

TOWN OF FRONT ROYAL

DEPARTMENT OF PLANNING & ZONING



2022

ANNUAL REPORT

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PLANNING STAFF

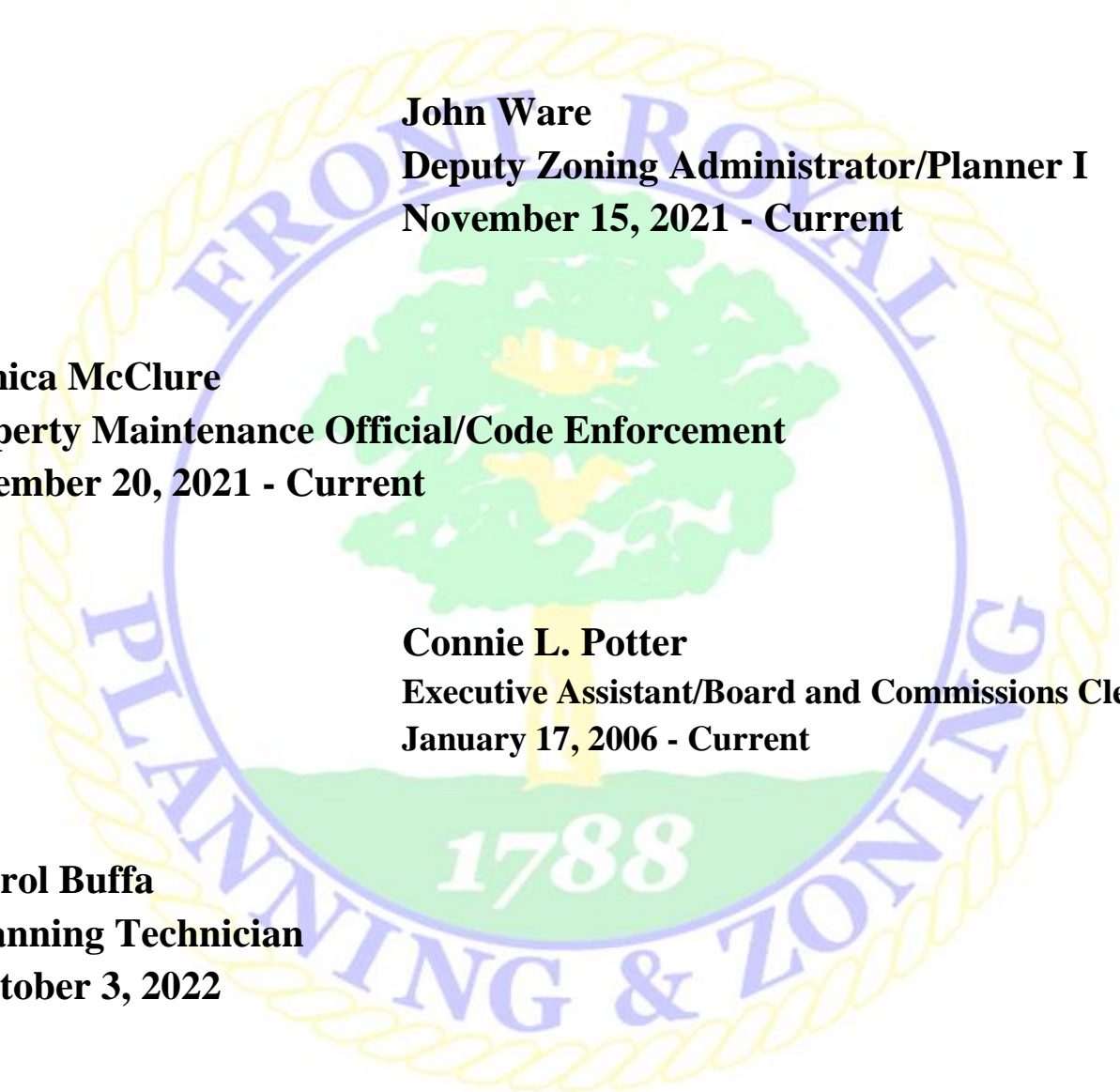
Lauren Kopishke
Director of Planning and Zoning
August 2, 2021 – Current

John Ware
Deputy Zoning Administrator/Planner I
November 15, 2021 - Current

Monica McClure
Property Maintenance Official/Code Enforcement
December 20, 2021 - Current

Connie L. Potter
Executive Assistant/Board and Commissions Clerk
January 17, 2006 - Current

Carol Buffa
Planning Technician
October 3, 2022



TOWN OF FRONT ROYAL PLANNING COMMISSION

The Planning Commission is established in accordance with an ordinance adopted by the Front Royal, Virginia Town Council on October 8, 1934, and in accordance with Title 15.2, Chapter 22, Article 2, Code of Virginia (1950), as amended.

The purpose of the commission is to serve in an advisory capacity to the Front Royal Town Council on all matters relative to the growth and development of the Town of Front Royal.

In 2022, the Planning Commission held eleven (11) regular meetings, fifteen (15) work sessions and two (2) joint work sessions, and one (1) special meeting. The following pages list applications reviewed by the Planning Commission in 2022.

Douglas Jones.....Term Expires August 31, 2022
Appointed September 22, 2008
Chairman April 15, 2020 – February 16, 2022

Connie Marshner.....Term Expires August 31, 2023
Appointed March 28, 2016
Vice Chairman February 17, 2022 – Current

Darry G. Merchant.....Term Expires August 31, 2023
Appointed June 11, 2018
Chairman February 16, 2022 – Current

William C. Gordon, Vice Chairman.....Term Expires August 31, 2024
Appointed January 14, 2019
Resigned October 21, 2022

Joshua IngramTerm Expires August 31, 2025
Appointed February 22, 2021
Resigned December 30, 2022

Daniel S. WellsTerm Expires August 31, 2026
Appointed August 29, 2022
Filled Douglas Jones Vacancy

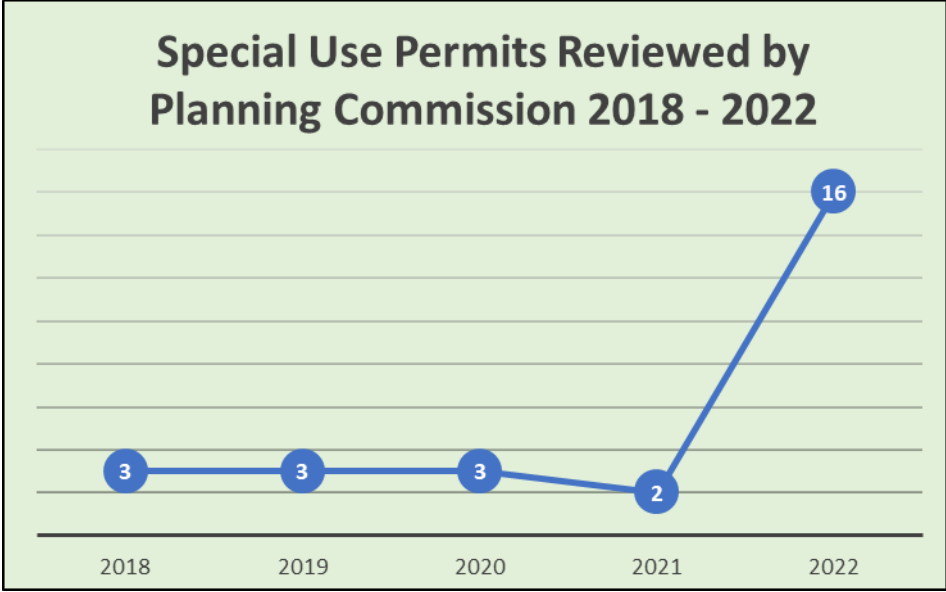
Glenn E. Wood.....Term Expires August 31, 2024
Appointed December 12, 2022
Filled Unexpired Term of William C. Gordon Appointed 12-12-2022

2022
SPECIAL USE PERMITS REVIEWED BY PLANNING COMMISSION

DATE OF MEETING	APPLICANT	STATUS
February 16, 2022	FRSPU3016-2021, A Special Use Permit application submitted by Poe’s River Edge, LLC requesting permission to operate a commercial recreation facility identified by Tax Map 20A1-3-5A1.	Recommendation of Approval w/ Conditions.
June 15, 2022	FRSPU3087-2022, A Special Use Permit application to allow a Short-Term Rental located at 201 E. Main Street and identified by Tax Map 20A8-10-5. The property is zoned C-1.	Recommendation of Approval w/ Conditions.
	FRSPU3069-2022, A Special Use Permit application to allow a Short-Term Rental located at 108 Virginia Avenue and identified by Tax Map 20A5-13-134-4. The property is zoned R-3.	Recommendation of Approval.
July 20, 2022	2200101, Ramzi Beidas, MZF, LLC – A Special Use Permit for dwelling units to be located on the ground floor at 650 W. 11 th Street and identified by Tax Map 20A1-2-3-7, 8, & 9. The property is zoned C-1.	Recommendation of Approval w/ Conditions.
	2200105, A Special Use Permit application submitted by Joy L. Allen & Patrick Masch to allow a Short-Term Rental located at 425 N. Royal Avenue and identified by Tax Map 20A5-6-13-10. The property is zoned C-1.	Recommendation of Approval.
	2200106, A Special Use Permit application submitted by Jerry & Martha Britton to allow a Short-Term Rental located at 18 E. Stonewall Drive and identified by Tax Map 20A7-4-42. The property is zoned C-2.	Recommendation of Approval.
August 17, 2022	2200225, A Special Use Permit application submitted by William & Melissa Gordon to allow a Short-Term Rental located at 107 Highfield Lane and identified by Tax Map 20A10-8-2-7. The property is zoned R-1.	Recommendation of Approval.
	2200230, A Special Use Permit application submitted by Lea Justice to allow a Short-Term Rental located at 12 Chester Street and identified by Tax Map 20A8-4-43. The property is zoned C-2.	Recommendation of Approval w/ Conditions.
	2200238, A Special Use Permit application submitted by Philip Vaught, Vaught Real Estate LLC to allow a Short-Term Rental located at 124 Luray Avenue and identified by Tax Map 20A7-4-74. The property is zoned R-3.	Recommendation of Approval.

2022 – CONTINUED
SPECIAL USE PERMITS REVIEWED BY PLANNING COMMISSION

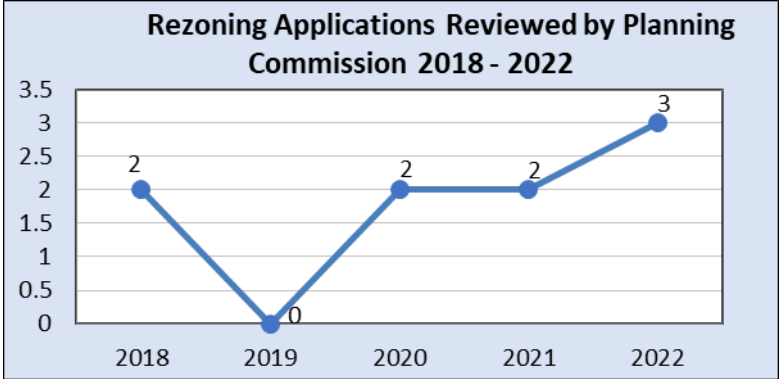
DATE OF MEETING	APPLICANT	STATUS
September 21, 2022	2200287, A Special Use Permit application submitted by Vesta Property Management to allow a Short-Term Rental located at 30 Fairview Avenue and identified by Tax Map 20A3-5-49 & 50. The property is zoned R-1.	Recommendation of Approval.
October 19, 2022	2200352, A Special Use Permit application submitted by Life Point Church to allow a daycare to be located within the church located at 1111 N. Shenandoah Avenue and identified by Tax Map 20A2-444-12A, 13, 14, 15, 16 & 17. The property is zoned C-1.	Recommendation of Approval w/ Conditions.
	2200367, A Special Use Permit application submitted by The Minick Group, LLC to allow a Short-Term Rental located at 206 Lee Street and identified by Tax Map 20A7-4-91A. The property is zoned R-3 and is located in the Historic District.	Recommendation of Approval w/ Conditions.
	2200348, A Special Use Permit application submitted by Douglas Ichiuji to allow a Short-Term Rental located at 200 E. Main Street and identified by Tax Map 20A8-4-33. The property is zoned C-2 and is located in the Historic District.	Recommendation of Approval.
November 16, 2022	2200349, A Special Use Permit application submitted by Aaron Hike to allow a Short-Term Rental located at 1116 N. Royal Avenue and identified by Tax Map 20A2-443-2, 3, 4, 5 & 6. The property is zoned B-1 and is located in the Entrance Corridor Overlay District.	Postponed Ongoing. Applicant w/drew application 12/21/2022.
December 21, 2022	2200444, A Special Use Permit application submitted by Yaohua Gu to allow a Short-Term Rental located at 309 E. Prospect Street and identified by Tax Map 20A8-13-5A. The property is zoned R-3 and is located in the Historic District.	Recommendation of Approval.
	2200454, A Special Use Permit application submitted by Tabatha Luskey to allow a Short-Term Rental located at 302 Blue Ridge Avenue and identified by Tax Map 20A8-14-1-18. The property is zoned R-3 and is located in the Historic District.	Recommendation of Approval.



2022		
SPECIAL EXCEPTION REQUESTS REVIEWED BY PLANNING COMMISSION		
DATE OF MEETING	APPLICANT	STATUS
August 17, 2022	2200113, A Special Exception application submitted by Poe's River Edge LLC and Eagle Sky Industrial Park, LLC for a new proposed private street to improve traffic flow through parcels located at 508 Kenrick Lane and identified by Tax Map 20A1-3-4 and 5A2. The property is zoned I-2.	Recommendation of Approval w/ Conditions.
October 19, 2022	2200386, A Special Exception submitted by Leandra Justice from the parking requirements of 175-51 pursuant to Chapters 148-870.18 & 148-211.A.1 for the property located at 12 Chester Street and identified by Tax Map 20A9-4-43. The property is zoned C-2 and is located in the Historic District.	Recommendation of Approval.

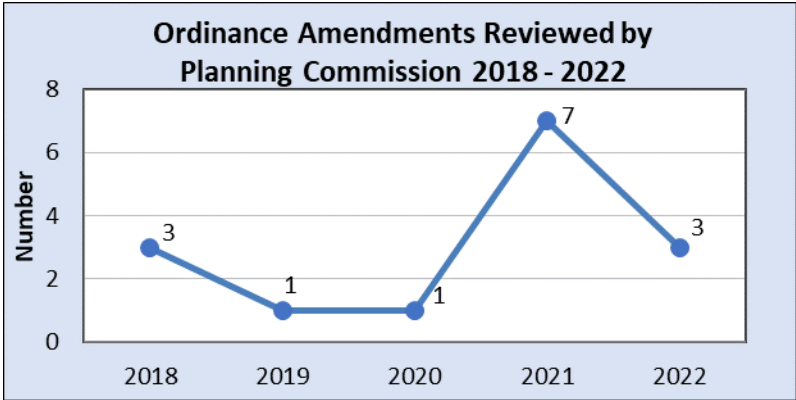


2022		
REZONING APPLICATIONS REVIEWED BY PLANNING COMMISSION		
DATE OF MEETING	APPLICANT	STATUS
November 30, 2022	2200468 – Submitted by Chris Holloway Construction, LLC on behalf of Randolph Macon Academy requesting an amendment of the Zoning Map of the Town of Front Royal to reclassify a portion of Tax Map #20A5-14-4 from Residential District R-1 to Residential District R-3. The identified property is an undeveloped 6.239-acre portion of the parcel located adjacent to W. Main Street and north of Shenandoah Avenue, Garrison Street and Viscose Avenue. The Ordinance identifies the R-1 District as a low-density residential area with the R-3 District as being a medium-to-high density residential area.	Postponed. Applicant w/drew application December 2022.
December 21, 2022	2200422 – Joseph F. Silek, JR on behalf of Heptad, LLC - A request to amend the previously approved proffers for the subdivision entitled ANNA SWAN EST identified on Tax Parcels #20-A21-2-1 and Tax Parcel # 20A20-2-11. The proposed changes include modifications of the monetary proffers.	Recommendation of Approval w/ conditions.

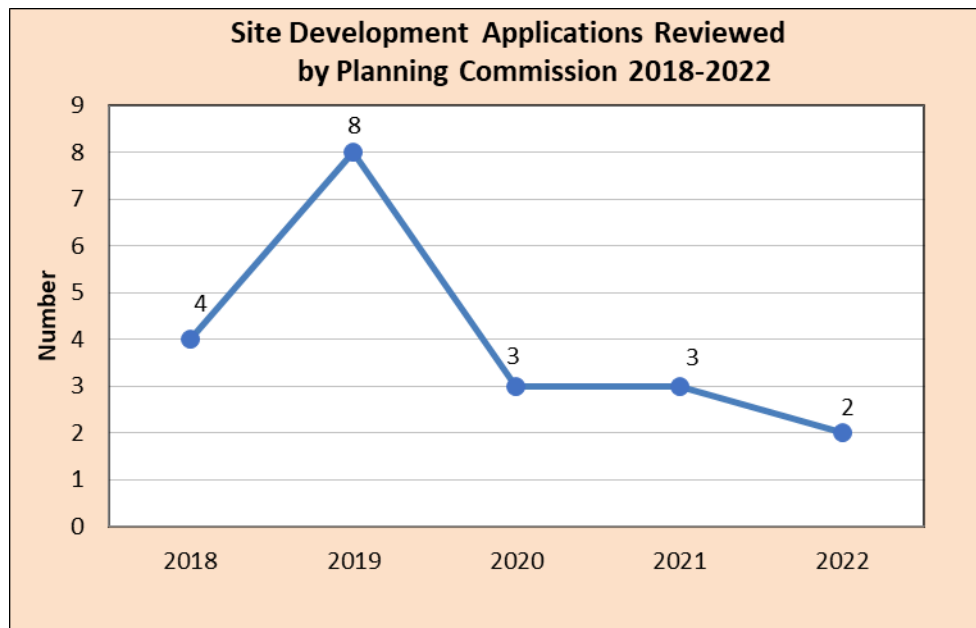


2022
ORDINANCE AMENDMENTS REVIEWED BY PLANNING COMMISSION

DATE OF MEETING	APPLICANT	STATUS
February 16, 2022	<u>FRZORDAM-2976-2021</u> – An ordinance amendment to Town Code Chapter 175 ZONING pursuant to the action by the Front Royal Town Council on November 22, 2021, for short-term rentals.	Recommendation of Approval.
June 15, 2022	FRZORDAM-003111-2022 - An amendment to Chapter 175 of the Town of Front Royal Zoning Ordinance to add the definition of “Data Center”, “Green Roof”, “Solar Roof”, and “Vegetative Roof” to Chapter 175-3; add “Data Center” as a use permitted by right in the Industrial Employment District (I-2), revise permitted uses in the Industrial Employment District (I-2), Chapter 175-65; and to add supplemental regulations for “Data Centers” to Chapter 175-152.	Recommendation of Approval.
July 20, 2022	FRZORDAM-003111-2022 - An amendment to Chapter 175 of the Town of Front Royal Zoning Ordinance to add the definition of “Data Center”, “Green Roof”, “Solar Roof”, and “Vegetative Roof” to Chapter 175-3; add “Data Center” as a use permitted by Special Use Permit in the Industrial Employment District (I-2), revise permitted uses in the Industrial Employment District (I-2), Chapter 175-65; and to add supplemental regulations for “Data Centers” to Chapter 175-152.	Recommendation of Approval. This supersedes the previous recommendation on June 15, 2022, as requested by Town Council to be use permitted by Special Use Permit.



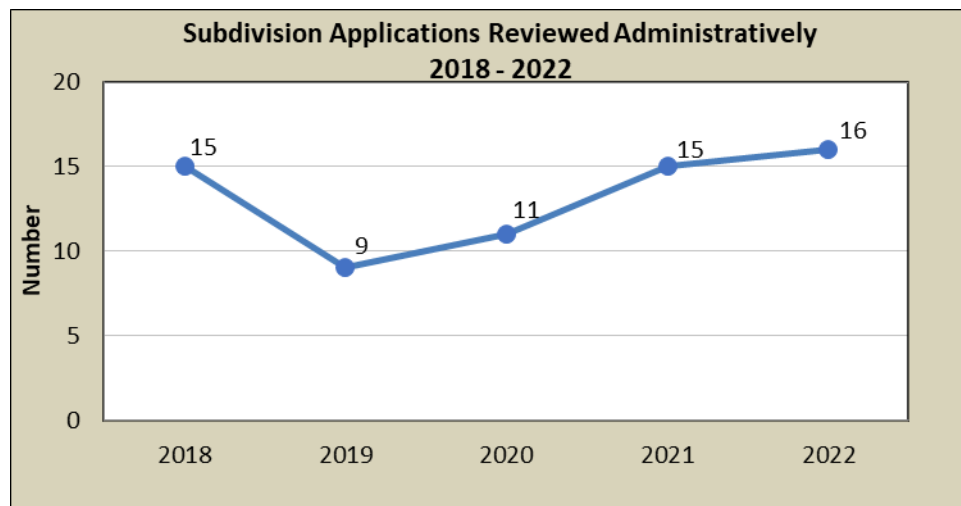
2022		
SITE DEVELOPMENT PLANS REVIEWED BY PLANNING COMMISSION		
DATE OF MEETING	APPLICANT	STATUS
June 15, 2022	Permit # 2200117 – Site Plan Application for an addition located in the Entrance Corridor, located at 1500 N. Shenandoah Avenue. Application submitted by Long, Joseph/RAC Company of Maryland (Enterprise Rent-A-Car).	Approved.
July 20, 2022	Permit #2200134 – Site Plan Application for an automated car wash facility (Hang 10 Car Wash) located in the Entrance Corridor at 1303 N. Royal Avenue. Application submitted by Seth Roderick, PE Monteverde Engineering and Design Studio of Harrisonburg, VA. The property is identified by Tax Map #20A3-4-55-1, 2, 3 & 4 and is zoned C-1.	Approved.



SUBDIVISION APPLICATIONS REVIEWED BY THE PLANNING COMMISSION - 2022		
DATE OF MEETING	APPLICANT	STATUS
	There were no subdivision Plans reviewed by the Planning Commission in 2022.	

2022		
SUBDIVISION APPLICATIONS REVIEWED ADMINISTRATIVELY		
SUBMITTAL DATE	APPLICANT	STATUS
January 26, 2022	2200021, 1 lot into 3, 628 Villa Avenue, 20A515 2A.	Approved
March 4, 2022	2200075, 2 lots into 1, 319 Peakova Lane, 20A6 8 A	Approved
June 30, 2022	2200217, 3 lots into 1, 1350 Progress Drive, 20A221 1B3	Approved

July 21, 2022	2200261, 3 lots into 5, Virginia Avenue, 20A5 338 9	Approved
July 26, 2022	2200268, 1 lot into 2, 36 Mt Vernon Court, 20A20 3 65A	Approved
August 1, 2022	2200277, Boundary Line Adjustment, 331 W. 10 th Street, 20A5 242 21	Approved
August 9, 2022	2200298, 2 lots into 1, 331 W. 10 th Street, 20A5 242 21	Approved
August 12, 2022	2200314, 2 lots into 1, 502 Warren Avenue, 20A5 619 25	Approved
August 18, 2022	2200316, Boundary Line Adjustment, 508 Kendrick Lane, 20A1 3 4	Approved
September 7, 2022	2200354, 2 lots into 3, 206 & 210 E. 4 th Street, 20A410 17	Approved
September 19, 2022	2200382, 4 lots into 1, 138 W. 14 th Street, 20A2 457 13	Approved
September 19, 2022	2200384, 2 lots into 3, 713 Crosby Road, 20A4 1124 10	Approved
October 13, 2022	2200434, 1 lot into 3, N. Royal Avenue, 20A5 3 B	On Hold
October 21, 2022	2200450, 2 lots into 4, Acton Street, 20A7 18 3	Approved
November 22, 2022	2200495, 4 lots into 1, 1303 N. Royal Avenue, 20A3 455 1	In Review
December 27, 2022	2200546, 2 lots into 3, 1121 John Marshall Highway, 20A103 8 and 20A103 9	Approved



2022		
ADDITIONAL ITEMS REVIEWED BY PLANNING COMMISSION		
DATE OF MEETING	APPLICANT	STATUS
January 19, 2022	Town of Front Royal Capital Improvement Program (CIP) FY 23-27.	Recommendation for Approval
December 21, 2022	Comprehensive Plan - Certification and recommendation of the new Comprehensive Plan document which shall update and supersede the Front Royal Comprehensive Plan, adopted March 23, 1998. Chapter 22, Article 3: §15.2-2223 through §15.2-2232 of the Code of Virginia outlines the legal authority and requirement that all localities prepare, recommend, and adopt a Comprehensive Plan.	Postponed - Ongoing

BOARDS AND COMMISSIONS MEMBER MEETING ATTENDANCE 2022

Board of Zoning Appeals

NAME	MEETINGS PRESENT	# OF MEETINGS
Cody Taylor	4	5 (80%)
Michael Sean Williams	5	5 (100%)
Christine Erin	4	5 (80%)
Amanda J. McCarthy	4	5 (80%)
Andi A. Robinson	3	4 (75%)
R. Wayne Sealock	1	1 (100%)

Board of Architectural Review

NAME	MEETINGS PRESENT	# OF MEETINGS / WORK SESSIONS
Angela Toler	5	6 (83%)
Gary Vaughan	3	6 (50%)
Holly Rhodenhizer	6	6 (100%)
Katherine Snyder	6	6 (100%)
Collin Waters	5	6 (83%)

Planning Commission - Regular Meetings & Special Meetings

NAME	MEETINGS PRESENT	# OF MEETINGS
Doug Jones	8	9 (89%)
William C. Gordon	10	10 (100%)
Darryl G. Merchant	12	13 (92%)
Connie Marshner	12	13 (92%)
Joshua Ingram "Josh"	13	13 (100%)
Daniel S. Wells	5	5 (100%)
Glenn E. Wood	1	1 (100%)

Planning Commission - Work Sessions

NAME	MEETINGS PRESENT	# OF WORK SESSIONS
Doug Jones	8	9 (89%)
William C. Gordon "Will"	11	11 (100%)
Darryl G. Merchant	14	14 (100%)
Connie Marshner	13	14 (93%)
Joshua Ingram "Josh"	13	14 (93%)
Daniel S. Wells	4	4 (100%)
Glenn E. Wood	1	1 (100%)

BOARD OF ZONING APPEALS 2022

The Code of Virginia requires all jurisdictions with a Zoning Ordinance to have a Board of Zoning Appeals. The Board of Zoning Appeals is a five-member board of citizens appointed by the Circuit Court. The Board hears variance requests from the requirements of the Zoning Ordinance and appeals of decisions made by the Zoning Administrator. All variance requests and appeals require a public hearing. Appeal and variance requests are discretionary decisions; although case law does provide guidance as to what the courts consider a hardship which is required for a variance approval.

2022 BZA MEMBERS

R. Wayne Sealock, Chairman.....Term Expires May 1, 2022 Appointed May 7, 2007
 David GedneyTerm Expires May 1, 2024 Appointed June 29, 2009
 Cody Taylor.....Term Expires May 1, 2027 Appointed November 22, 2021
 Christine ErinTerm Expires May 1, 2025 Appointed January 24, 2022
 Michael Sean WilliamsTerm Expires May 1, 2024 Appointed January 24, 2022
 Amanda J. McCarthy.....Term Expires May 1, 2023 Appointed February 28, 2022
 Andi A. Robinson.....Term Expires May 1, 2027 Appointed April 25, 2022

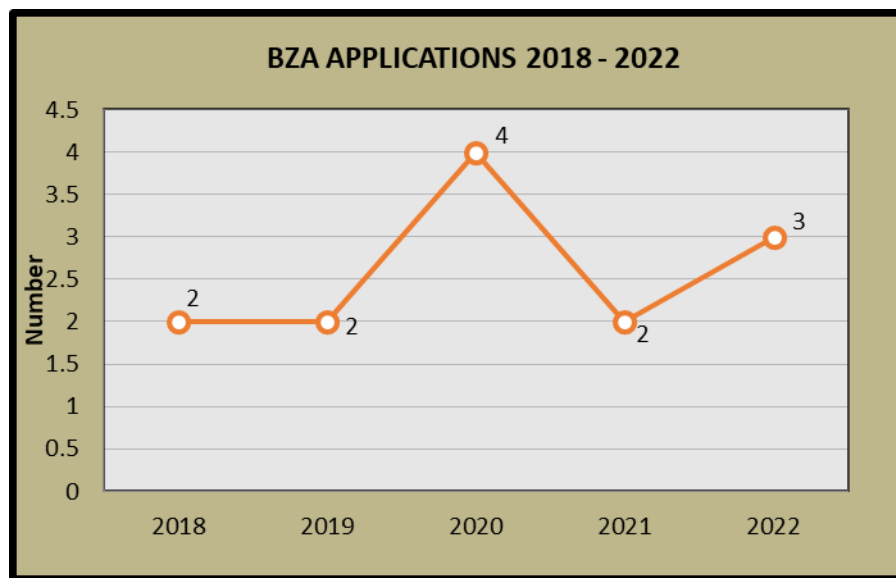
- *Christine Erin filled the unexpired term of Edwin Hensley who resigned March 2021
- * Michael S. Williams filled the unexpired term of David Gedney who resigned January 2022
- * Amanda J. McCarthy filled the unexpired term of Ronald Flores who resigned October 2021
- * Andi A. Robinson filled the vacancy of R. Wayne Sealock’s expired term

BZA ANNUAL REPORT 2022		
DATE OF MEETING	APPLICANT	ATTENDANCE
March 15, 2022	The BZA met to elect officers, approve meeting minutes, and review the BZA By-Laws.	Present: R. Wayne Sealock Cody Taylor Michael S. Williams Christine Erin Amanda McCarthy
June 21, 2022	2200143 Variance of 175-44.C.1 of the Town of Front Royal Zoning Ordinance submitted by RK Holdings d/b/a Rural King Front Royal to permit an above ground propane storage tank. <i>Status: Vice Chairman Williams moved, seconded by Ms. Robinson to deny application 2200143 after due notice and hearing as required by the Code of Virginia 15.2-2204 and Section 175.139 of the Town of Front Royal Zoning Ordinance based on the following Board findings. The strict application of the terms of the chapter does not effectively prohibit or unreasonably restrict the use of the property.</i>	Present: Christine Erin Amanda McCarthy Andi Robinson Michael S. Williams Absent: Cody Taylor Denied: 4-0 Absent: 1

<p>November 15, 2022</p>	<p>Continuance of Variance Application 2200398 submitted by Property Connection LLC for multiple variances from the zoning regulations of Town Code Chapter 175. The purpose of the variances is to subdivide a single parcel, upon which two existing detached single-family dwellings are located into two parcels. Each dwelling will be located on its own individual lot. The property is zoned C-1 (Community Business District) and is identified as Tax Map #20A4-4-3 with the two dwellings located thereon addressed as 225 East 7th Street and 631 Kibler Street, Front Royal, VA.</p> <p>The following variances are requested from the requirements of the Zoning Ordinance C-1 Zoning District, Chapter 175-38:</p> <ul style="list-style-type: none"> i. The proposed lot upon which the dwelling identified as 225 E 7th Street will be granted a 3,460 square foot variance from the minimum 7,500 square foot lot area requirement of Town Code Chapter 175-40.A.2. ii. A 15.5-foot variance from the minimum 90-foot lot width for corner lots required by Town Code Chapter 175-40.D.2. iii. Said dwelling be granted a 0.3-foot variance from the minimum 15-foot corner lot side yard setback requirement of Town Code Chapter 175-42.A.4. iv. Said dwelling be granted a 6.2-foot variance from the minimum 15-foot rear yard setback requirement of Town Code Chapter 175-42.A.3. v. Said dwelling be granted a 5.5-foot variance from the minimum 15-foot front porch to the front property line requirements of Town Code Chapter 175-3. vi. Said dwelling be granted a 13.2-foot variance from the minimum 15-foot rear porch to the rear property line requirement of Town Code Chapter 175-3. <p>Status: <i>Mr. Taylor moved, seconded by Ms. Robinson to deny based on the fact that the hardship is self-created.</i></p> <p style="text-align: center;"><i>Continue to page 16</i></p>	<p>Present: Andi Robinson Michael S. Williams Cody Taylor</p> <p>Absent: Amanda McCarthy Christine Erin</p> <p>Deny Yes: 2 No: 1 Absent: 2 McCarthy, Erin</p> <p>Application continued due to lack of a majority vote of 3 out of 5 members.</p>
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<p>November 15, 2022 - Continued</p>	<p>Variance Application 2200442 submitted by Angela Baker for a variance from Town Code Chapter 175-14 pertaining to the front yard setback for property located at 1015 Wine Street and is identified by Tax Map #20A9-4-26. The property is located in the R-1, Residential Zoning District. The variance would effectively allow the applicant a front yard setback of eighteen feet (18'). The required front yard setback is thirty-five feet (35') and the applicant has a front yard setback of twenty-five feet (25'). The variance requested by the applicant is to allow the addition of a front porch.</p> <p><i>Status: Ms. Robinson moved, seconded by Mr. Taylor to deny the variance due to the fact this does not constitute a hardship because there is another option of a fence and also properties in the area are all of like kind with like stoops and to allow one would allow all potentially.</i></p>	<p>Deny Yes: 3 No: 0 Absent: 2</p>
<p>December 20, 2022</p>	<p>The public hearing was closed at the November 15, 2022, BZA meeting. This is a continuation of the discussion for Variance Application 2200398 submitted by Property Connection LLC for multiple variances from the zoning regulations of Town Code Chapter 175. The purpose of the variances is to subdivide a single parcel, upon which two existing detached single-family dwellings are located into two parcels. Each dwelling will be located on its own individual lot. The property is zoned C-1 (Community Business District) and is identified as Tax Map #20A4-4-3 with the two dwellings located thereon addressed as 225 East 7th Street and 631 Kibler Street, Front Royal, VA.</p> <p>The following variances are requested from the requirements of the Zoning Ordinance C-1 Zoning District, Chapter 175-38:</p> <ol style="list-style-type: none"> i. The proposed lot upon which the dwelling identified as 225 E 7th Street will be granted a 3,460 square foot variance from the minimum 7,500 square foot lot area requirement of Town Code Chapter 175-40.A.2. ii. A 15.5-foot variance from the minimum 90-foot lot width for corner lots required by Town Code Chapter 175-40.D.2. iii. Said dwelling be granted a 0.3-foot variance from the minimum 15-foot corner lot side yard setback requirement of Town Code Chapter 175-42.A.4. iv. Said dwelling be granted a 6.2-foot variance from 	<p>Present: Michael S. Williams Cody Taylor Amanda McCarthy Christine Erin</p> <p>Absent: Andi Robinson</p>

<p>December 20, 2022 - Continued</p>	<p>the minimum 15-foot rear yard setback requirement of Town Code Chapter 175-42.A.3.</p> <p>v. Said dwelling be granted a 5.5-foot variance from the minimum 15-foot front porch to the front property line requirements of Town Code Chapter 175-3.</p> <p>vi. Said dwelling be granted a 13.2-foot variance from the minimum 15-foot rear porch to the rear property line requirement of Town Code Chapter 175-3.</p> <p>Status: There was a motion to approve Variance Application 2200398, however there was not a second. The Variance Application therefore dies and was denied because there was not a majority vote to approve.</p>	<p>Denied for lack of a second and there was not a majority vote to approve.</p>
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BOARD OF ARCHITECTURAL REVIEW 2022

The Board of Architectural Review (BAR) consists of five (5) voting members who are appointed by the Town Council. The intent of the BAR is to promote and protect the health, safety, comfort, recreation, prosperity, and general welfare of the community through the identification, preservation and enhancement of buildings, structures, neighborhoods, landscapes, places, and areas which have special historical, cultural, artistic, architectural, or archaeological significance as provided by Section 15.1-503.2 of the Code of Virginia, as amended.

In 2022, the Board of Architectural Review held five (5) regular meetings, and one (1) on-site tour. The BAR heard eight (8) application requests. The chart below shows the actions taken by the BAR in 2022.

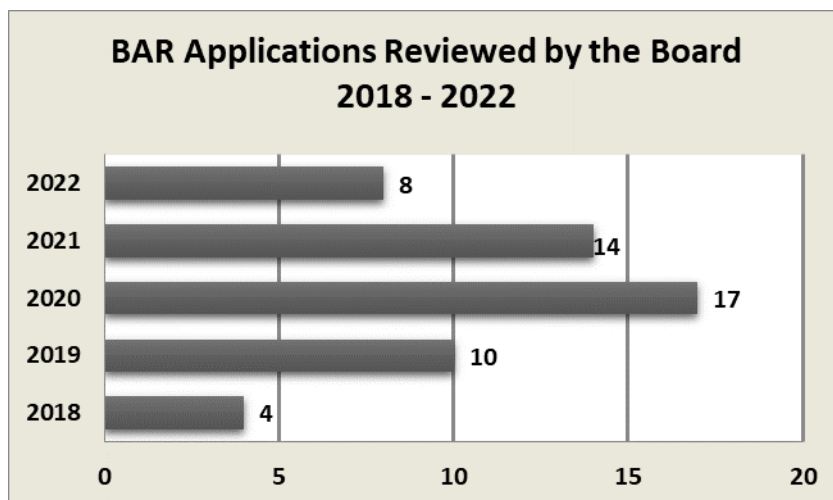
2022 BAR MEMBERS

Angela Toler Term Expires November 13, 2023Appointed July 25, 2011
 Gary Duane Vaughan..... Term Expires November 13, 2025Appointed December 21, 2009
 Katherine Snyder Term Expires November 13, 2025Appointed October 28, 2021
 Collin Waters Term Expires November 13, 2025Appointed February 22, 2021
 Holly Rhodenhizer Term Expires November 13, 2024Appointed August 2, 2021

BAR ANNUAL REPORT 2022		
DATE OF MEETING	APPLICANT	STATUS
January 11, 2022	<p>FRCOA-3018-2021. A Certificate of Appropriateness application submitted by Shelly Cook to place stone veneer and a canopy on the front façade of the building located at 201 S. Royal Avenue.</p> <p><i>Status: Ms. Rhodenhizer moved, seconded by Mr. Waters to approve the black canopy for the florist shop, approve the siding but applicant will drop off a piece for administrative approval, not approving stone veneer on the front, applicant will replace brick for brick for the front of the building. Doors will be salvaged.</i></p>	<p>Present: Angela Toler Collin Waters Holly Rhodenhizer Katherine Snyder Absent: Dewey Vaughan</p> <p>Approved: 4-0 Absent: 1</p>
May 10, 2023	<p>FRCOA-3066-2022, A Certificate of Appropriateness Application submitted by Quality Title, LLC to erect a ground mounted double post sign at 109 Chester Street. The proposed sign will be illuminated.</p> <p><i>Status: Ms. Rhodenhizer moved, seconded by Mr. Waters to approve the double post 4 x 4 sign with landscape lighting to illuminate the sign.</i></p>	<p>Present: Angela Toler Collin Waters Holly Rhodenhizer Katherine Snyder Absent: Dewey Vaughan</p> <p>Approved: 4-0 Absent: 1</p>

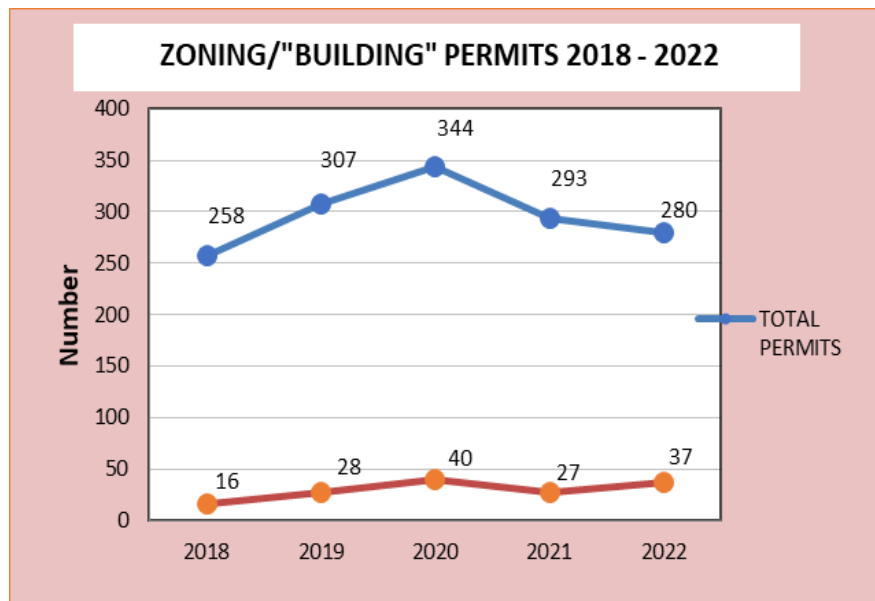
<p>May 10, 2022 - Continued</p>	<p>FRCOA-3080-2022, A Certificate of Appropriateness Application has been submitted by Pablo Gutierrez and Scott Shutt for exterior renovations to the contributing structure at 233 Blue Ridge Avenue. The proposed renovations include the replacement of existing windows.</p> <p>Status: <i>Ms. Rhodenhizer moved, seconded by Mr. Waters to deny the application for Aluminum Clad windows.</i></p>	<p>Denied: 4-0 Absent: 1</p>
<p>September 20, 2022</p>	<p>Application 2200303 – A Certificate of Appropriateness application submitted by Shelly Cook to replace the existing fiberglass single front door to a fiberglass double front door at 201 S. Royal Avenue. Work is complete.</p> <p>Status: <i>Ms. Rhodenhizer moved, seconded by Mr. Vaughan to approve the alteration of the front door from single to double due to termite infestation and unreliable wood for 201 S. Royal Avenue.</i></p> <hr/> <p>Application 2200296 – A Certificate of Appropriateness application submitted by Buracker Construction on behalf of Arnold & Nancie Williams to remove existing 8’ x 28’ rear porch and construct a new 10’ x 28’ porch using the same foundation footprint and to add a 12’ x 16’ rear deck located at 118 Luray Avenue.</p> <p>Status: <i>Ms. Rhodenhizer moved, seconded by Mr. Vaughan to approve the proposed renovations including removing the existing 18’ x 20’ rear enclosed porch and construct a new 10’ x 28’ enclosed porch and add a 12’ x 16’ rear deck for 118 Luray Avenue as presented.</i></p> <hr/> <p>Application 2200327 – A Certificate of Appropriateness application submitted by Arnold Williams to replace the existing wood decking on the front porch with “Trex” decking at 118 Luray Avenue. Work is complete.</p> <p>Status: <i>Mr. Vaughan moved, seconded by Ms. Rhodenhizer to approve the application as submitted.</i></p>	<p>Present: Angela Toler Dewey Vaughan Holly Rhodenhizer Katherine Snyder Absent: Waters</p> <p>Approved: 4-0 Absent: 1</p> <p>Approved: 4-0 Absent: 1</p> <p>Approved: 4-0 Absent: 1</p>

<p>November 8, 2022</p>	<p>Application 2200380 - A Certificate of Appropriateness (COA) Application submitted by Buracker Construction on behalf of David and Rhonda McDaniel for exterior renovations to remove and replace the existing black iron staircase with pressure treated wood stairs, partially remove vinyl siding around staircase to locate and repair the leak area and install new vinyl siding to match as close as possible due to age at 301 E . Main Street.</p> <p><i>Status: Vice Chairman Rhodenhizer moved, seconded by Ms. Snyder to approve replacing the metal stairs with wood stairs, pulling back the siding and fixing the leak and replace the siding.</i></p>	<p>Present: Collin Waters Holly Rhodenhizer Katherine Snyder Absent: Angela Toler Dewey Vaughan</p> <p>Approved: 3-0 Absent: 2</p>
<p>December 9, 2022 On-Site Tour</p>	<p>Application 2200483 – SEESUU, LLC. This is an application for a Certificate of Appropriateness to demolish and remove a portion of a contributing structure on a property within the Town of Front Royal Historic District located at 131 E. Main Street. The property is zoned C-2, Downtown Business District, and is identified as Tax Map 20A7, Section 4, Parcel 37.</p>	<p>Present: Dewey Vaughan Angela Toler Holly Rhodenhizer Katherine Snyder Collin Waters</p>
<p>December 13, 2022</p>	<p>Application 2200483 – SEESUU, LLC. This is an application for a Certificate of Appropriateness to demolish and remove a portion of a contributing structure on a property within the Town of Front Royal Historic District located at 131 E. Main Street. The property is zoned C-2, Downtown Business District, and is identified as Tax Map 20A7, Section 4, Parcel 37.</p> <p><i>Status: Chairman Waters moved, seconded by Ms. Snyder to deny the application because they do not have enough information to justify demolition.</i></p>	<p>Present: Dewey Vaughan Angela Toler Holly Rhodenhizer Katherine Snyder Collin Waters</p> <p>Denied: 4-1</p>



PLANNING & ZONING DEPARTMENT ACTIVITY 2018 - 2022

	2018	2019	2020	2021	2022
Zoning Permits	258	307	344	293	280
Code Enforcement Cases	712	591	228	203	424
Land Use Applications	25	19	26	29	56
Short-Term Rentals	N/A	N/A	N/A	1	13
Code Amendments	3	1	1	7	2
Sign Permits	44	52	39	47	41
Business Licenses	151	186	151	172	155
Single Family Dwellings	16	28	40	27	37



CODE VIOLATIONS 2018 - 2022

