

Rezoning and Special Use Permit 907 North Main Street





43119

PROPERTY OF
PUBLIC UTILITIES
540-412-3700













1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. Townhouse and multi-family dwelling units shall provide 1.5 parking spaces per unit.
3. All traffic generating uses from the site will be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour based on the gross square footage, number of dwellings, or other unit of measure as calculated using the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.

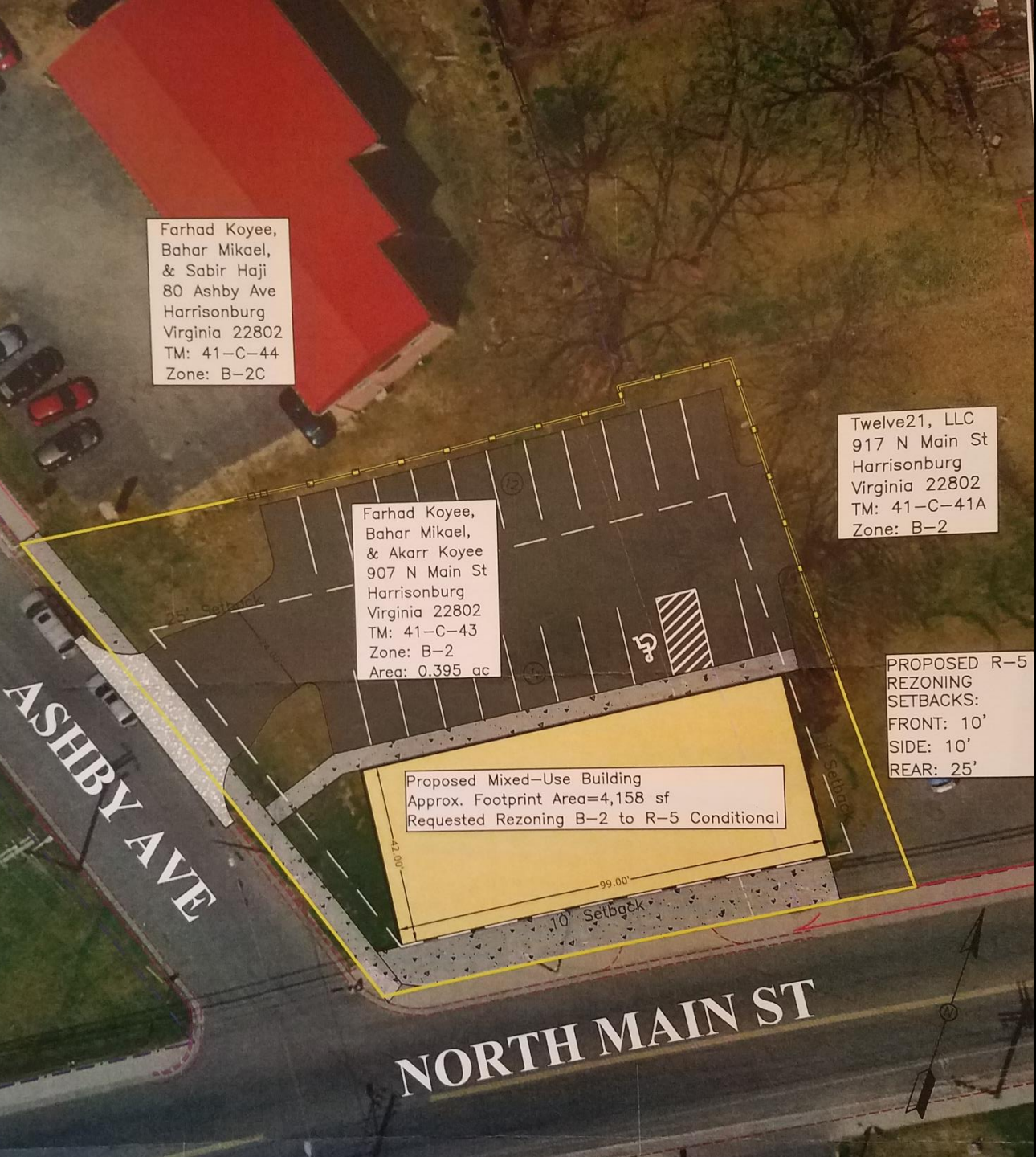
Farhad Koyee,
Bahar Mikael,
& Sabir Haji
80 Ashby Ave
Harrisonburg
Virginia 22802
TM: 41-C-44
Zone: B-2C

Farhad Koyee,
Bahar Mikael,
& Akarr Koyee
907 N Main St
Harrisonburg
Virginia 22802
TM: 41-C-43
Zone: B-2
Area: 0.395 ac

Twelve21, LLC
917 N Main St
Harrisonburg
Virginia 22802
TM: 41-C-41A
Zone: B-2

PROPOSED R-5
REZONING
SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 25'

Proposed Mixed-Use Building
Approx. Footprint Area=4,158 sf
Requested Rezoning B-2 to R-5 Conditional



ASHBY AVE

NORTH MAIN ST

Recommendation

**Staff and Planning Commission (6-0)
recommend approval of the rezoning and
SUP.**

