



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



20-78

January 29, 2020

Stradley Ronon Stevens & Young, LLP
2005 Market Street, Suite 2600
Philadelphia, PA 19103
Attn: Juheirry Morales-Irizarry

RE: 286 Expo Road, Fishersville, VA 22939

Dear Ms. Morales-Irizarry:

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 Industrial. The existing warehouse and manufacturing facility on the property is a permitted use in this zoning district. There are no known special exceptions, conditions, or variances.
3. The property is recognized as one or more separate parcels of land under applicable subdivision laws and ordinances and may be conveyed, leased, or mortgaged as one or more separate parcels and currently complies with such laws and ordinances.
4. The property was subject to site plan approval. The existing structures comply with all setbacks, side yard, rear yard, lot area, and parking regulations approved on the existing site plan submitted for this site. Copies of the site plan are available from Community Development Department for a cost of five dollars per sheet.
5. All required permits and approvals necessary for the construction, use, operation and Certificates of Occupancy were issued when the building was completed. Copy of Certificate of Occupancy as requested is included.

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

6. The Community Development Department is unaware of any known violations or claimed violations of any Zoning, or Building Code violations, and or complaints on this property.

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,



Sandy Bunch
Zoning Administrator

Sandy Bunch

66 D(2) 15

Penny Plate, LLC
286 E 400 Rd

From: Morales-Irizarry, Juheirry <Jmorales-irizarry@stradley.com>
Sent: Tuesday, January 21, 2020 2:58 PM
To: Sandy Bunch
Cc: Gordon, Rachael
Subject: [EXTERNAL] Municipal Compliance Letter Request
Attachments: Municipal Compliance Letter Request-c.pdf

Good Afternoon Ms. Sandra Bunch,

Per my conversation with the Augusta County Zoning Office, attached is a Municipal Compliance Letter request.

If possible, we respectfully request that we receive this information as soon as possible or no later than January 28, 2020. If, in any event, this time-frame is not adequate enough, please let me know so that the necessary steps can be taken. Lastly, should any questions arise regarding the requested, please feel free to contact me via e-mail or at (215) 564-8613.

Thank you,

Juheirry

[email](#) | [map](#) | [website](#)

Juheirry Morales-Irizarry
Paralegal
Stradley Ronon Stevens & Young, LLP
p: 215.564.8613 | f: 215.564.8120
2005 Market Street, Suite 2600
Philadelphia, PA 19103-7018



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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 Penny Plate of Virginia, Inc. TENANT Same

BUILDING LOCATIONS 286 Expo Road

BUILDING PERMIT NO. 1382-2005 TAX MAP NO. 66D(2)15

BUILDING USE Warehouse/Manufacturing Addition & Addition to House Air Compressor ZONING DISTRICT General Industrial

USE GROUP F-2, S-2, U TYPE CONSTRUCTION 2B, 5B OCCUPANCY LOAD 131, 51, 0 FLOOR LOAD 125

CONSTRUCTED UNDER THE 2000 EDITION OF THE UNIFORM STATEWIDE BUILDING CODE

* Sprinkler required for warehouse/manufacturing addition, but not on air compressor addition.

SPECIAL CONDITIONS _____

OF BEDROOMS N/A SPRINKLER REQUIRED _____

BUILDING OFFICIAL Michael C. Nelder DATE April 3, 2006

SERVICE AUTHORITY Land Parker DATE 4/3/06

COMMUNITY DEVELOPMENT Muhler Corner DATE 4/3/06

CERTIFICATE OF OCCUPANCY

COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
BUILDING INSPECTION DEPT.
TEMPORARY FOR 60 DAYS

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 Penny Plate of VA, Inc. TENANT Same

BUILDING LOCATION Off Route 935
Near Expo

BLDG. PERMIT NO. 2109-96 USE Warehouse

TAX MAP 66D(2) PARCEL NO. 15
2C

USE GROUP F-2 TYPE CONST. Fully ZONING DIST. Gen. Ind.
Suppressed

OCCUPANCY LOAD 66 FLOOR LOAD 100

CONSTRUCTED UNDER THE 1993 EDITION OF THE
UNIFORM STATEWIDE BUILDING CODE

SPECIAL CONDITIONS See attached engineering requirements.

BUILDING OFFICIAL Michael C. Shellet

DATE 7-3-97

COMMUNITY DEVELOPMENT DEPT. Tom Bair

DATE 6-23-97

SERVICE AUTHORITY Steven M. Bentley

DATE 6-4-97

97-1477

ENGINEERING DIVISION

INSPECTION REPORT - EROSION AND SEDIMENT CONTROL

June 30, 1997

Mr. Scott Eavers
Augusta Excavating
P.O. Box 490
Stuarts Draft, VA 24477

RE: Penny Plate of Virginia

Dear Scott:

An inspection of the above referenced site was made on June 30, 1997. We have a few concerns to share with you. They are:

1. Stormwater Detention Basin #1

a) There is water standing in the bottom of the basin. It appears that the outlet orifice is too high. The invert of the orifice is at 93.0 according to plan.

2. Stormwater Detention Basin #2

a) This basin has the same problem as the prior basin. The orifice is too high.

3. The bank on the northeast corner of the site needs to be stabilized.

4. All other bare areas need to be stabilized.

Mr. Scott Eavers
June 30, 1997
Page 2

A routine inspection has been scheduled for July 22, 1997. If you should have any questions, please feel free to contact me.

Sincerely,

Timmy H. Todd
Engineer I

THT/jrh

cc: Dale L. Cobb, Director of Community Development
Candy J. Hensley, County Engineer
Arty Campbell, C & C Construction Co., Inc., P.O. Box 1082, Waynesboro

County of Augusta
 Augusta County VA 24482
 LIEN AGENT:

Building Permits

PERMIT NUMBER: 0001024 - 2001
 USBC: 1996
 APPLICATION DATE: 6/26/2001
 ISSUANCE DATE: 6/27/2001
 RENEWAL DATE:
 DATE: 1/24/2020

no inspections

OWNER NAME/ADDRESS Penny Plate of Virginia, Inc. 286 Expo Road Fishersville, VA 22939	SITE ADDRESS Penny Plate	CONTRACTOR NAME/ADDRESS OWNER
PHONE: 540-337-3777		PHONE: 000 000 0000

RE ACCOUNT#: TAX MAP NO.: 66D(2)15	DESCRIPTION OF CONSTRUCTION LOCATION LOT: BLOCK: SECTION: BLDG NO.:
SET-BACKS: FRONT: BACK: RIGHT: LEFT: CNTR: FRTGE:	HEALTH PERMIT NO.: FLOODPLAIN: N AREA: RIGHT-OF-WAY:
	DISTRICT: BEVERLEY MANOR SUB-DIVISION: ZONE: General Industrial S/E CUP NO.: SITE PLAN:

DIRECTIONS TO SITE: Penny Plate

USE GROUP: Use Grp*U*Utility & Misc. USE CODE: Tank SQ FEET:
 CNST.TYPE: New Construction NATURE/WRK: 5,000 gal. above ground tank & 10x18 pad

Building Permits					
Exist. Dw. NONE	Type Imp. TANK	Priv./Pub. PRIVATE	Type Frame		
Basement	Type Heat	Fireplaces	# Dw. Unit		
A/D Garage	Sewage Dis	Water Supp	Gen. Air		
# Stories	Sq. Foot. 180	# Bedrooms	# Bathros.		
Compl.Date 12 WEEKS	Spec. Dw.				
Acreage 6.968	Sprinkler 5,000 GAL. ABOVE GROUND	Other	TANK FOR FUEL OIL &		
Other 10X18 CONCRETE PAD	Other	Affidavit	YES		

JOB VALUE: 11,930.00

PERMIT FEE: 50.00
 2 % Levy : .50

TOTAL FEES: 50.50

I hereby certify that the information given is correct and that the use and construction shall conform to the County Health, Building and Zoning Ordinances which are imposed on the property. I hereby affirm that I am either a duly licensed contractor or am not subject to licensure as a contractor under the provisions of the Code of Virginia. I understand that a contractor may be liable for a business license and must check with the Commissioner of the Revenue regarding the requirement. I authorize the Building Official or his representatives to enter the property. This permit void if not started within six months.

REQUIRED SIGNATURES

Applicant

Building Official

Community Development Dept.

