

Town of Front Royal
Department of Planning and Zoning
102 East Main Street
PO Box 1560
Front Royal, VA 22630

Main:540-635-4236
Fax:540-631-2727
planning@frontroyalva.com

Permit: # _____
Fee Amt: _____
Date Paid: _____
Date Received: _____

REZONING APPLICATION

APPLICANT:

Name: _____ Phone: _____

Address: _____

E-Mail: _____

PROPERTY OWNER OF RECORD:

Name: _____ Phone: _____

Address: _____

E-Mail: _____

PROPERTY DESCRIPTION:

Location/Street Address: _____

Number of Lots: _____ Total Acreage: _____

Tax Map Identification for each parcel (Map, Section, Block and Lot):

Subdivision Name: (if applicable) _____ 1788

REQUEST:

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____

ATTACHMENTS:

The following should be submitted with a completed copy of this application. Additional information may be determined necessary depending on the nature of the request.

1. Cash, Check, or Credit Card may be used pay the application fee. Checks should be made payable to the Town of Front Royal. Credit Card processing fee is 2.35% plus .25 cents. The application fee is due at the time of submittal.
 - Proffer Amendment or Concept Plan/Master Land Use Plan Revision = \$650.00
 - 1 Acre or Less = \$650.00
 - Over 1 Acre = \$650.00 +\$100.00/acre or a portion thereof.
 - Downzoning = Over 1st Acre \$650.00
2. Surve Plat of the property with metes and bounds descriptions for all existing and proposed property lines and zoning district boundaries (8 copies and a digital copy).
3. Environmental Site Assessment Phase I and Phase II (Unless waived by the Planning and Zoning Director).
4. Traffic Impact Analysis (If required).
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Planning and Zoning Director.
6. Statement of Justification: As a separate document, provide a statement or statements that explain why you believe the property should be rezoned.

CERTIFICATION:

I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me, and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.

Signature of Property Owner

Signature of Applicant (if different)

City/Couty of _____, Commonwealth of Virginia

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ by

(Name of person seeking acknowledgement)

Notary Public

Notary registration number: _____ My Commission: _____

NOTICES

- Staff will notify adjacent property owners of the rezoning request and the scheduled public hearing dates with the Planning Commission and Town Council.
- Town Staff will place an advertisement in the local newspaper as required under Virginia Code § 15.2-2204.
- Town Staff will place a public hearing sign(s) at the location of the proposed rezoning.
- Submission of this application does not establish a vested right as outlined under Virginia Code § 15.2-2307.
- By submitting this application, the applicant grants permission to the Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.
- When the applicant is different than the fee simple property owner, the signature by the fee simple property owner on this Application shall be considered as authorization for the applicant to act as an agent for matters concerning this application.