

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

**Change of Zoning District
(Rezoning) Application**
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

310 West View Street
Property Address
Existing Zoning District: R-1
Existing Comprehensive Plan Designation: Low Density Residential

026 U 12
Tax Map Parcel/ID
Proposed Zoning District: R-8

0.69
Total Land Area
acres or sq.ft.
(circle)

PROPERTY OWNER INFORMATION

Rachael and Stacy Rose
Property Owner Name
310 West View Street
Street Address
Harrisonburg VA 22801
City State Zip

540 810 0174 | 540 810 7501
Telephone
starose19@gmail.com
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Ivan Huber | Huber Architects
Owner's Representative
919 Virginia Avenue Suite 102
Street Address
Harrisonburg VA 22801
City State Zip

540 820 7014
Telephone
ivan@huberarch.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.

SKA
PROPERTY OWNER

5/8/25
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

5/8/25
Date Application and Fee Received

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

[Signature]
Received By



June 3, 2025

Huber Architects
919 Virginia Avenue, Suite 102
Harrisonburg, Virginia 22802

City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, Virginia 22801

Re: Recommendation of Rezoning – 310 West View Street

Dear Planning Commission, City of Harrisonburg Staff, and All Concerned Parties,

Rachael and Stacy Rose are the owners of 310 West View Street, located in the Old Town neighborhood of Harrisonburg. Their property is situated on the northeast side of the dead-end portion of West View Street, just southeast of its intersection with Ott Street. The northwest property line borders a city-owned alley that connects West View Street to Paul Street.

In 2021, the Roses developed plans for an addition to their home that would expand the first floor to include a master bedroom suite and a laundry/utility room. While there is ample room on the site to the southeast of the existing home, the grade drops dramatically, and an addition here would greatly increase cost and impede the functionality of the walk-out basement on that side of the house. Therefore, the addition was designed to extend northwest towards the alley, replacing the area currently occupied by the carport. Despite investing considerable time and resources into the design, the project was ultimately abandoned due to constraints imposed by the required 10-foot side yard setback under the existing R-1 Single-Family Residential zoning. This setback significantly restricted the feasibility and functionality of the proposed addition.

Now, four years later, the Roses are eager to revisit the project with the goal of achieving a reduced side yard setback through rezoning. Staff from the Department of Community Development have recommended rezoning the property to the R-8 Small Lot Residential District as a practical solution, supported by recent case studies. Under R-8 zoning regulations, the side yard setback may be reduced to 7 feet for structures up to two stories. This 3-foot reduction would substantially improve the design flexibility and result in a more favorable cost-benefit outcome for the homeowners.

As their architect, I am assisting with the rezoning application and respectfully request that 310 West View Street be rezoned from R-1 to R-8. This zoning district is fully compatible with the existing single-family residence and is well suited to accommodate the proposed addition. The rezoning would allow the owners to construct a functional and appropriate master bedroom suite while maintaining a reasonable setback from the adjacent alley, which primarily serves as a pedestrian path.

To ensure consistency with neighborhood character, the owners are including a proffer limiting the use and development of the property to a single-family residence.

Attached to this application are site plans illustrating both the existing conditions and the proposed footprint of the addition. We welcome your comments and are committed to working collaboratively throughout the rezoning process to help the Roses achieve their goals.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ivan Huber', with a stylized, flowing script.

Ivan Huber, AIA
Principal | Architect
Huber Architects



May 9, 2025

Proffer Statement - Rezoning Application for 310 West View Street

In connection with the application for the rezoning of the property located at 310 West View Street, identified as Tax Map Parcel Number 026 U 12, the undersigned hereby voluntarily proffer the following condition pursuant to the applicable provisions of the City of Harrisonburg Zoning Ordinance:

1. Permitted Uses

The use of the subject property shall be limited to those uses permitted by right in the R-8 Small Lot Residential District. However, no more than one dwelling unit shall be permitted on the property.

A handwritten signature in black ink, appearing to read 'SKR', written over a horizontal line.

Stacy Rose (Owner)

5/8/25

Date

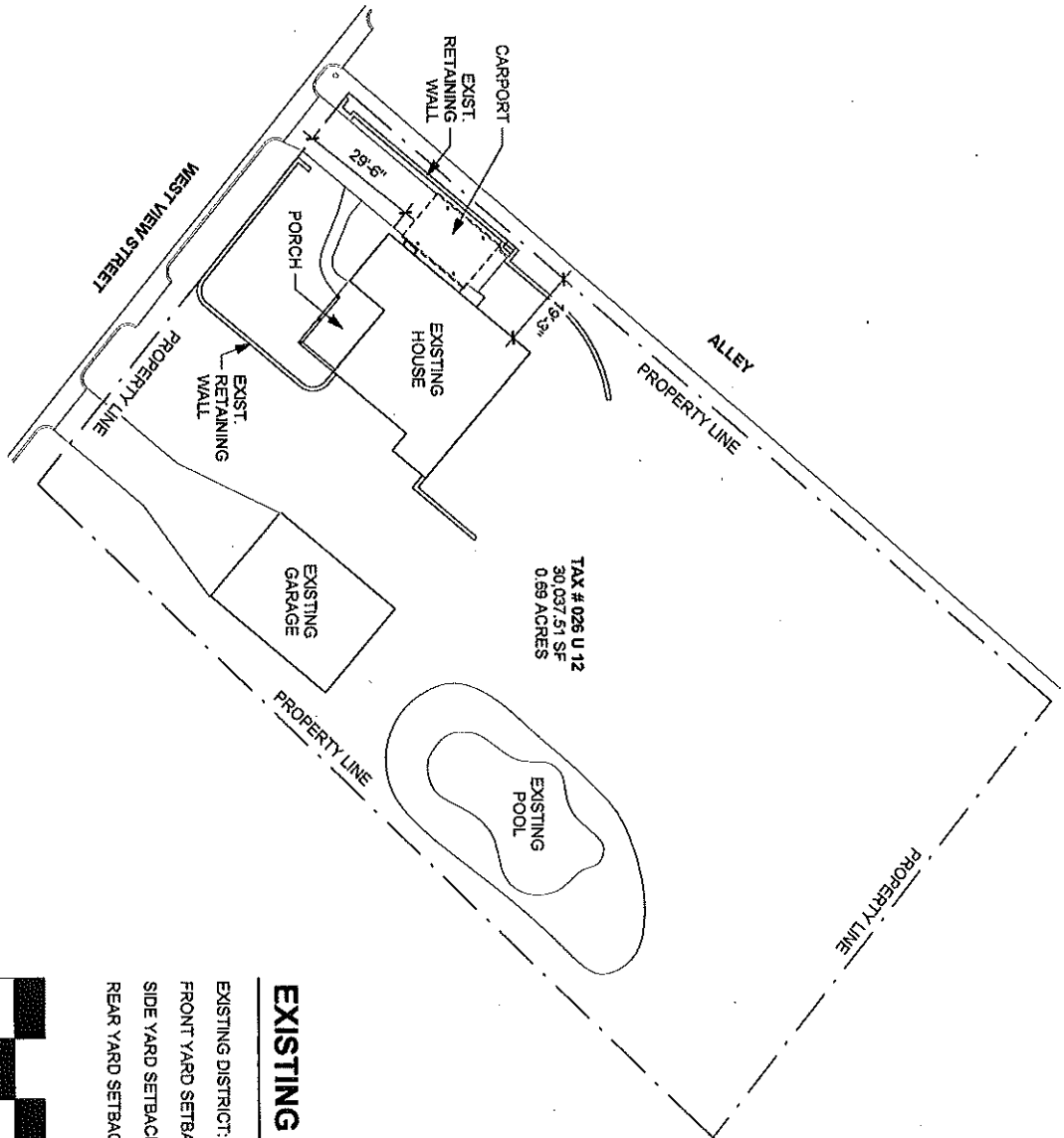
A handwritten signature in black ink, appearing to read 'R. Rose', written over a horizontal line.

Rachel Rose (Owner)

5/8/25

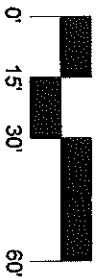
Date

① EXISTING SITE PLAN
1" = 30'-0"



EXISTING ZONING:

EXISTING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL
FRONT YARD SETBACK: 30 FT
SIDE YARD SETBACK: 10 FT
REAR YARD SETBACK: 25 FT



#	DESCRIPTION	DATE
1	SITE PLAN	5/8/25

A1.1

EXISTING SITE PLAN

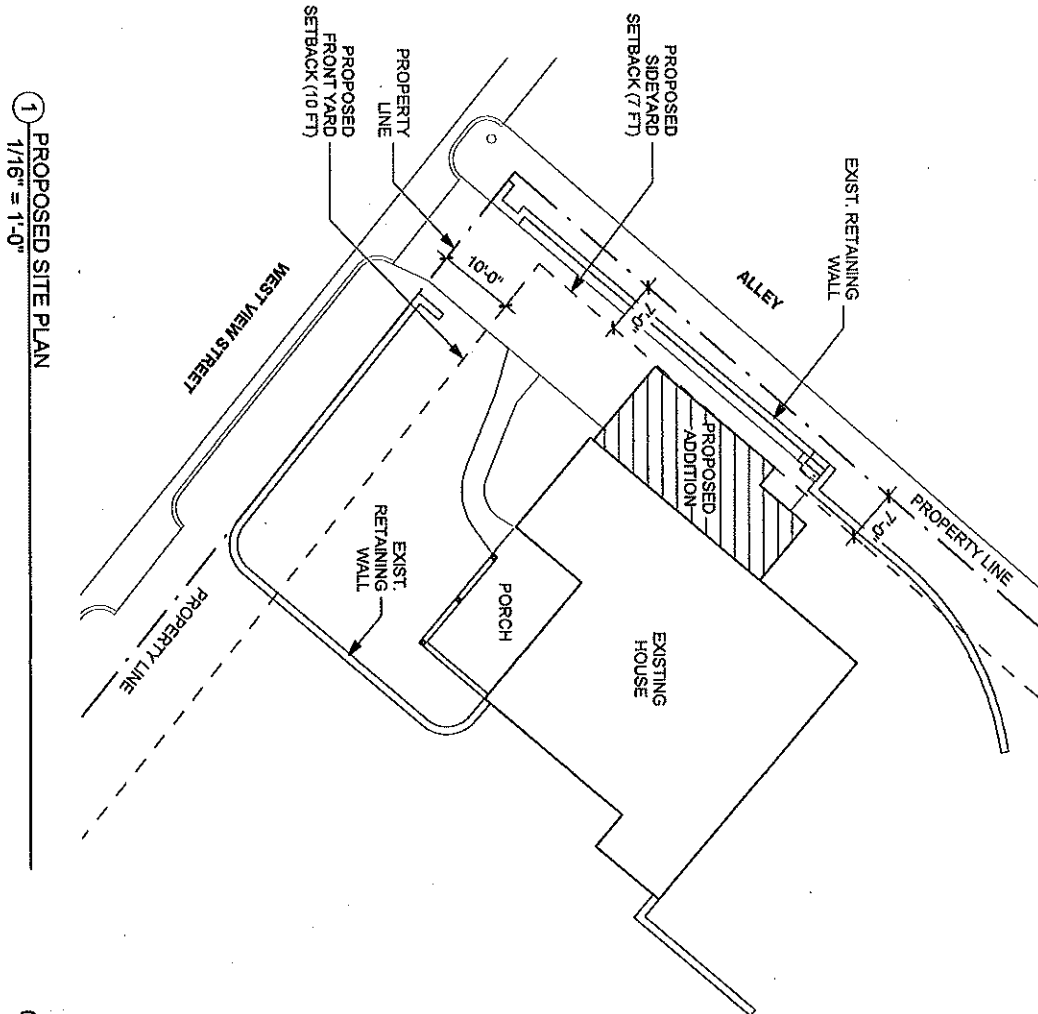
ROSE RESIDENCE

310 W. VIEW ST., HARRISONBURG, VA 22801

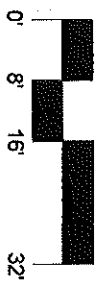


651 N. MAIN ST. STE. 5, MARION, VA 24354
919 VIRGINIA AVENUE, HARRISONBURG, VA 22802
TEL: 278 706 0182 | TEL: 640 820 7014

PROJECT: 07-21-011
DATE:



1 PROPOSED SITE PLAN
1/16" = 1'-0"



PROPOSED ZONING:

PROPOSED DISTRICT: R-8 SMALL LOT RESIDENTIAL
FRONT YARD SETBACK: 10 FT
SIDE YARD SETBACK: 7 FT
REAR YARD SETBACK: 15 FT

#	DESCRIPTION	DATE
1	SITE PLAN	5/8/25

PROPOSED SITE
PLAN
A1.2

PROJECT: 01-23-011
DATE:

ROSE RESIDENCE

310 W. VIEW ST., HARRISONBURG, VA 22801



651 N. MAIN ST. STE. 5, MARION, VA 24354
919 VIRGINIA AVENUE, HARRISONBURG, VA 22802
TEL: 278 708 0182 | TEL: 640 820 7014



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:	Ivan Huber		
Telephone:	540-820-7017		
E-mail:	ivan@huberarch.com		
Owner Name:	Rachael and Stacy Rose		
Telephone:	540-820-0174		
E-mail:	starose19@gmail.com		
Project Information			
Project Name:	310 West View Street		
Project Address:	310 West View Street		
TM #:	026-U-12		
Existing Land Use(s):	Single Family House		
Proposed Land Use(s): (if applicable)	Single Family House		
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)	Project involves and addition to the northwest of the existing house. Rezoning to allow for a reduced side yard setback from alley.		
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 ☒

Comments:

Accepted by: Zenetha Mason

Date: 05/15/2025

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 Housing	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					1	1
8	Existing #1	Single Family Housing	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
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.