



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



20-198

February 28, 2020

VS Title
Renee M. Miller
410 Neff Avenue
Harrisonburg, VA 22801

Reference: **William C. Shank & Sandra R. Shank**
Tax Map 38-66C and 38-67

Dear Ms. Miller:

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 properties are currently zoned General Agriculture which permits single family residences and agriculture uses. The existing structures are permitted uses in this district.
3. There is a Special Use Permit #00-74 and an approved site plan on file for the existing cell tower.
4. There are no known Zoning or Building Code violations on the 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



410 NEFF AVENUE
HARRISONBURG, VIRGINIA 22801
Telephone (540) 434-8571
Facsimile (540) 434-5854

February 7, 2020

Via Email

Sandy Bunch
County of Augusta
Department of Community Development
PO Box 590
County Government Center
Verona, VA 24482
sbunch@co.augusta.va.us

Re: **William C. Shank & Sandra R. Shank; VST191239;**
Zoning Verification Letter Request

Letter # 20-198

*emailed Renee
regarding address*

Dear Sandy:

Please provide a letter on your letterhead referencing property address of **57 Fountain Cave Road, Grottoes, VA, and Tax Map No.'s 38-66C and 38-67** addressing the following: stating the zoning classification of the land and permitted uses, and written verification that the improvements located on the property conform to permitted uses under the county's zoning classification, and the following matters have not been violated:

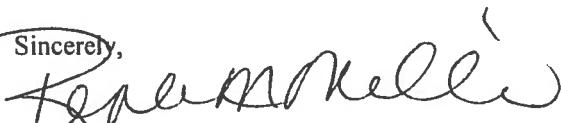
- a. Area, width, or depth of the Land as a building site for the structure
- b. Floor space area of the structure
- c. Setback of the structure from the property lines of the Land
- d. Height of the structure, or
- e. Number of parking spaces.

*General Agric.
38-66C barn 153.512
38-67 - fence
no dwelling
vacant -*

We also need a copy of or link to applicable zoning ordinance and amendments thereto.

Should you have any questions or need additional information, please feel free to contact me.

*SUP
7/4/2000
fence
(Wonderley)*

Sincerely,

Renee M. Miller
Commercial Underwriter

299 Juniper Creek Rd - Grottoes

Rec# 7382 1 Map# 038 67 SHANK, WILLIAM C. AND

1-120 AC TO 38-67C & 1.335 & DWL TO 38-67D

3/13 1.12AC TO 67C & 1.335 & DWL TO 67D

Multiple horizontal lines for data entry, currently blank.

Press Enter to Continue F2 Exit Notes



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P.O. BOX 590
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20-197

February 28, 2020

Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220
Attention: JD Bondurant

RE: ZONING CERTIFICATION

Name of Development: Gateway Senior
Name of Owner/Applicant: Gateway Residential Partners LP
Name of Seller/Current Owner: Park Properties, Inc.

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for credits available under VHDA's Qualified Allocation Plan.

DEVELOPMENT DESCRIPTION:

Development Address: Pinnacle Drive, Fishersville, VA

Legal Description: Augusta County VA Tax Map 66E(6)1-15 as shown on "Plat Showing Revision of Lots 15, 16, and 17, Revised Section B, Gateway Business and Professional Park, Wayne District, Augusta County, Virginia" dated March 21, 2014 of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia on April 24, 2014 in Instrument Number 140002506, Plat filed in Plat Book 1 Page 8710.

Proposed Improvements:

New Construction: 80 # Units 2 # Buildings 88,157 Approx. Total Floor Area Sq.Ft.
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

Zoning Certification, cont'd

Current Zoning: Multi-Family Residential dwelling district, allowing a maximum density of units per acres, as follows: one-story development: eight (8), two-story development: twelve (12), three-story development: sixteen (16), and four-story development: twenty (20).

Other Descriptive Information:

In no case shall a building or structure exceed seventy-five feet (75') in height.

LOCAL CERTIFICATION:

The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

Signature Sandra K. Bunch

Printed Name Sandra K. Bunch

Title of Local Official or Civil Engineer Zoning Administrator

Phone: (540) 245-5700

Date: 2/28/2020

Sandy Bunch

From: Leslie Tate
Sent: Monday, February 24, 2020 12:41 PM
To: Sandy Bunch
Subject: FW: [EXTERNAL] Gateway Senior Zoning Certification for LIHTC
Attachments: Tab G. Zoning Certification GS.pdf

Can you do this?

Thank you,

From: Betty Groth <bgroth@pinnacleconstructionva.com>
Sent: Monday, February 24, 2020 10:17 AM
To: Leslie Tate <ltate@co.augusta.va.us>
Cc: William Park <wpark@pinnacleconstructionva.com>; PC - GS Gateway Senior Apartments <com-inbound-gateway-senior786eec3740f85dea5bf8@procoretech.com>
Subject: [EXTERNAL] Gateway Senior Zoning Certification for LIHTC

Leslie, for the tax credit application, we will need a completed zoning certification in the form attached. We have completed development information in the fillable PDF, but need you to complete the "current zoning" section and local certification on page 2, print on County letterhead, sign, and return to us (even though letter is addressed to VHDA).

We can discuss any questions you may have when we meet tomorrow.
Regards,

Betty Groth
Director of Legal & HR
Pinnacle Construction & Development Corp.
Park Properties Management Co LLC
1821 Avon Street, Ext. Suite 200
Charlottesville, VA 22902
Tel: 434-979-2900 Ext. 112 | Fax: 434-979-0001
email: bgroth@pcdcva.com

*** VIRGINIA FREEDOM OF INFORMATION NOTICE ***

This e-mail and any of its attachments may constitute a public record under the Virginia Freedom of Information Act. Accordingly, the sender and/or recipient listed above may be required to produce this e-mail and any of its attachments to any requester unless certain limited and very specific exemptions are applicable.

Zoning Certification

DATE:

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220
Attention: JD Bondurant

RE: ZONING CERTIFICATION

Name of Development: Gateway Senior

Name of Owner/Applicant: Gateway Residential Partners LP

Name of Seller/Current Owner: Park Properties, Inc.

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for points available under VHDA's Qualified Allocation Plan for housing tax credits.

DEVELOPMENT DESCRIPTION:

Development Address:

Pinnacle Drive, Fishersville

Legal Description:

Augusta County VA Tax Map 66E-6-1-15 as shown on "Plat Showing Revision of Lots 15, 16, and 17, Revised Section B, Gateway Business and Professional Park, Wayne District, Augusta County, Virginia" dated March 21, 2014 of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia on April 24, 2014 in Instrument Number 140002506, Plat filed in Plat Book 1 Page 8710.

Proposed Improvements:

| | | | | | | |
|---|---------------|---------|---------------|-------------|---------------|--------------------------|
| <input checked="" type="checkbox"/> New Construction: | <u>80</u> | # Units | <u>2</u> | # Buildings | <u>88,157</u> | Total Floor Area Sq. Ft. |
| <input type="checkbox"/> Adaptive Reuse: | <u> </u> | # Units | <u> </u> | # Buildings | <u> </u> | Total Floor Area Sq. Ft. |
| <input type="checkbox"/> Rehabilitation: | <u> </u> | # Units | <u> </u> | # Buildings | <u> </u> | Total Floor Area Sq. Ft. |

Zoning Certification, cont'd

Current Zoning: Multe Family Residential allowing a density of _____ units per acre, and the following other applicable conditions: _____

Other Descriptive Information:

LOCAL CERTIFICATION:

Check one of the following as appropriate:

- The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.
- The development described above is an approved non-conforming use. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

Signature

Printed Name

Title of Local Official or Civil Engineer

Phone:

Date:

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please call the Tax Credit Allocation Department at (804) 343-5518.

Tab G. Zoning Certification



Zoning Certification

NOTE TO DEVELOPER: You are strongly encouraged to submit this certification to the appropriate local official **at least three weeks in advance of the application deadline** to ensure adequate time for review and approval.

General Instructions:

1. The Zoning Certification **must** be submitted on locality's letterhead or professional civil engineer's letterhead.
2. The Local Certification section **must** be completed by the appropriate local official or Civil Engineer.
3. The Engineer **must** be registered in the Commonwealth of Virginia.
4. 'Development Description' should be provided by the Owner.
5. 'Development Address' should correspond to I.A.2 on page 1 of the application.
6. 'Legal Description' should correspond to the site control document in the application.
7. 'Proposed Improvements' should correspond with I.B & D and III.A of the application.
8. 'Other Descriptive Information' should correspond with information in the application.
9. Any change in this Certification may result in disqualification of the application.

If you have any questions, please call the Tax Credit Allocation Department at (804) 343-5518.



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



20-194

February 28, 2020

Virginia Housing Development Authority
 601 South Belvidere Street
 Richmond, Virginia 23220
 Attention: JD Bondurant

RE: ZONING CERTIFICATION

Name of Development: Cardinal Meadows
 Name of Owner/Applicant: Cardinal Meadows Limited Partnership
 Name of Seller/Current Owner: Ganderbrook LC

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for credits available under VHDA's Qualified Allocation Plan.

DEVELOPMENT DESCRIPTION:

Development Address:
843 Jefferson Highway, Staunton, VA 24401

Legal Description:

All of that certain lot or parcel of land, together with all improvements thereon and all rights, privileges and appurtenances thereto belonging, situate in the Wayne District of Augusta County, Virginia, containing 13.212 ares, 1.099 acres and 0.378 of an acre as shown on a "Plat Showing George W. Mitchell Property, Wayne District, Augusta County, Virginia", made by Clark and Sheffer Associates, P.C., dated October 12, 1988, recorded at Plat Book 1, Page 557, Slide A 56 in the Clerk's Office of the Circuit Court of Augusta County, Virginia. And being a portion of the same property that was acquired by GanderBrook, LC by deed from J. Steven Grist, Trustee dated June 28, 2011, recorded in said County Clerk's Office as Instrument No. 110004855.

Staunton (540) 245-5700

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

Waynesboro (540) 942-5113

Proposed Improvements:

New Construction: 80 # Units 1 # Buildings _____ Approx. Total Floor Area Sq.Ft.

Zoning Certification, cont'd

Current Zoning: Multi-Family Residential dwelling district, allowing a maximum density of 20 units per acres, as follows: one-story development: eight (8), two-story development: twelve (12), three-story development: sixteen (16), and four-story development: twenty (20).

Other Descriptive Information:

In no case shall a building or structure exceed seventy-five feet (75') in height.

LOCAL CERTIFICATION:

The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

Signature Sandra K. Bunch

Printed Name Sandra K. Bunch

Title of Local Official or Civil Engineer Zoning Administrator

Phone: (540) 245-5700

Date: 2/28/2020

*emailed
2/28/2020*

Sandy Bunch

From: Arlantico, Chelsea <carlantico@wodagroup.com>
Sent: Thursday, February 27, 2020 5:49 PM
To: Sandy Bunch
Subject: [EXTERNAL] Request for zoning certification signature
Attachments: Exhibit A legal description, Staunton VA.pdf; Cardinal - Zoning Certification.pdf

Good evening, Sandy,

I work for an affordable housing real estate development company that is applying for tax credits in less than 2 weeks. As part of our application, we're required to have a signed zoning verification on County letterhead. Attached is the zoning verification for signing that can just be pasted onto letterhead. I also supplied the legal description as noted in the zoning certification. If it's possible to get this certification signed by you early/mid-next week sometime, that would be greatly appreciated.

Best,
Chelsea



**WODA COOPER
COMPANIES**

Chelsea Arlantico

Vice President of Development & Corporate
Counsel
Woda Cooper Companies, Inc.
Office: (614) 396-0121
Mobile: (716) 946-3800
206 Del Rhodes Avenue, Suite 202
Queenstown, MD 21658

4 Story - 80 unit

Zoning Certification

66-82, 82A, 99B
13.590 1.099 1.038

DATE:

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220
Attention: JD Bondurant

RE: ZONING CERTIFICATION

Name of Development: Cardinal Meadows

Name of Owner/Applicant: Cardinal Meadows Limited Partnership

Name of Seller/Current Owner: Ganderbrook LC

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for credits available under VHDA's Qualified Allocation Plan.

DEVELOPMENT DESCRIPTION:

Development Address:

843 Jefferson Highway
Staunton, VA 24401

Legal Description:

See attached.

Proposed Improvements:

| | | | | | | |
|---|-----------|---------|----------|-------------|-------|----------------------------------|
| <input checked="" type="checkbox"/> New Construction: | <u>80</u> | # Units | <u>1</u> | # Buildings | _____ | Approx. Total Floor Area Sq. Ft. |
| <input type="checkbox"/> Adaptive Reuse: | _____ | # Units | _____ | # Buildings | _____ | Approx. Total Floor Area Sq. Ft. |
| <input type="checkbox"/> Rehabilitation: | _____ | # Units | _____ | # Buildings | _____ | Approx. Total Floor Area Sq. Ft. |

Zoning Certification, cont'd

Current Zoning: MF _____ allowing a density of
20 _____ units per acre, and the following other applicable conditions: _____

Other Descriptive Information:

LOCAL CERTIFICATION:

Check one of the following as appropriate:

- The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.
- The development described above is an approved non-conforming use. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

Signature

Printed Name

Title of Local Official or Civil Engineer

Phone:

Date:

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please call the Tax Credit Allocation Department at (804) 343-5518.