



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



21-908

July 9, 2021

Clark & Bradshaw, P.C.
92 North Liberty Street
P.O. Box 71
Harrisonburg, VA 22803-0071

ATTENTION: Cynthia L. Mumaw

RE: LPH Properties, LLC
139 Lee Jackson Highway, Staunton, VA 24401
Tax Map #55B (1) Parcel 9

Dear Ms. Mumaw:

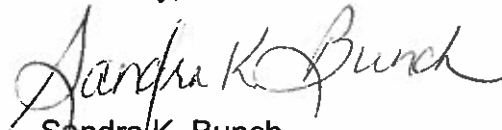
In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Augusta County Community Development Department is responsible for the enforcement of all applicable Zoning ordinances, regulations, and codes regarding development in this jurisdiction.
2. The property is currently zoned General Business. It is not part of a Planned Unit Development. The existing restaurant is a permitted use in a General Business District.
3. The property lies within the Urban Service Overlay District.
4. The property was subject to site plan approval. Copies of the site plan are available from Community Development Department for a cost of five dollars per sheet.
6. The General Business zoning district abuts this property on all sides.
7. The Community Development Department is unaware of any violations or claimed violations of any Zoning Ordinance, Building Code or regulations regarding the current uses, occupancy, operation or improvements on the property.

8. There were no variances or special use permits issued for this project.
9. All governmental permits and approvals necessary for the construction, use, operation and Certificates of Occupancy were issued when the building was completed. Copies of the Certificates of Occupancy are available from the Building Inspection Department upon request.
10. Per the Zoning Ordinance the current structure is a legal conforming use.

Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

A handwritten signature in black ink that reads "Sandra K. Bunch". The signature is written in a cursive, flowing style.

Sandra K. Bunch
Zoning Administrator
County of Augusta

MARK B. CALLAHAN
TODD C. RHEA
MATTHEW C. SUNDERLIN
BRADLEY J. MOYERS
DAVID C. NAHM
QUINTON B. CALLAHAN
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M. STEVEN WEAVER
OF COUNSEL
—
ELLEN H. BRODERSEN, C.P.A.
AMY L. RUSH, C.P.A.
(NOT ATTORNEYS)

May 5, 2021

Sandy Bunch, Zoning Administrator
Augusta County Zoning Office
P.O. Box 590
Verona, VA 24482

via: email only

RE: LPH Properties, L.L.C.
Tax Map No. 55B(1)9
Property address: 139 Lee Jackson way, Staunton, Va 24401
Our File No. 23.339

Dear Sandy:

Our office is requesting a zoning compliance (verification) letter for the above-referenced matter and would like to have the following information included in the letter to comply with requirements for lending purposes:


1. Current Zoning classification for subject property along w/the allowed uses in this classification; ✓
2. List of current zoning designations for adjoining properties; ✓
3. Is property located in any special or restrictive overlay district; ✓
4. Is property part of any Planned Unit Development / Master Plan; ✓
5. Are there any variances on the property;
6. Is the property limited to any conditional uses, if so, would need list of conditional uses;
7. Are there any outstanding zoning violations affecting the subject property;

Sandy Bunch, Zoning Administrator
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8. Confirm if there are any legal non-conforming issues affecting subject property;
9. Was the property developed w/an approved Site Plan

Thank you for your time in having this information sent to me.

Sincerely,

A handwritten signature in black ink, appearing to read "Cynthia L. Mumaw". The signature is fluid and cursive, with the first name being the most prominent.

Cynthia L. Mumaw
Sr. Real Estate Paralegal