CUP Form 08/01/2010

TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: Ina M. C. Graves Agent: Shah Development, L.L.C.

Address: Address: P.O. Box 1499

Christiansburg, VA 24068

ATTN: Thom Rutledge, Project Manager

Phone: Phone: 540.239.2998

I am requesting a Conditional Use Permit to allow Residential Development in the General Business B-3 District.

on my property that is zoning classification B3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 115 Fisher St., N.E.

Tax Parcel(s): 499-3-1

Fee: $500.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of ~~Landowner~~ AGENT(s): , Project Manager, Shah Development, L.L.C. Date: 11.15.12

Date:

Landowner Approval Ina C. Graves Date: 11-20-12

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____. Any Conditions attached shall be considered requirements of the above request.

Town Manager Date

Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

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R. CORD HALL
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CLERK OF COUNCIL
MICHELE M. STIPES

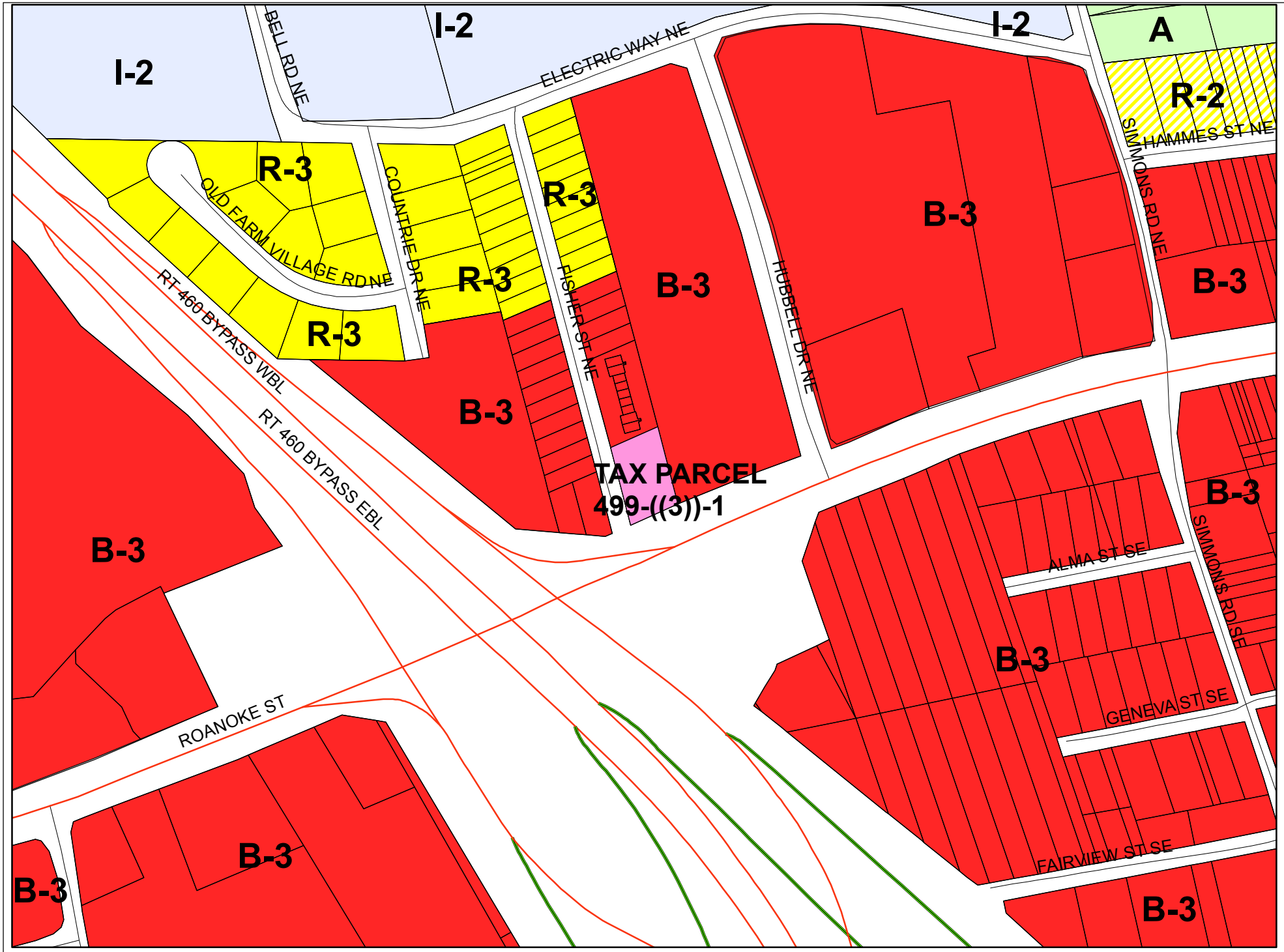
TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Planning Commission Public Hearing Date: Monday, December 10, 2012 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, January 15, 2012 at 7:30 p.m.
Application Type: Conditional Use Permit Request – Residential Use in a B-3 General Business District
Applicant: SHAH Development, L.L.C. (agent for property owner Ina M. Graves)
Location: 115 Fisher Street, N.E. (tax parcel 499 – ((3)) – 1)

The Town of Christiansburg has received a conditional use permit request by SHAH Development, L.L.C. (agent for property owner Ina M. Graves) for residential use at 115 Fisher Street, N.E. (tax parcel 499 – ((3)) – 1) in the B-3 General Business District. The property contains 0.384 acres and 3 units may be built following R-3 Multi-Family Residential regulations. The property is scheduled as Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned B-3 General Business. The adjoining properties contain residences, businesses, and vacant land.



CUP REQUEST: 115 FISHER STREET NE

PC: DECEMBER 10, 2012
TC: JANUARY 15, 2013

0 200 400 600
Feet

CUP REQUEST: 115 FISHER STREET NE

PC: DECEMBER 10, 2012

TC: JANUARY 15, 2013

0 100 200 300
Feet

CUP: 115 Fisher Street NE

Tax Map #	Owner(s)	Mailing Address	City, St, Zip
499- A 14	L & R BURCH PROPERTIES LLC	344 JENNELLE RD	CHRISTIANSBURG VA 24073
499- 19 A	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
499- 3 1	GRAVES INA M	P O BOX 141	BLACKSBURG VA 24063
499- 3 18,19	MORRIS RUBY R	120 FISHER ST	CHRISTIANSBURG VA 24073
499- 3 18,19	MORRIS RUBY R	120 FISHER ST	CHRISTIANSBURG VA 24073
499- 3 16,17	IF ITS CARS INC	755 WEST MAIN ST	CHRISTIANSBURG VA 24073
529- 2 2-9,73-80	RWW36 LLC	144 OAK TREE BLVD	CHRISTIANSBURG VA 24073
529- 2 B,1A,81	GRAVES W CLINTON ESTATE	P O BOX 141	BLACKSBURG VA 24063
529- 2 B,1A,81	GRAVES W CLINTON ESTATE	P O BOX 141	BLACKSBURG VA 24063