

# Permits Applied For

Date From 10/22/2025 and Date To 10/28/2025

Created Date	Permit #	Permit Address	Report Code	Contractors	Property Owner	Mechanic's Lien Agent	Description
10/22/2025	100538	3834 ERICKSEN CIR, MCGAHEYSVILLE	Residential Mechanical	Mechanical - Bramble Enterprises, LLC / Applicant - Bramble Enterprises, LLC	MISTRETTA CYNTHIA M		CHANGE OUT LIKE FOR LIKE-80K BTU GAS FURNACE
10/22/2025	100540	402 3rd street Grottoes	New Single Family Dwelling	Applicant - MSK PROPERTIES LLC / General - CHARLES SCOTT BALSLEY / Mechanics Lien Agent - NONE DESIGNATED / Electrical - P&S ELECTRIC LLC / Mechanical - AIR PRO SOLUTIONS LLC / Plumbing - CURRY PLUMBING & HEATING, INC	MSK PROPERTIES LLC	NONE DESIGNATED	Single family dwelling on a slab foundation with a 440sqft attached garage. 3bedrooms and 2 baths with 85sqft porch on the front.  Town Zoning Approval- 002584
10/22/2025	100541	103 14th street Grottoes VA	New Single Family Dwelling	Applicant - MSK PROPERTIES LLC / General - CHARLES SCOTT BALSLEY / Mechanics Lien Agent - NONE DESIGNATED / Electrical - P&S ELECTRIC LLC / Mechanical - AIR PRO SOLUTIONS LLC / Plumbing - CURRY PLUMBING & HEATING, INC	MSK PROPERTIES LLC	NONE DESIGNATED	Single family dwelling on a slab foundation. 3 bedrooms and 2 baths with 85sqft porch on the front.  Town Zoning Approval- 002583
10/22/2025	100544	12858 BIRDS NEST RD, HINTON	Residential Electrical	Electrical - HISTAND SERVICES LLC / Applicant - HISTAND SERVICES LLC	MOORE BRYAN R JR & TONYA F		400 amp service installation for new home
10/22/2025	100545	12858 BIRDS NEST RD, HINTON	Residential Electrical	Electrical - HISTAND SERVICES LLC / Applicant - HISTAND SERVICES LLC	MOORE BRYAN R JR & TONYA F		400 amp service entrance for new home
10/23/2025	100549	206 MAIN ST, DAYTON	Commercial Deck	General - LOUGH BROTHERS CONSTRUCTION LLC / Applicant - LOUGH BROTHERS CONSTRUCTION LLC	CHURCH-DAYTON CHURCH OF THE BRETHERN		Repair of deck after a collision. Footprint is not changing.30x8.  Town Zoning approval: 00912
10/23/2025	100550	3780 RAWLEY PIKE, ROCKINGHAM	Residential Addition	General - WEAVER BUILT HOMES / Applicant - WEAVER BUILT HOMES / Plumbing - GREEN PLUMBING SERVICES	CORNETT CHRISTOPHER L & CHRISTIE ANN		831sq. ft. 2 story addition on a crawlspace. There will be a 72sq. ft. deck off the new master bedroom. First floor is 678sq. ft. and the upstairs will be a new bathroom, that addition is 153sq. ft.  The existing house will be remodeled as well.  One bedroom upstairs will become an office. No bedrooms added.

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10/23/2025	100551	0 Red Brush Ln, Elkton	New Single Family Dwelling	Applicant - Lonas Lawn & Landscaping / General - Lonas Lawn & Landscaping / Mechanical - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT / Mechanics Lien Agent - NONE DESIGNATED	DEAN JACOB NELSON	NONE DESIGNATED	One-story single-family dwelling on crawlspace with three bedrooms and two bathrooms; front porch, rear deck; next 19449 Red Brush Ln. Septic installed in 2021 new, never used.
10/23/2025	100552	234 NORTHVIEW DR, DAYTON	Residential Addition	Applicant - VALLEY MAINTENANCE SERVICES LLC / General - VALLEY MAINTENANCE SERVICES LLC / Electrical - VALLEY MAINTENANCE SERVICES LLC	HAMANN BERNARD G & JULIE H		Addition of 18x17 sunroom on a slab. No foundation survey required.
10/23/2025	100553	0 Miracle Ridge Rd, Rockingham	New Single Family Dwelling	Applicant - INNOVATIVE HOME BUILDERS INC / General - INNOVATIVE HOME BUILDERS INC / Mechanical - NORTH MOUNTAIN HEATING AND AIR CONDITIONING / Electrical - PROTEC ELECTRIC LLC / Plumbing - CHARLES M BOWMAN PLUMBING / Mechanics Lien Agent - WEST VIEW TITLE	COUSIN TRYSTYN LOGAN & COUSIN ABBEY WEIST	WEST VIEW TITLE	One-story single-family dwelling on crawl space with 3 bedrooms and 2.5 bathrooms; 2 porches, attached garage; no foundation survey required; close to 7525 Miracle Ridge Rd.
10/23/2025	100554	105 Dry River Rd, Bridgewater	Commercial Remodel/Alteration	Applicant - SHICKEL CORPORATION / General - SHICKEL CORPORATION	Shickel Corporation		Building a fork lift ramp and a coiling door. This building has multiple addresses - the ramp and door is going between 103 and 104 - approximately halfway mark of NE side of building.  This is a warehouse storage for metal. The building was listed as manufacturing company but has since been cleaned out. No equipment, only metal storage.

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10/24/2025	100559	1244 FRIEDENS CHURCH RD, MOUNT CRAWFORD	Residential Mechanical	Mechanical - LANDES HEATING AND AIR CONDITIONING INC / Applicant - LANDES HEATING AND AIR CONDITIONING INC	JORDAN JASON B & JAY P		Replace existing gas furnace. connect to existing ductwork. Connect to existing gas line.
10/24/2025	100560	705 ROCKY TOP VW, MCGAHEYSVILLE	New Two-Family Dwelling	General - THE EVERGREENE COMPANIES LLC / Applicant - THE EVERGREENE COMPANIES LLC / Mechanics Lien Agent - Bank of the James / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Mechanical - MEP CONTRACTING LLC / Plumbing - SOUTHERN PLUMBING OF VA INC	EVG - FM VENTURES LLC	Bank of the James	New duplex 1 story on a finished 1093sqft basement. 3 bedrooms and 3 baths. 124sqft porch and 110sqft deck.  Left side Unit Overbrook Subdivision Waverly 3-0, 2021 code
10/24/2025	100561	715 ROCKY TOP VW, MCGAHEYSVILLE	New Two-Family Dwelling	General - THE EVERGREENE COMPANIES LLC / Applicant - THE EVERGREENE COMPANIES LLC / Mechanics Lien Agent - Bank of the James / Electrical - BUHL ELECTRIC COMPANY INCORPORATED / Mechanical - MEP CONTRACTING LLC / Plumbing - SOUTHERN PLUMBING OF VA INC	EVG - FM VENTURES LLC	Bank of the James	New duplex 1 story on a finished 1093sqft basement. 3 bedrooms and 3 baths. 124sqft porch and 110sqft deck.  Right side Unit Overbrook Subdivision Waverly 3-0, 2021 code
10/24/2025	100562	3214 Old Furnace Road, Harrisonburg, VA 22802	Sign	Sign Contractor - MUDDY FEET LLC / Applicant - MUDDY FEET LLC	OLD FURNACE INN LLC, ROADS/RAILROADS ROW, LA INVESTMENT PROPERTIES LLC		Roadside sign with posts direct buried, stone veneer placed on top of plywood and 2"x4" framing, with two single sided panels mounted between two posts.
10/24/2025	100563	208 13TH ST, GROTTOES	Residential Accessory Structure	Property Owner - / General - EAGLE CARPORTS INC	JOHNDROW DAVID L & KIMBERLY L, JOHNDROW DAVID L & KIMBERLY L, JOHNDROW DAVID L & KIMBERLY L		Building a 25x22 metal carport. Zoning approval from Grottoes is not needed. See attached email.

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10/24/2025	100564	304 FLOWER DR, MCGAHEYSVILLE	Residential Deck/Porch	Applicant - ALL IN ONE BUILDERS LLC / General - ALL IN ONE BUILDERS LLC	BURANDT GERALD & NANCY C		Replacing deck on back side of the house. Octagon style deck 440sqft being built.  MPOA Approval No electrical, plumbing or HVAC being done.
10/26/2025	100566	600 MT HERMON RD, ELKTON	Commercial Tank	Applicant - HOLTZMAN PROPANE LC / Applicant - HOLTZMAN PROPANE LC	PAYNES TOWING & RECOVERY LLC		Set (1) 1000 AG and run ext line to stubout
10/27/2025	100567	15555 HINDERLAND WAY, BERGTON	Residential Detached Garage	General -	CULLERS KENT E & VICKIE M		test
10/27/2025	100568	0 Autumn Ln, Rockingham	New Single Family Dwelling	Property Owner - / General - M & M CONTRACTING UNLIMITED CORPORATION / Electrical - INDEPENDENT MAINTENANCE CO / Plumbing - INDEPENDENT MAINTENANCE CO / Mechanics Lien Agent - NONE DESIGNATED	CLINE NOLAN L & CLINE MARY LIEU	NONE DESIGNATED	**FLOOD PLAIN** One-story single-family dwelling on crawl space with three bedrooms and two bathrooms; front porch, no foundation survey required; dwelling will not be built in the flood plain, near 3082 Autumn Ln. B: 5932 P: 474
10/23/2025	100556	992 W MOSBY RD, ROCKINGHAM	Residential Solar Electrical	Property Owner - / Electrical - / Applicant -	KVITKO DANIEL & YULIYA M		I would like to install a ground mount grid-tied solar panel system to offset my large electric bill. I have the experience of building two houses and doing some of the electrical work and feel comfortable going forward with this project.
10/23/2025	100557	15881 NORTH MOUNTAIN RD, BROADWAY	New Single Family Dwelling	General - ARCAM CONSTRUCTION / Applicant - ARCAM CONSTRUCTION / Mechanics Lien Agent - NONE DESIGNATED / Electrical - BUILT RIGHT HOMES INC / Mechanical - DEPENDABLE HEATING & AIR INCORPORATED / Plumbing - E & E PLUMBING AND HEATING	HUTCHENS BRANDY N	NONE DESIGNATED	Rebuild after a fire. Single story house going on existing slab left from the fire. 962sqft house with 2 bedrooms and 1 bath. 156sqft porch on the front. House is not increasing in sizes. Foundation slab was not hit by the fire.
10/27/2025	100570	125 BELLEVUE ST, TIMBERVILLE	Residential Solar Electrical	Applicant - ION DEVELOPER LLC / Electrical - ION DEVELOPER LLC / Applicant - ION DEVELOPER LLC	KNOX PAUL W		Installation of solar panels on existing residential roof. 9.24 kW. Addition of 2 0-60A circuits. 21 panels.

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10/27/2025	100573	612 ZEPHYR DR, ROCKINGHAM	Residential Solar Electrical	Applicant - TOP TIER SOLAR SOLUTIONS LLC / Electrical - TOP TIER SOLAR SOLUTIONS LLC / General - TOP TIER SOLAR SOLUTIONS LLC / Applicant - TOP TIER SOLAR SOLUTIONS LLC	STEPHENS DOMINIQUE CURTIS		Residential Installation of a 10-module count roof mounted photovoltaic system on the existing structure
10/27/2025	100574	0 Cross Keys Rd Mt Crawford VA, 22841	Manufactured Home	Applicant - / General - WINDY WILLOW FARM / Mechanics Lien Agent - NONE DESIGNATED / Electrical - CLINE ELECTRIC INC / Mechanical -	SAGER TERRY M & JANE A	NONE DESIGNATED	New 30x76 Hudson Doble wide with 3 bedrooms and 4 baths. 2,280sqft total. No deck just stairs.  Special Use Approval SUP25-1117
10/27/2025	100575	4750 N VALLEY PIKE, ROCKINGHAM	Residential Deck/Porch	Property Owner - / General - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT	HEREDIA FIODI A MENDEZ & LEYDY M PERALTA ALMONTE		**Dug footers without permit** - 252 sq. ft. front deck. Adding a light above deck.
10/27/2025	100576	235 RACHEL DR, PENN LAIRD	Residential Pool	General - VALLEY POOL COMPANY / Applicant - VALLEY POOL COMPANY	WHITEHURST DAVID M & DIANE L		EXCAVATED TO LEVEL, POUR 9' X 20' CONCRETE SLAB, PLACE 8' X 19' SELF CONTAINED SWIM SPA ONTO SLAB
10/28/2025	100577	301 SANDSTONE CIR, BRIDGEWATER	Residential Addition	Property Owner - / General - HOMEOWNER/AFFIDAVIT / Mechanical - HOMEOWNER/AFFIDAVIT / Electrical - HOMEOWNER/AFFIDAVIT / Plumbing - HOMEOWNER/AFFIDAVIT	BOGACHUK ANDRIY		Addition to existing dwelling. Adding a kitchen, dining room, two bedrooms and bathroom. Existing house has basement, however, addition will be on crawlspace.
10/28/2025	100578	8050 SPRUCEDALE DR, SINGERS GLEN	Residential Storage Building	General - BARDHOSHI RENOVATION LLC / Applicant - BARDHOSHI RENOVATION LLC	OSTLUND FRED W & MARGARET VALTIN		1200 sq. ft storage building, enclosed on 3 sides.
10/28/2025	100579	4115 WOODSIDE DR, ROCKINGHAM	Residential Solar Electrical	Electrical - TIGER SOLAR COMPANY / Applicant - TIGER SOLAR COMPANY	SUNNYSIDE PRESBYTERIAN HOME		Install 6.09kW Roof mounted solar array. SCOPE OF WORK WOODSIDE DR. SYSTEM SIZE: ATTACHMENT TYPE: MSP UPGRADE: STC: 14 X 435W = 6.090KW PTC: 14 X 411.6W = 5.762KW (14) HD HYUNDAI SOLAR MODULE HIS-T435NF(BK) (14) ENPHASE IQ8MC-72-M-US

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10/28/2025	100580	1519 PLEASANTS DR, ROCKINGHAM	Sign	Sign Contractor - SIGN DOCTOR SALES & SERVICE INC / Applicant - SIGN DOCTOR SALES & SERVICE INC	ARBOGAST SHANDI DB		Install a 3' x 12' 1/2" LED illuminated wall sign for Colony Tire.
10/28/2025	100581	515 SECOND MOUNTAIN TRL, HINTON	Residential Detached Garage	General - CUSTOM CONTRACTING OF VIRGINIA LLC / Applicant - CUSTOM CONTRACTING OF VIRGINIA LLC / Electrical -	KNICELY RANDALL H		Building a 24x40 detached garage with a 10x40 lean tub on the side. This is being built on a slab foundation.  No plumbing or HVAC being done.
10/28/2025	100583	50 INDIAN TRAIL RD, PENN LAIRD	Sign	Applicant - EDDIE EDWARDS SIGNS, INC / Sign Contractor - EDDIE EDWARDS SIGNS, INC	CHURCH-MASSA NUTTEN PRESBYTERIAN CHURCH		SUP Approval-20251315 Erecting a freestanding illuminated sign 28.2 sq. ft. Tying into existing electric.
10/28/2025	100585	262 Elk Ln, VA 22840	New Single Family Dwelling	General - WALTON HOME IMPROVEMENTS / Applicant - WALTON HOME IMPROVEMENTS / Mechanics Lien Agent - NONE DESIGNATED	RATLIFF BRIAN	NONE DESIGNATED	2 story house on a finished 1304sqft basement. 7 bedrooms and 5 bathrooms with a 196sqft porch and 240sqft back deck
10/28/2025	100586	312 RAYANN LN, BROADWAY	Residential Alteration/Remodel	Mechanical - MORRIS HEATING & COOLING INC / General - SUSTAINABLE SOLUTIONS OF VIRGINIA / Electrical - SIMMONS ELECTRICAL CONTRACTING INC / Applicant - SUSTAINABLE SOLUTIONS OF VIRGINIA / Plumbing - AK SUPERIOR PLUMBING, LLC	PLEASANT VIEW INC		Interior reconfiguration of one existing bedroom and office into three bedrooms. Renovating bathroom and moving laundry room.
10/22/2025	20252222	2429 WESTERN VW, MOUNT CRAWFORD	Residential Electrical	Electrical - INDEPENDENT MAINTENANCE CO / Applicant - INDEPENDENT MAINTENANCE CO	JORDAN L RUTH REVOCABLE TRUST &		Adding a new 200amp service to the house to have a service for house only.  Power is being run off service from the farm building as of now. Separating services.  Approved by zoning and building (Josh and Joe)

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10/22/2025	20252223	103 MILESTONE CT, BRIDGEWATER	Residential Electrical	Electrical - COPPER KEY ELECTRICAL SERVICES, LLC / Applicant - COPPER KEY ELECTRICAL SERVICES, LLC	SHICKEL DANIEL W & EMILY ANNE		Running wires for lights, plugs and fan.
10/22/2025	20252229	Romney Ct. Lot 51A Land Disturbance Permit	Land Disturbance/E&S (erosion & sediment) In Lieu	Land Disturber -	SCAKL LC		SKACL, LC E&S In-Lieu
10/23/2025	20252232	47 DINKEL AVE, MOUNT CRAWFORD	Commercial Mechanical	Applicant - BGIS INTEGRATED TECHNICAL SERVICES US LLC / Mechanical - BGIS INTEGRATED TECHNICAL SERVICES US LLC	MOUNT CRAWFORD STATION LLC		Replacing (2) HVAC like for like RTU - No ductwork or upgrades
10/22/2025	20252236	5792 W DRY RIVER RD, DAYTON	Commercial Electrical	Applicant - COMMERCIAL & RESIDENTIAL SERVICES INC / Electrical - COMMERCIAL & RESIDENTIAL SERVICES INC	VALLEY STRUCTURES PROPERTY LLC		Electrical Permit for (10)sheds for Valley Structures.  152 - 12x20 153 - 12x16 154 - 10x16 155 - 10x20 156 - 12x16 157 - 8x12 158 - 8x12 159 - 10x20 160 - 10x16 161 - 12x20
10/22/2025	20252237	2301 LAYMAN TRESTLE RD, ROCKINGHAM	Residential Tank	Applicant - Blossman Gas Inc / Applicant - Blossman Gas Inc	GILKERSON COURTNEY RIDDLE		WE WILL BE INSTALLING A 320UG TANK AND RUNNING APRX 30' YARD LINE TO HOME STUB OUT
10/23/2025	20252238	9510 S EAST SIDE HWY, ELKTON	Residential Electrical	Electrical - JUST BETTER HOME SERVICES INC / Applicant - JUST BETTER HOME SERVICES INC	DAVIDSON BRAMBLE O JR		Panel replacement. We are upgrading the panel because the current one is outdated and rusted. The current amperage is 200 amps and is being replaced with the same. No other wiring is being replaced.
10/24/2025	20252240	12159 TURLEYTOWN RD, BROADWAY	Farm Building	Property Owner -	SMITH GARY L LIFE ESTATE & DEBORAH D SMITH LIFE ESTATE		Adding a Poultry House on the property. Site Plan Project number 20251452
10/27/2025	20252243	1251 WINDSOR LN, MOUNT CRAWFORD	Residential Electrical	Applicant - KTD ELECTRIC / Electrical - KTD ELECTRIC	EDINGTON PHILIP & KRISTINA		Existing 400amp service on the dwelling. Main service feed being moved, and outside disconnect being added.
10/22/2025	20252248	3942 FOX MOUNTAIN RD, ELKTON	Residential Mechanical	Mechanical - MOUNTAIN VALLEY HOME COMFORT INC / Applicant - MOUNTAIN VALLEY HOME COMFORT INC	SHADY HAVEN ENTERPRISES LLC		Installing 1 Head Mini Split System

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10/28/2025	20252256	8395 INDIAN TRAIL RD, ROCKINGHAM	Residential Alteration/Remodel	Applicant - FORTRESS FOUNDATION SOLUTIONS LLC / General - FORTRESS FOUNDATION SOLUTIONS LLC	SILER LYNN LISKEY		Installation of PowerBraces and GeoLocks per engineer's report.
10/28/2025	20252257	5792 W DRY RIVER RD, DAYTON	Commercial Electrical	Applicant - COMMERCIAL & RESIDENTIAL SERVICES INC / Electrical - COMMERCIAL & RESIDENTIAL SERVICES INC	VALLEY STRUCTURES PROPERTY LLC		Electrical Permit for (6) sheds for Valley Structures.  162 8X12 163 12X20 164 10X16 165 10X16 166 10X20 167 10X16
10/27/2025	20252258	7934 GREENHOUSE RD, WEYERS CAVE	Land Disturbance/E&S (erosion & sediment) In Lieu	Applicant -	CRAIG KENNEY M		Ray Craig E&S In-Lieu Stockpile
10/27/2025	20252262	192 PICKERING LN, BROADWAY	Commercial Tank	Applicant - Permits by Pinecrest / Gas - W E BOWERS & ASSOCIATES INC	VERIZON		Replace 2-60gallon propane tanks with new and replace piping from tanks to new generator. Generator permit # 20252091
10/28/2025	20252281	129 MARTIN LN, MCGAHEYSVILLE	Residential Alteration/Remodel	Applicant - ROYAL CONSTRUCTION COMPANY / General - ROYAL CONSTRUCTION COMPANY / Electrical - ROYAL CONSTRUCTION COMPANY	SCHOLFIELD MICHAEL S & PRENA		Removing the garage doors and adding an exterior wall. Turning garage into a rec room. Adding the garage doors to the exterior wall as a facade.  Installation of mini split will be pulled by the HVAC contractor.

**Total Permits**

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