



PROPERTY INFORMATION

361 Franklin St
 Property Address
 27-Q-1
 Tax Map Parcel/ID
 10,269
 Total Land Area
 acres or sq.ft. (circle)
 Existing Zoning District: R-1
 Proposed Zoning District: R-8
 Existing Comprehensive Plan Designation: Low Density Residential

PROPERTY OWNER INFORMATION

Kathy Moran & Marcie Harris
 Property Owner Name
 3420 Lake Pointe Dr
 Street Address
 Harrisonburg VA 22801
 City State Zip
 540-246-9788
 Telephone
 kathy.moran@raymondjames.com
 E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Stefan Novosel
 Owner's Representative
 123 Cross Keys Rd
 Street Address
 Penn Laird VA 22801
 City State Zip
 540-421-5420
 Telephone
 snovosel@thestratfordcompanies.com
 E-Mail

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Kathy Moran
 PROPERTY OWNER
6/8/2023
 DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

6/9/23
 Date Application and Fee Received
 Total Fees Due: \$ 580 paid
 Application Fee: \$550.00 + \$30.00 per acre
[Signature]
 Received By

5 July 2023



Stefan Novosel
Architect, The Stratford Companies
123 Cross Keys Rd
Penn Laird, VA 22801

Planning Commission, staff and all whom it concerns,

Kathy Moran and Marcie Harris are the owners of 361 Franklin Street, the open lot at the corner of Franklin St and Monticello Ave, and we are working with them to design a new home. One of the key goals of the new home is to keep most spaces and all essential functions on the main level. The current preliminary design does that, and would have a small two-story section facing Franklin St.

Placing all the essentials of the home on the main level in a sensible fashion creates a moderately large footprint, and has lead us to a conflict with the current R-1 zoning of the lot. The current setbacks leave less than 1/3 of the lot as potential area for the home, greatly constrain the location of the house, and would make accommodating the owners' needs on a single level all but impossible. The attached site plan illustrates the existing property lines and setbacks, as well as contours and other significant elements.

We are therefore requesting that 361 Franklin Street be re-zoned to R-8. This zoning designation is fully compatible with the single-family home being proposed and would allow the owners to pursue the preliminary design we've developed together. This would allow us to meet their needs and desires for the inside of the home, and provide space outside to develop an attractive exterior toward both streets as well as functional drives and yard spaces. The proposed house footprint, drives, porch and patio spaces and other elements are also illustrated on the site plan, where constraints of the current R-1 setbacks and the compatibility of the proposed R-8 setbacks can be seen.

We are happy to answer questions about this rezoning application at any time.

Thank you,




Stefan Novosel

5 July 2023




In connection with the rezoning request for the property located at 361 Franklin Street and identified as tax map parcel 27-Q-1, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. More than one dwelling is prohibited.



Kathy Moran (owner)



Date



Marcie Harris (owner)



Date

THE MORAN-HARRIS RESIDENCE

361 FRANKLIN ST
HARRISONBURG VA 22801



P.O. BOX 310
HARRISONBURG, VA 22803

WWW.THESTRATFORDCOMPANIES.COM

Company Information:

Contractor: Matt Robertson, (540) 421-7518
mrobertson@thestratfordcompanies.com
Class A Contractor # 2705-106037A
Landscape Architect #0406-000897

Architect: Stefan Novosel, (540) 421-5420
snovosel@thestratfordcompanies.com
Architect # 0401-019820

REV. DATE COMMENTS

REV.	DATE	COMMENTS

28 JUNE 2023

SCHEMATIC DESIGN

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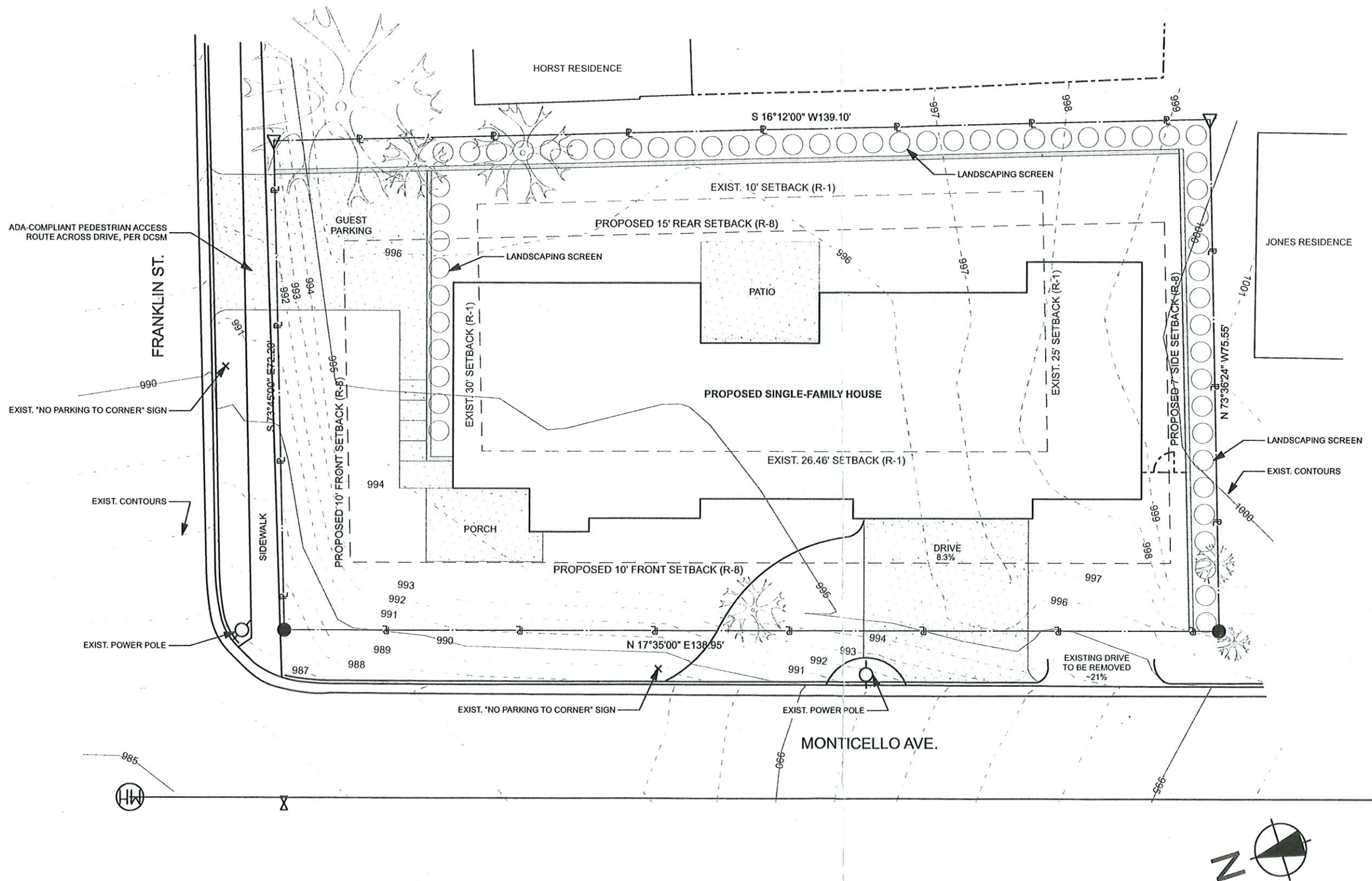
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SHEET TITLE

ARCHITECTURAL SITE PLAN
& DETAILS

A-003



Print Date: Wednesday, June 28, 2023, 2:09 PM



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**
www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information			
Consultant Name:	Stefan Novosel		
Telephone:	(540) 421-7518		
E-mail:	snovosel@thestratfordcompanies.com		
Owner Name:	Kathy Moran and Marcie Harris		
Telephone:	(540) 246-9788		
E-mail:	kathy.moran@raymondjames.com		
Project Information			
Project Name:	361 Franklin St		
Project Address: TM #:	361 Franklin Street 27-Q-1		
Existing Land Use(s):	Vacant		
Proposed Land Use(s): (if applicable)	Single Family Home		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Construct a single family home on the vacant lot		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	1		

(reserved for City staff)

TIA required? Yes _____ No TIA

Comments:

[Faint, illegible text in the comments section]

Accepted by: Zenetta Mason

Date: 6/13/2023

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Single Family Home (Detached)	210	Dwelling Unit	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Vacant	N/A				
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					1	1

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.