



CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT

Change of Zoning District  
(Rezoning) Application  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

Due June 7

PROPERTY INFORMATION

895 N Liberty St  
Property Address

40245+45  
Tax Map Parcel/ID

~~102234000~~ 241  
Total Land Area (circle) acres or sq.ft.

Existing Zoning District: M-1

Proposed Zoning District: R-8

Existing Comprehensive Plan Designation: Industrial

PROPERTY OWNER INFORMATION

Concepcion Ortiz Vasquez  
Property Owner Name

540 560 4904  
Telephone

895 N Liberty St  
Street Address

concepcionortiz20072@gmail.com  
E-Mail

Harrisonburg VA 22802  
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.

Concepcion Ortiz Vasquez  
PROPERTY OWNER

5-28-2024  
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](http://www.harrisonburgva.gov/traffic-impact-analysis).

TO BE COMPLETED BY PLANNING & ZONING DIVISION

5/28/24  
Date Application and Fee Received

Ch [Signature]  
Received By

Total Fees Due: \$ 580  
Application Fee: \$550.00 + \$30.00 per acre

895 N Liberty Street – Letter from Applicant

To whom it may concern,

I have lived at this address for 18 years and, when the previous property owner put it up for sale, I started to contemplate whether I wanted to submit an offer for it. During the time I have lived here, I have grown accustomed to having everywhere I need to go nearby. There is a bus stop close to my home that I use to get around town, and I am able to walk to my church or City Hall. I have a secure ride to work. The people I spend time with also have jobs in this part of the city.

The parcel is very big, and my family and I enjoy spending time in our back yard. We are always outside during the summer months, since we like to work in our garden. This was the motivation for wanting to purchase the property. I did not know this was an industrial zone. When the property was listed for sale, I worked with a real estate company to determine if I could afford it, since I did not want to leave. I did not qualify for the loan that I needed for the house, but since the property owner has known me for a long time, he cosigned on my loan. That is how I was able to purchase this home. For all the reasons mentioned above, I ask that you please grant me this rezoning.

Sincerely,

Concepcion Ortiz Vasquez





040 Z 43

040 Z 44

040 Z 45

040 Z 50  
51-52

040 Z 53

040 Z 54-55

040 Z 46

305

58-57

891

897

895

901

LOT2

901

LOT1

901

LOT3

LIBERTY ST

040 G-4

896

**Proffer Statement**

In connection with the rezoning request for the property located at 895 North Liberty Street and identified as tax map parcel 40-Z-54 and 55, 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. There shall be no more than one dwelling on the site.
2. The setback off of North Liberty Street will be no closer than 15 feet.

Concepcion Ortiz V.  
Concepcion Ortiz Vasquez

8-07-2024  
Date





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.

<b>Contact Information</b>				
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:				
Telephone:				
E-mail:				
<b>Project Information</b>				
Project Name:				
Project Address:				
TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No TM

Comments:

Accepted by: Zenith Mason

Date: 6/3/2024

### Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
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)					

**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.

**LEGEND**

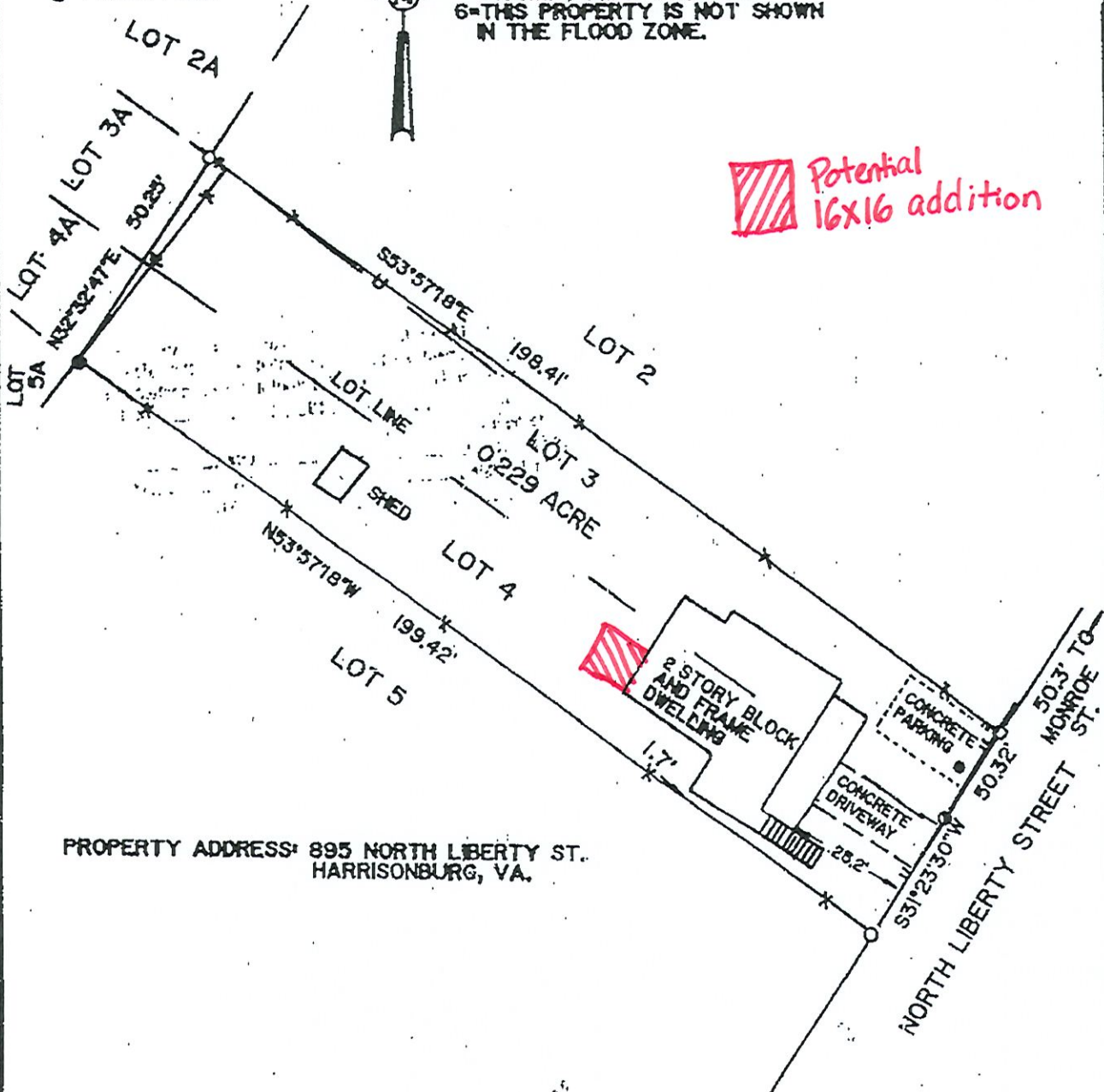
- = IRON PIN FOUND
- = IRON PIN SET
- U = UTILITY LINE
- X = FENCE LINE
- ⊙ = WATER METER
- ⊖ = POWER POLE

- 1-BEARINGS ARE MAGNETIC
- 2-SCALE 1" = 30'
- 3-OTHER RIGHT OF WAYS AND EASEMENTS IF ANY, ARE NOT SHOWN
- 4-TAX MAP 40-Z-54 AND 55
- 5-DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 6-THIS PROPERTY IS NOT SHOWN IN THE FLOOD ZONE.

01235P769



*Potential 16x16 addition*



PROPERTY ADDRESS: 895 NORTH LIBERTY ST.  
HARRISONBURG, VA.

TITLE SURVEY OF LOTS 3 AND 4 IN BLOCK A OF THE BLACK MARBLE ADDITION STANDING IN THE NAME OF CONNIE J. WOODSON AS RECORDED IN DEED BOOK 965, PAGE 783

LOCATED ON THE NORTHWEST SIDE OF NORTH LIBERTY STREET IN THE CITY OF HARRISONBURG, VIRGINIA.



**MORRIS and NEWMAN**  
Professional Land Surveyors  
Mt. Jackson, Virginia 22842  
(703) 477-3730  
(703) 459-6676

Given Under My Hand This 28TH Day Of SEPTEMBER, 1993

JOB NO. H40-Z-54,35

SOUTHERN PHOTO - GREENSBORO 871599