



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



21-1295

October 29, 2021

Jonathan Garber, PE
Lineage Architects, PC
P.O. Box 991
Verona, VA 24482

RE: Tax Map No. 46-73L

Dear Mr. Garber:

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 Planned Commerce and is approved for manufacturing and other general industrial uses, research and development, limited outdoor storage, and passive recreation.
3. All lots zoned Planned Commerce are subject to the following yard and setback requirements:
 - A. A principal building or structure shall not be erected altered, located, reconstructed, or enlarged nearer to a perimeter boundary of the Planned Commerce District than twenty-five feet (25').
 - B. No building or other structure, whether principal or accessory, shall be erected, altered, located, reconstructed, or enlarged nearer to the right of way line of any public street external to the development identified by the Virginia Department of Transportation as an interstate, arterial or collector street than fifty feet (50') or any other public or private street external to the development than thirty-five feet (35').
 - C. No building or other structure shall be erected, altered, located, reconstructed, or enlarged nearer to the right of way line of a public street internal to the development than twenty feet (20'). Setbacks for private

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

From Bridgewater, Grottoes

Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205

FAX (540) 245-5066

streets or interparcel travelways shall be as described on the Concept Plan. Setbacks for Mill Place Parkway right of way shall be fifty feet (50').

- D. If a lot, tract, or parcel fronts on two (2) or more streets, the foregoing minimum setbacks shall be required on all streets.
4. A site plan meeting the requirements of division J article LXVII "Site Plan Review" shall be submitted and approved prior to the approval of any building, placement or other development permit.

We understand that any mortgage lender for the Project may rely on this certificate. 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 cursive script that reads "Sandra K. Bunch".

Sandra K. Bunch
Zoning Administrator

Sandy Bunch

From: Jon Garber <jgarber@lineagearch.com>
Sent: Friday, October 22, 2021 8:31 AM
To: Sandy Bunch
Cc: Bryan Caricofe
Subject: Zoning letter

Sandy,

This is a formal request for a Zoning Letter for TM 46-73L (the new Cava facility in Mill Park). The letter should contain the parcel's zoning designation, approved uses, and setbacks as well as any other information that you deem appropriate. If you have any questions, please call me or Nick Grow at Economic Development.

I will bring the check to you this morning.

Thanks,

jon

Jonathan Garber, PE
Principal Engineer
Lineage Architects, PC
PO Box 991
98 Lee Highway
Verona, VA 24482
540-248-3771 Office
540-248-1628 Fax
www.lineagearch.com

*paid
10/25/21
Receipt -
743593*

zoned Planned Commerce



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



21-1285

October 26, 2021

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

Attention: Cynthia L. Mumaw

RE: Eavers, LLC
Tax Map No. 84D (14) 1
Property Address: 2387 Stuarts Draft Highway, Stuarts Draft, VA 24477
File No. 23.475

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. Gasoline retail outlets, convenience stores, and motor vehicle service are permitted uses in a General Business zoned district.
3. The property is located within an Urban Service Overlay District and Area 2 of the Source Water Protection Overlay District.
4. The adjoining properties are zoned General Business to the north, south, and west. General Business and General Agriculture to the east.
5. The property is not part of any Planned Unit Development/Master Plan.
6. There are no Variances or Special Use Permits for the present use of the property.
7. There are no known Zoning violations affecting the property.
8. The existing 10 unit mini-warehouse facility on the property is a legal non-conforming use.

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Waynesboro (540) 942-5113

From Deerfield (540) 939-4111 From Bridgewater, Grottoes
Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205
FAX (540) 245-5066

9. The property was subject to site plan approval. The existing structures comply with all setbacks, side yard, rear yard, height, and parking regulations approved on the existing site plan submitted for this site. (Copies of the site plan are available from the Community Development Department for a cost of ten dollars per sheet.)

We understand that any mortgage lender for the Project may rely on this certificate. 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,



Sandra K. Bunch
Zoning Administrator



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



October 6, 2021

21-1204

Global Zoning

8205 NW 69th Street

Oklahoma City, OK 73132

Attention: Ashlee Turner

Reference: 229 Lee Highway, Tax Map No. 46A (3)1

In response to your email request dated September 21, 2021, please be advised of the following:

- 1. The Property is located within the corporate limits of the County of Augusta, Virginia.**
- 2. The Property is currently zoned General Business. The existing use of the property as a corporate headquarters and office and a hardware store are permitted uses in the General Business zoned district without the necessity of obtaining a conditional or special use permit, variance, special exception or other authorization or approval. Six bulk fuel storage tanks for propane storage exist on the property. Three of the propane storage tanks were installed around the year 2001 and were permitted by Special Use Permit approved on March 1, 2001, which was issued non-transferrable to Dixie Gas and Oil Corporation. The current owners obtained a new Special Use Permit to continue to have outdoor storage of three (3) 30,000 gallon bulk fuel storage tanks on December 3, 2020. (copies enclosed)**
- 3. There are several existing uses permitted as legal nonconforming uses. The uses include the three propane storage tanks that were installed at different times (around the years 1950, 1963, and 1974), bulk fuel storage tanks for heating oil and commercial fuels installed around 1958, a lubricants warehouse that supports a lubricant sales business that has existed since 1963, propane tank maintenance since 1950, fleet maintenance building used to service commercial vehicles constructed in the early 1960s, and rail siding and truck parking began around 1950. All these uses were permitted without the necessity of obtaining a conditional or special use permit, variance, special exception or other authorization or**

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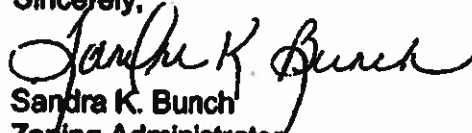
**Deerfield (540) 939-4111
FAX (540) 245-5086**

Waynesboro (540) 942-6113

approval at the time of their installation and are permitted as legal nonconforming uses.

4. Certificates of Occupancy were issued for buildings and structures constructed after 1973. (copies enclosed) A change in use could require a new Certificate of Occupancy.
5. To the best of my knowledge, the property is currently in compliance with all applicable requirements of the Zoning Ordinance of the County. There are no known Zoning, Building, for Fire Codes violations on file.
6. There are no known current or upcoming road projects that will impact the right of way of the property.
7. In the event of casualty, the property may be rebuilt substantially in its current form (*i.e.*, no loss of square footage, same building footprint), within two (2) years per Section 25-663.1 and Virginia State Code 15.2-2307 and permitted nonconforming uses may be continued on the Property after such rebuilding, upon satisfaction of the following conditions and/or the limitations:

Sincerely,


Sandra K. Bunch
Zoning Administrator
Augusta County, Virginia

Enclosures

APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: Beverly Manor PERMIT NUMBER: 20-50
DATE: 10/19/2020 RECEIPT NUMBER: 936033
FEE PAID: \$250.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting thereto; and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: Ohio Gas and Oil Corporation
2. Land Owner's Address: P.O. Box 900, Verona, VA 24482
3. Occupant or User's Name: Quarles Petroleum, Inc.
4. Occupant or User's Address: _____
5. Location of Property: 228 Lee Highway, Verona, VA 24482
6. Real Estate Map and Parcel Number: 46A(3)1 7. Zoning: GB 8. Acreage: 5.698
9. Subdivision: N/A 10. Present Use: Business
11. Section(s) of the Zoning Ordinance that permit is being applied for: 25-30-4
12. Describe request: To continue to have outdoor storage of three (3) 30,000 gallon bulk fuel storage tanks previously approved on SUP 01-17

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:
Charles B. Alvie, Attorney
Williams Mullen
321 East Main Street, Suite 400
Charlottesville, VA 22902

See attached
(Signature of Applicant or Agent)

(434) 851-6725
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: X Disapproved: _____

Stipulations: None

Date of Final Action: 12/3/2020 Signed: Andrew K. Bunch
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

AUGUSTA COUNTY

APPLICATION FOR SPECIAL USE PERMIT

DISTRICT: Beverly Manor

PERMIT NUMBER: 20-50

DATE: 10/13/2020

RECEIPT NUMBER: 936033

FEE PAID: \$250.00

TO THE AUGUSTA COUNTY BOARD OF ZONING APPEALS:

Application is hereby made for a Special Use Permit, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all the County and State laws, ordinances, rules and regulations now in force effecting therein, and which are hereby agreed to by the undersigned applicant and which shall be deemed a condition entering into the exercise of the permit.

1. Land Owner's Name: Dixie Gas and Oil Corporation
2. Land Owner's Address: P.O. Box 900, Verona, VA 24482
3. Occupant or User's Name: Quarles Petroleum, Inc.
4. Occupant or User's Address: 1701 Fall Hill Ave., Suite 200, Fredericksburg, VA 22401
5. Location of Property: 228 Lee Highway, Verona, VA 24482
6. Real Estate Map and Parcel Number: 48A(3)1 7. Zoning: GB 8. Acreage: 5.598
9. Subdivision: N/A 10. Present Use: Business
11. Section(s) of the Zoning Ordinance that permit is being applied for: 25-304B
12. Describe request: To continue to have outdoor storage of three (3) 90,000 gallon bulk fuel storage tanks previously approved on SUP 01-17

I hereby authorize appropriate County Officials to enter upon the above described property during normal business hours to conduct required inspections. I hereby certify, under the penalties of perjury, that the above information is true and correct.

SEND CORRESPONDENCE TO:
Charles B. Alvis, Attorney
Williams Mullen
321 East Main Street, Suite 400
Charlottesville, VA 22902

Chk Alvi, Agent
(Signature of Applicant or Agent)

(434) 851-5725
(Phone Number)

ACTION BY BOARD OF ZONING APPEALS

Approved: _____ Disapproved: _____

Stipulations: _____

Date of Final Action: _____ Signed: _____
Secretary, Board of Zoning Appeals

(PLEASE READ BACK OF APPLICATION)

**CERTIFICATE OF OCCUPANCY
COUNTY OF AUGUSTA
BUILDING INSPECTION DEPARTMENT**

This certificate issued pursuant to the requirements of Section 118 of the Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the Building Code, Zoning Code and various ordinances of the county regulating building construction or use. This Certificate must be posted, as required by the Uniform Statewide building Code and permanently maintained in a conspicuous place at or near the entrance of the building. Any change of use voids this certificate of occupancy.

OWNER OF BUILDING Date Gas & Oil Corporation TENANT Same

BUILDING LOCATIONS 229-Lee Highway

BUILDING PERMIT NO. 1068-2001 TAX MAP NO. 46A/31

BUILDING USE Storage Building ZONING DISTRICT Business

USE GROUP S-1 TYPE CONSTRUCTION SB OCCUPANCY LOAD 2 FLOOR LOAD 75

CONSTRUCTED UNDER THE 1996 EDITION OF THE UNIFORM STATEWIDE BUILDING CODE
SPECIAL CONDITIONS _____

SPRINKLER REQUIRED N/A

BUILDING OFFICIAL Michael C. Miller DATE 7/22/02

SERVICE AUTHORITY N/A DATE _____
COMMUNITY DEVELOPMENT Michael P. Whithock DATE 7/22/02

CERTIFICATE OF OCCUPANCY

COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
BUILDING INSPECTION DEPT.

THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 115
OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE CERTIFYING THAT
AT THE TIME OF ISSUANCE THIS STRUCTURE WAS IN COMPLIANCE WITH THE
BUILDING CODE, ZONING CODE AND VARIOUS ORDINANCES OF THE COUNTY
REGULATING BUILDING CONSTRUCTION OR USE.

OWNER ACE Hardware TENANT Same

BUILDING LOCATION Route 11
Verona

BLDG. PERMIT NO. 98-98 USE ACE Hardware Store

TAX MAP 46A(3) PARCEL NO. 1

USE GROUP M TYPE CONST. 2C ZONING DIST. Gen. Bus.

OCCUPANCY LOAD 193 FLOOR LOAD 75

CONSTRUCTED UNDER THE 1996 EDITION OF THE
UNIFORM STATEWIDE BUILDING CODE

SPECIAL CONDITIONS _____

BUILDING OFFICIAL Michael C. Nickel

DATE 12-10-98

COMMUNITY DEVELOPMENT DEPT. T. Baird

DATE 12-10-98

SERVICE AUTHORITY Bucky White

DATE 12-10-98

• \$25.00 received 4/27/21

Global Zoning
8205 NW 69th Street
Oklahoma City, OK 73132
Phone: 405-740-4222
Fax: 844-866-8503
Ashlee@globalzoning.com
www.globalzoning.com

21-1204



September 21, 2021

RE: Zoning Verification Letter- 229 Lee Highway

Greetings:

Please find this to be a request for Zoning letter/FOIA on the above stated property. We are researching these matters for a zoning compliance report. Please incorporate the answers to the following questions in a letter on letterhead.

- What is the current zone of the property? Are there any overlay districts? - *General Business*
- Did the property receive any variances, PD's, conditional or special permits issued or require site plan approval? If so, can you provide a copy? *SUP for outdoor Sprag of Hake -*
- Is the property permitted in the Use Designation?
- Are there any conformance issues with the property?
- Are there any active outstanding Zoning, Building, Fire Code Violations on file? *no*
- Are there any current/upcoming road projects that will impact the right of way of the property? (road widening/sidewalk improvements)
- Did the property/tenants receive Certificates of Occupancy/Compliance? If so, may I obtain a copy? If there are none on file, is this considered a violation? Would change in use, ownership and/or tenant require a new CO to be issued?

Please email the letter and documents to ashlee@globalzoning.com or 844.866.8503 if possible. If you cannot E-mail or fax, please return the letter to:

Global Zoning
8205 NW 69th Street
Oklahoma City, OK 73132

Warm regards,

Ashlee Turner



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



21-1200

October 1, 2021

PDC TN/FL LPIV, LLC
c/o Steven A. Meade, Esq.
Patten, Womom, Hatten & Diamonstein, L.C.
12350 Jefferson Avenue, Suite 300
Newport News, VA 23602

RE: Zoning Verification Letter
1 Tinkling Spring Road, Fishersville, VA 22939
Tax Map / Parcel: 066D-2-27; 066D-2-18

Ladies and Gentlemen:

We have reviewed zoning and land use information for the property listed above (the "Property"). The Property is located at 1 Tinkling Spring Road, Fishersville, VA 22939, legally described on Exhibit A, and is to be improved with an industrial warehouse building of approximately 1,000,000 square feet. The Property now is zoned as General Industrial with Proffers.

The Property is located within the General Industrial District (the "Industrial District"). Furthermore, the Property is encumbered by the Urban Service Overlay (USO), which requires that no more than one entrance per 800 feet of frontage along a designated area is permitted (Augusta County Code § 25-504.A). Parking requirements within the Industrial District are set forth on Exhibit B. Setback requirements within the Industrial District are set forth on Exhibit C. Within this zone, and without the necessity of obtaining a rezoning, conditional use permit or variance, the Property may be used for the purpose of: (i) receiving, storing, assembling, displaying, shipping, distributing, preparing, selling, and serving as a pick-up/drop-off location for products, materials, food, grocery, and liquor items; (ii) parking, storage, dispatch, use, incidental maintenance, fueling, and outdoor and indoor loading/unloading (including driving into and through the building for loading and unloading and parking inside the building) of vehicles, including automobiles, fleet vehicles, trucks and trailers; (iii) printing; (iv) making products on demand; (v) warehouse and office use; and (vi) using, handling, or storing hazardous materials in the ordinary course of business, including (A) in any packaged merchandise to be sold, handled, and/or held for shipment to customers, and (B) maintenance, fueling, or charging of vehicles, equipment, and machinery (including liquefied hydrogen or other alternative fuels); (vii) installing and operating equipment such as satellite dishes, cellular antenna with an approved Administrative Permit, and renewable energy systems, including solar

Staunton (540) 245-6700

Deerfield (540) 939-4111
FAX (540) 245-6066

Waynesboro (540) 942-5113

energy systems and hydrogen fuel cell tanks and related equipment; (viii) installing and operating battery storage systems, electrical generators, and fuel tanks; and (ix) ancillary and related uses for any of the foregoing, all on a twenty-four-hour, seven-days-per-week, fifty-two-weeks-per-year basis.

There are currently no outstanding zoning violations with respect to the Property, and the Property complies with all applicable zoning and subdivision regulations. Upon construction of the improvements within the Property in accordance with the plans and specifications, once approved by the County, the Property shall continue to be in compliance with all zoning and subdivision regulations.

The County authorizes a prospective tenant or a mortgage lender of the Property to rely on the statements made in this letter.

If you have any questions, please feel free to contact me at 540-245-5700 or send an email to sbunch@co.augusta.va.us.

Sincerely,

A handwritten signature in black ink that reads "Sandra K. Bunch". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Sandra K. Bunch
Zoning Administrator

Exhibit A
Legal Description

ALL those certain tracts or parcels of land, with improvements thereon and appurtenances thereto belonging, situated in Augusta County, Virginia, on the north side of Tinkling Spring Road, containing 99.6764 acres and 5.502 acres, more or less, as shown on a plat by Valley Engineering-Surveying-Planning, dated December 13, 2005, and recorded in the Clerk's Office, Circuit Court, Augusta County, Virginia in Plat Book 1, pages 6485 through 6487.

BEING the same real estate conveyed to Realty X LLC, a Virginia limited liability company by Trustee's Deed from Franklin Service Corporation, a Virginia corporation, dated December 31, 2013, recorded January 9, 2014 in the Clerk's Office of the Circuit Court of Augusta County, Virginia as Instrument No. 140000180.

LESS AND EXCEPT property conveyed to the Commonwealth of Virginia by deed recorded February 20, 2015 as Instrument No. 1500001094.

Exhibit B
Parking Requirements

Distribution Center: One space for every 2,000 s.f. of gross floor area up to 500,000 s.f.; plus one space for every 3,000 s.f. of remaining floor area.

Freight and Truck Terminals: One space for every two trucks, tractors, or trailers in which the facility is designed to accommodate; plus one space for each 250 s.f. of office space; plus company vehicle requirements (see discussion below).

Company Vehicle Requirements: A parking space must be provided in a reserved area for every company vehicle stored on site during normal business hours (including cars, trucks, tractors, and trailers) over and above other parking requirements. Such parking must be surfaced with a durable and dust-free surface and graded to dispose of all surface water accumulated within the area. (See Augusta County Code § 25-36.B).

Warehouses: Five spaces.

Maximum Parking: The Code does not include maximum parking limitations.

Overnight Parking: The Code does not expressly prohibit overnight parking.

Actual parking requirements will be evaluated and approved during the site plan review process.

Code requires that parking must be located within 400 feet of the building served, as measured between the nearest point of the parking facility and the building. Off-site property may be used for Code required parking provided that it is zoned business or industrial. A written contract, lease, or easement for off-site parking must be filed with the site plan and recorded in the office of the Clerk of the Circuit Court of Augusta County. Evidence of the recordation must be provided to the Community Development Department prior to the issuance of a building permit or zoning certificate.

Principal use parking lots are permitted in the Industrial District

Exhibit C
Setback Requirements

The proposed building is located completely within the General Industrial District, so the building will be subject to all setback and other requirements for the General Industrial District.

ZONING REQUIREMENTS FOR GENERAL INDUSTRIAL (GI) DISTRICTS

FRONT LOT LINES

1. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of a public street identified by the Virginia Department of Transportation as an arterial or collector street than fifty feet (50').
 - The setbacks for a building or other structure may be reduced to twenty feet (20') if there is no parking facility within fifty feet (50') of any arterial or collector street.

2. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of other public street than thirty-five feet (35').
 - The setbacks for a building or other structure may be reduced to fifteen feet (15') if there is no parking facility within thirty-five feet (35') of any other public street.

3. No building or other structure shall be erected, altered, located, reconstructed or enlarged nearer to the right-of-way line of any private street or interparcel travelway than twenty feet (20').
 - The setbacks for a building or other structure may be reduced to ten feet (10') if there is no parking facility within twenty feet (20') of any private street or interparcel travelway.

CORNER OR THROUGH LOTS If a lot, tract or parcel fronts on two or more streets, the foregoing minimum setbacks shall be required on each street respectively.

NOTE: THE SETBACK IS MEASURED FROM THE VDOT RIGHT-OF-WAY LINE, NOT THE EDGE OF THE PAVEMENT OR CENTERLINE OF STREET. YOU MUST CONTACT VDOT TO DETERMINE THE LOCATION OF THEIR RIGHT-OF-WAY LINE AND ADD THE COUNTY SETBACK REQUIREMENT TO THE VDOT RIGHT-OF-WAY LINE TO DETERMINE THE CORRECT SETBACK.

SIDE LOT LINES ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal and accessory buildings and structures: No minimum setbacks

SIDE LOT LINES NOT ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal and accessory buildings and structures: Twenty-five feet (25')

A buffer yard meeting the requirements of §25-387 is required.

REAR LOT LINES ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal buildings and structures: Twenty-five feet (25')

Accessory buildings and structures with an area less than 900 square feet and no more than 20' tall in height: Five feet (5')

Accessory buildings and structures with an area 900 square feet or more or is more than 20' tall in height: Twenty-five feet (25')

REAR LOT LINES NOT ADJOINING BUSINESS OR INDUSTRIAL DISTRICTS

Principal and accessory buildings and structures: Twenty-five feet (25')

A buffer yard meeting the requirements of §25-387 is required.

HEIGHT REGULATIONS Shall not exceed seventy-five feet (75')

In no case shall the height of any building or structure exceed the height limitations of the transitional surface, approach surface, horizontal surface and conical surface as required in any airport overlay district.

ADDITIONAL SETBACKS for buildings in excess of thirty-five feet (35') in height

1. For buildings and structures in excess of thirty-five feet (35'), but not more than fifty feet (50') in height, the required front, side and rear setbacks shall be increased one foot (1') for every one foot (1') increase in building height.
2. For buildings and structures in excess of fifty feet (50') in height, the required front, side and rear setbacks shall be increased fifteen feet (15') plus two feet (2') for every one foot (1') increase in building height above fifty feet (50').

SKETCH PLAN REQUIRED

EACH APPLICATION FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY A SKETCH PLAN CONTAINING THE BOUNDARIES OF THE LOT, LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES, RIGHT- OF- WAY LINES OF ALL STREETS THAT ABUT THE LOT, AND THE DISTANCES BETWEEN EACH PROPOSED STRUCTURE AND ALL PROPERTY LINES AND STREET RIGHT- OF -WAY LINES.

1. The sketch plan must be drawn to scale by a licensed land surveyor where any building, manufactured home or other structure or addition thereto is proposed to be located:
 - a. Five feet (5') or less from any applicable minimum side or rear setback or yard requirement; or
 - b. Twenty feet (20') or less from any applicable minimum front setback or yard requirement.

- 2. In all other cases, the sketch plan can be drawn by the applicant, his agent, or a land surveyor.**
- 3. A foundation survey by a land surveyor is required if the structure is to be within 5' of a side or rear yard requirement or 20' of a front setback requirement. The County will not provide further inspections or issue a certificate of occupancy until the required foundation survey has been submitted.**

PATTEN, WORNOM, HATTEN & DIAMONSTEIN, L.C.

DONALD N. PATTEN
ROBERT R. HATTEN
HENRY DUNCAN GARNETT, JR.
PATRICK B. McDERMOTT
SOUTH T. PATTERSON
JAMES H. SHOEMAKER, JR.
HUGH B. McCORMICK, III
STEVEN A. MEADE
TODD M. LYNN
WILLIAM W. C. HARTY
JENNIFER W. STEVENS
SCOTT L. REICHLER¹
DUNCAN G. BYERS¹
LINDSEY A. CARNEY
ERIN E. JEWELL

ATTORNEYS AND COUNSELORS AT LAW
SUITE 300
12350 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23602

(757) 223-4500

FAX (757) 249-1627

WRITER'S DIRECT DIAL: (757) 223-4554
WRITER'S E-MAIL: smeade@pwhd.com
WEBSITE: <http://www.pwhd.com>

ANDREW J. DEAN²

KEVIN M. DIAMONSTEIN³
SARAH M. SAVILLE
JEANNETTE M. DODSON-O'CONNELL⁴
SAMANTHA P. GRAHAM
DANIEL R. O. LONG

NEAL J. PATTEN (1917-2009)
I. LEAKE WORNOM, JR. (1926-2008)
THOMAS R. WATKINS (1925-1995)
STANLEY W. DRUCKER (1931-2010)
ALAN A. DIAMONSTEIN (1931-2019)

¹ Admitted in VA and USPTO

² Admitted in VA and FL
³ Admitted in VA, DC, PA and NY
⁴ Admitted in VA and DC

September 13, 2021

Via Overnight Delivery

Ms. Sandra K. Bunch
Zoning Administrator, Augusta County, Virginia
18 Government Center Lane
Verona, VA 24482

Re: **Zoning Verification Letter**
1 Tinkling Spring Road, Fishersville, VA 22939
Tax Map / Parcel: 066D-2-27; 066D-2-18

Dear Ms. Bunch


I am writing to request a Zoning Verification Letter from Augusta County. I have attached a Request for Letter of Zoning Confirmation in the form requested by our lender.

I have also enclosed a UPS envelope for your convenience in returning the completed letter, and our check in the amount of \$25.00 to cover the cost of same.

Of course, if you have any questions, please do not hesitate to contact me. We appreciate your assistance.

Very truly yours,

PATTEN, WORNOM, HATTEN & DIAMONSTEIN, L.C.


Steven A. Meade, Esq.

SAM/lpk