



Town of Mineral · P.O. Box 316 · 312 Mineral Ave · Mineral,
Virginia 23117
(540) 894-5100 · www.townofmineral.com · mineral@louisa.net

APPLICATION FOR CONDITIONAL USE PERMIT

DATE JUNE 18, 2026
PROPERTY OWNER Grose Realstate Investments LLC
PHYSICAL ADDRESS BETWEEN 56 & 80 ST. CECILIA AVE
OF PROPERTY
OWNER MAILING 5352 Cedar Hill Rd
ADDRESS Mineral VA 23117
OWNER PHONE NO. 540-748-4698
PROPERTY DESCRIPTION TMP 43B2(1)-10A
13472 SQ FT LOT
REASON FOR REQUEST
WE ARE REQUESTING TO BUILD 5 SINGLE
FAMILY TOWNHOMES.

OWNER SIGNATURE Zachary Gane

ATTACH ADDITIONAL INFORMATION IF NEEDED. APPLICATION SHOULD BE
ACCOMPANIED BY DRAWINGS GIVING MEASUREMENTS AND OTHER PERTINENT
INFORMATION TO ALLOW FULL CONSIDERATION OF THE REQUESTED VARIANCE OR
APPEAL.

DECISION _____

ZONING ADMINISTRATOR SIGNATURE: _____

Please remit \$200.00 fee with the application



Town of Mineral

P.O. Box 316
312 Mineral Avenue
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Phone 540-894-5100

APPLICATION FOR ZONING PERMIT

DATE: JUNE 18, 2026

APPLICANT:

GROSE REAL ESTATE INVESTMENTS, LLC

CONTACT PERSON: ZACHARY (ROO) GROSE

PHONE: 540-748-4698

ADDRESS:

LOCATED BETWEEN #56 & #80 ST. CECILIA AVE.

TWP 43B2(1)-10A

PROPOSED USE:

5 SINGLE FAMILY TOWNHOMES

BLOCK: 6

LOTS: 10A

OWNER:

GROSE REAL ESTATE INVESTMENTS, LLC

ADDRESS:

5352 CEDAR HILL RD

MINERAL, VA 23117

ZONING:

RESIDENTIAL GENERAL

ACTUAL SET BACKS: FRONT: 66.9' SIDE: R-10'1"

L-10'2" REAR: 25'2"

AREA OF PARCEL:

13472 SQUARE FEET

TOWN WATER: YES/NO

TOWN SEWER OR INDIVIDUAL SEPTIC

COMMENTS:

WE ARE REQUESTING A CONDITIONAL USE PERMIT
TO BUILD 5 SINGLE FAMILY
TOWNHOUSES. THIS PROPERTY IS ACROSS THE STREET
FROM THE TOWN BASEBALL FIELD
AND THE ADJACENT PLAYGROUND. THE ADJOINING LOT
IS CURRENTLY BEING DEVELOPED IN
THE SAME WAY. WE HAVE ATTEMPTED TO DESIGN OUR
PROJECT TO LOOK SIMILAR TO THOSE
BUILDINGS.

SIGNATURE OF APPLICANT:

Zachary Gue

REVIEWED BY:

\$150.00 for new construction
\$100.00 for existing structure