



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1207 N Liberty St Property Address Tax Map 46 B 6 Total Land Area +/- 2 acres acres or sq.ft. (circle)

Existing Zoning Classification: M-1

Special Use being requested: 10-3-97(14) Junkyard, which shall be screened.

PROPERTY OWNER INFORMATION

Ahmed Abdullah Property Owner Name Telephone 540 607 7520

3112 Joppa Court Street Address E-Mail

Harrisonburg VA 22801 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative Telephone

Street Address E-Mail

City State Zip

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.

Ahmed Abdullah PROPERTY OWNER DATE 3/22/21

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

3/22/21 Date Application and Fee Received Total Fees Due: \$ 485.00 Application Fee: \$425.00 + \$30.00 per acre

Received By [Signature]

To whom it may concern,

The land will be used for mechanical and dealership purposes. I buy damaged cars from salvage auctions to repair them for reselling or sending them overseas. I need longer than 30 days without an inspection until a car is resold or repaired therefore, I need a special use junkyard permit. I can keep the place looking clean because I have the lot intended for the damaged cars fenced or screened from public view. We will also not be using the lot for demolition or recycling of cars or parts.

Thank you,

Ahmed Abdullah\

(540)607-7520

1207 N. Liberty St Harrisonburg VA 22802



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:			
Telephone:			
E-mail:			
Owner Name:	Ahmed Abdullah		
Telephone:	540-607-7520		
E-mail:	deedanautosales@gmail.com		
Project Information			
Project Name:	Deedan Auto Sales LLC		
Project Address:	1207 N. Liberty St Harrisonburg, VA 22802		
TM #:	46 B 6		
Existing Land Use(s):	Used auto sales, with Mechanic Shop for repairing damaged cars to resell		
Proposed Land Use(s): (if applicable)	same uses as existing		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input 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)	+/- 2 acres of land with off-road parking and screened in lot behind building to keep it out of public view. 7,000 square foot building on land intended for repairing and reselling cars.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jakob van Feldo

Date: March 22, 2021

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	Automobile Sales (Used)	841	1000 sq ft GFA	7	15	26
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					15	26
8	Existing #1	Automobile Sales (Used)	841	1000 sq ft GFA	7	15	26
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					15	26
15	Final Total (Total New – Total Existing)					0	0

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.