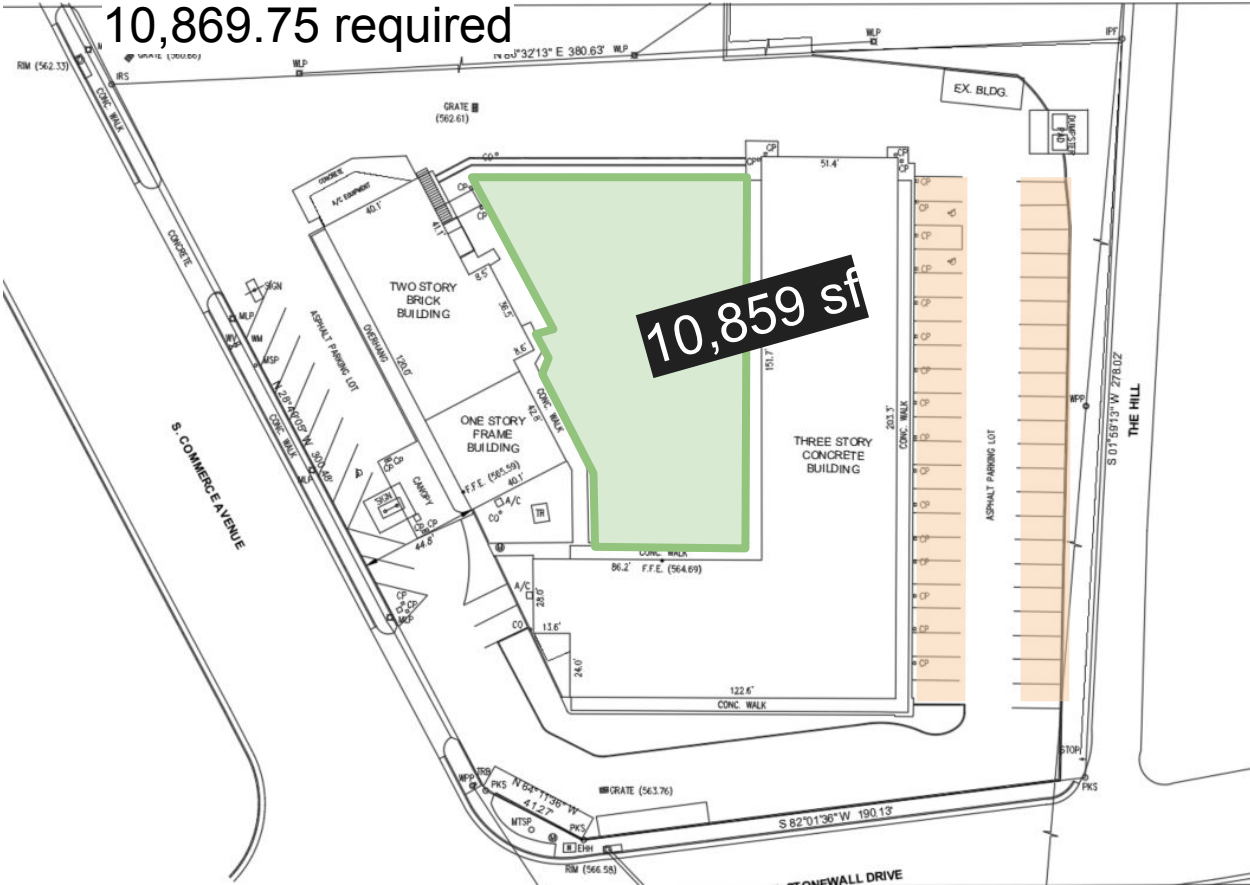
**Proposed New
Option 1**

Green Space Calculations:

43,479 gross sf of building

x .25sf/1sf =

10,869.75 required



Option 2

-42 existing parking spots

-existing 9'x18' parking spots

-30' setback is removed from only West side

-parking per unit count is reduced to 1/unit plus extra

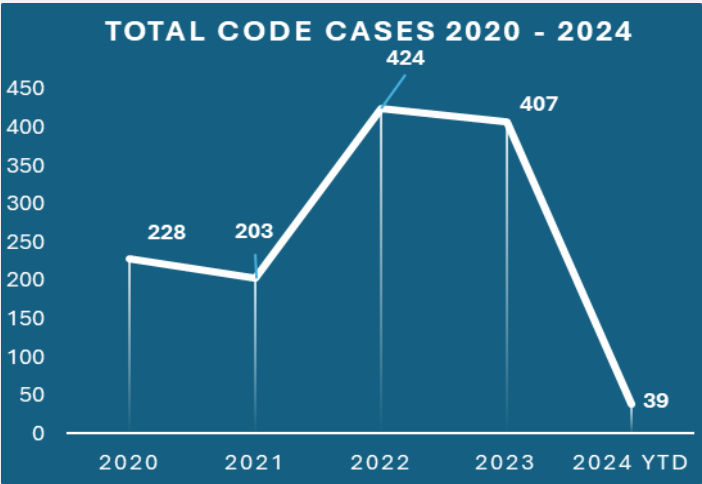
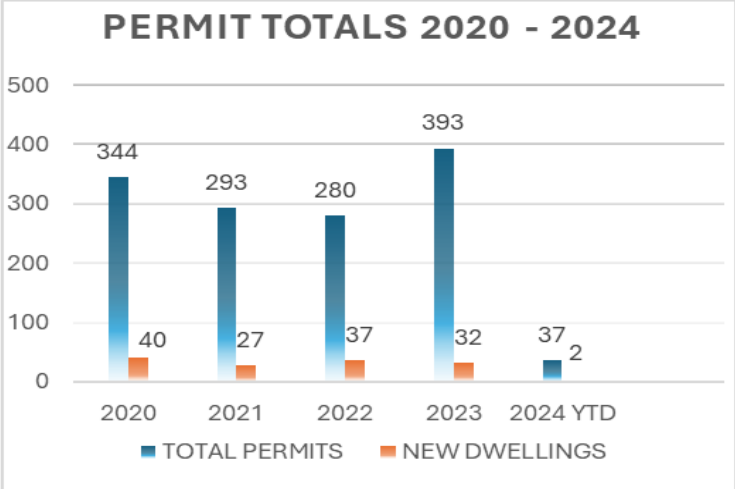
-size of parking spots are reduced from 10'x20' to 9'x18'

**Proposed New
Option 2**

FEBRUARY 2024
MONTHLY REPORT

GENERAL INDICATORS

	2020	2021	2022	2023	2024 YTD	FEBRUARY
Zoning Permits	344	293	280	393	37	18
Code Enforcement Cases	228	203	424	407	39	18
Code Enforcement Inspections	--	--	--	--	37	17
Code Enforcement Re-Inspections	--	--	--	--	70	24
Property Maintenance Inspections	--	--	--	--	2	1
Property Maintenance Re-Inspections	--	--	--	--	5	4
Land Use Applications	26	29	56	36	9	3
Code Amendments	1	7	2	4	0	0
Sign Permits	39	47	41	62	7	1
Business Licenses	151	172	155	148	36	18
Short-Term Rentals	--	1	13	5	1	0
Administrative Variance	--	--	--	4	0	0
COA Administrative Review	--	--	--	39	1	0
COA Board Review	--	--	--	11	3	2
Solicitor/Itinerant Merchant	--	--	--	10	0	0
Urban Agriculture	--	--	--	18	3	1
Alley Vacation	--	--	--	5	0	0
Right of Way Utilization Permits				46	74	71
Walk-Ins to Planning & Zoning	--	--	--	--	460	242



SPECIAL PROJECTS UPDATES/NEWS

- **Chapter 175 and 148 Rewrite:** Staff is currently working through the administrative aspects of the Code and focusing on the Sign section.
- **Capital Improvement Plan (CIP):** Work has begun on the 2025-2029 CIP.
- Staff is beginning to review application forms; the goal is to roll out new forms with the new ordinance.

- **BAR** – The Board of Architectural Review held one (1) regular meeting in February. The BAR postponed a decision for a Certificate of Appropriateness Application for exterior renovations at 303 Blue Ridge Avenue to allow the applicant to be present to answer board member questions. In addition, the BAR held their annual election for Chairman and Vice Chairman.
- **BZA** - The Board of Zoning Appeals held an organizational meeting in February for the annual election of Chairman and Vice Chairman and to discuss the BZA By-Laws, Town assigned emails, training and the 2023 Board of Zoning Appeals Annual Report.

● **PC** – In February the Planning Commission (PC) held one (1) regular meeting and one (1) work session. At their regular meeting the PC recommended approval of two (2) Rezoning Applications. The first application at 1724 N. Royal Avenue from R-1, Residential District to R-1A, Residential District and the second application at 1324 Old Winchester Pike from R-1, Residential District to R-3, Residential District. In addition, the PC recommended approval of one (1) Special Use Permit Application for a Short-Term Rental located at 322 Kerfoot Avenue. The PC also held their annual election for Chairman and Vice Chairman. At the work session the PC discussed the three (3) applications mentioned previously that were held for public hearing at the regular meeting in February. Additional discussion was held regarding Town assigned emails, Planning Commission By-Laws, 2023 Annual Report and the recruitment of a Zoning Ordinance Advisory Committee.