



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

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

**PROPERTY INFORMATION**

853 & 853A Hillside Avenue  
Property Address

125-C-11 a & b  
Tax Map Parcel/ID

13,673  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning District: R-2 Proposed Zoning District: R-3

Existing Comprehensive Plan Designation: Neighborhood Residential

**PROPERTY OWNER INFORMATION**

Abigail Christophel & Christophel Properties, LLC  
Property Owner Name

853 and 853-A Hillside Ave  
Street Address

Harrisonburg VA 22802  
City State Zip

540-908-9102  
Telephone

nomadear@yahoo.com, cristops@aol.com  
E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Abby Christophel  
Owner's Representative

853 Hillside Avenue  
Street Address

Harrisonburg VA 22802  
City State Zip

540-908-9102  
Telephone

nomadear@yahoo.com, cristops@aol.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.*

PROPERTY OWNER

6/8/23 + 6/8/23  
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**

6/8/23  
Date Application and Fee Received

Total Fees Due: \$ 500  
Application Fee: \$550.00 + \$30.00 per acre

Received By



Abigail Christophel, Owner  
853 Hillside Avenue, Apt "Main"  
Harrisonburg, VA 22802

Christophel Properties LLC, Owner  
853 Hillside Avenue, Apt "A"  
Harrisonburg, VA 22802

**RE: Rezoning Application with Proffers**

853 and 853-A Hillside Avenue  
Tax map: 125-C-11a and 125-C-11b

Existing: R-2 – Neighborhood Residential  
Proposed: R-3 – Medium Density Residential

Existing Dwelling Units:  
853 – One (1)  
853-A – One (1)

Proposed Dwelling Units  
853 – Two (2)  
853-A – Two (2)

**RE: Special Use Permit Application**

853 and 853-A Hillside Avenue  
Tax map: 125-C-11a and 125-C-11b

Existing: R-2 – Neighborhood Residential  
Proposed: 10-3-48.4.6 Multiple Family Dwellings

**Letter Explaining Proposed Use & Reasons for Seeking Changes in Zoning and Special Use**

We are seeking these zoning and special use changes in order to upgrade the duplex at 853 and 853-A from two dwelling units to four dwelling units, each side having an upper one-bedroom apartment and each side having a lower two-bedroom apartment. We are not adding bedrooms.

By way of elaboration, please first note that the current three-bedroom duplex units (853 and 853-A) have floorplans that basically mirror each other. Taking the 853 unit as an example, the top floor currently has ONE bedroom, and will remain that way when converted into a one-bedroom apartment; the lower floor currently has TWO bedrooms, and will remain that way when converted into a two-bedroom apartment. We propose this same approach for the 853-A unit as well.



ASC

The combined property has 13,673 sf which exceeds the required 3,000 sq ft per dwelling unit as required in the R-3 district. We are proffering to reduce occupancy to a single family or not more than 3 unrelated persons. We presently have 8 designated parking spaces in total.

We have owned this property since 2008 and our experience is that these parking spaces are adequate. This zoning change will greatly enhance our ability to manage this investment.

**Section 10-48.6 (e)** allows approval of special use permits if four conditions are met. We believe these conditions are met:

1. Three buildings on our block exceed the number of dwelling units permitted in R-2. (See picture below)
2. The building is at the dead end of Hillside Avenue and as such, we do not believe additional vehicular, transit, bicycle or pedestrian attention is needed.
3. We believe our multiple family dwelling is compatible with adjacent existing homes because approximately half the residences on the street are more than a single-family residence.
4. The proposed conversion of the building from a duplex with 6 bedrooms to a four-plex with 6 bedrooms will not impact the environment because the changes are interior to the building.

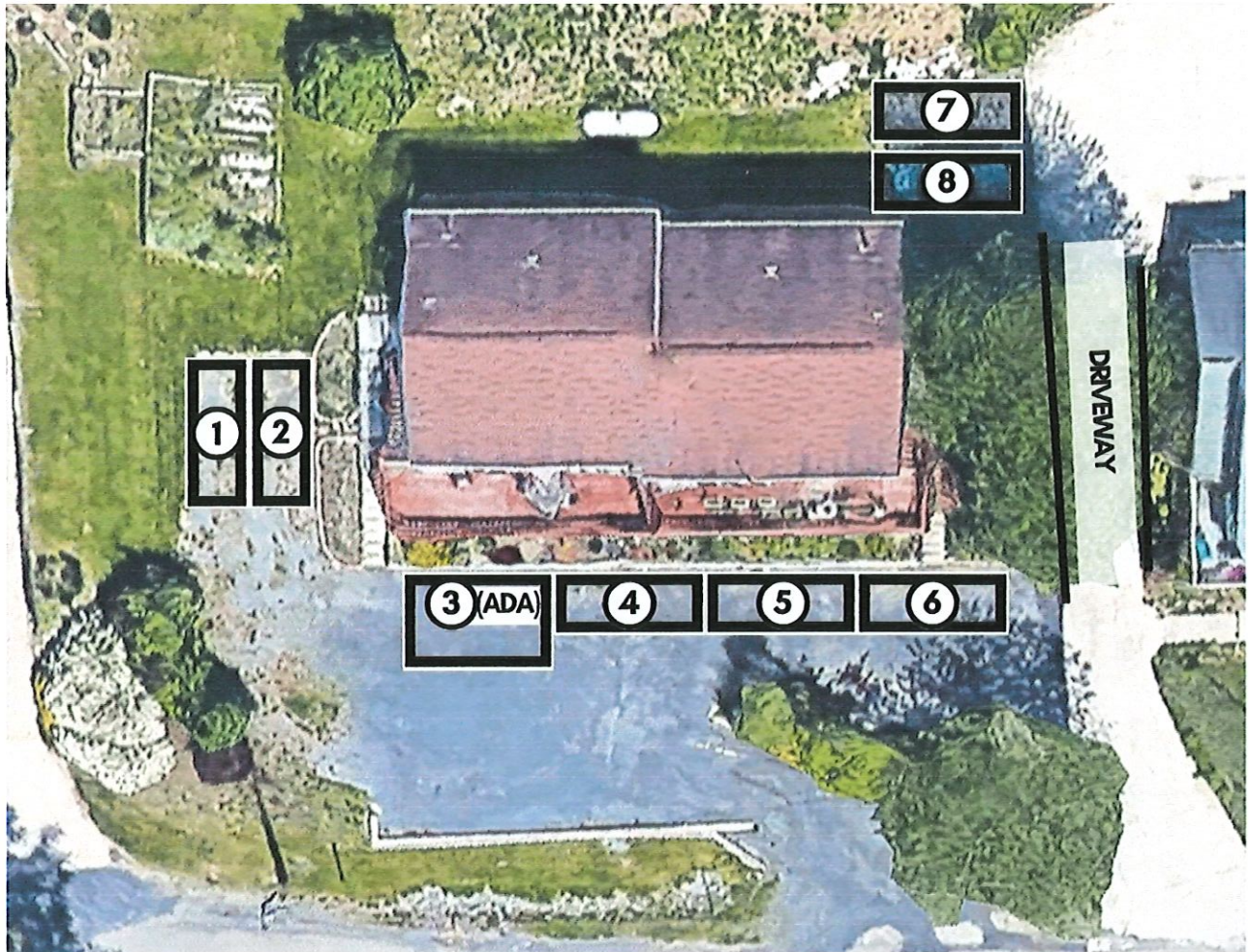
Additionally for the council to note, a firewall which far exceeds the building requirements of a firewall exists between the 2 sides of the duplex. We will pursue consolidation of the plats as necessary if this application is successful.

We have also recently done extensive upgrades to the landscaping for beautification, functionality, and longevity, and have improved the street value both for our properties and for neighboring properties.

After the rezoning is approved and before building permits can be approved/issued, the property owners will file for a minor subdivision to vacate the property line.

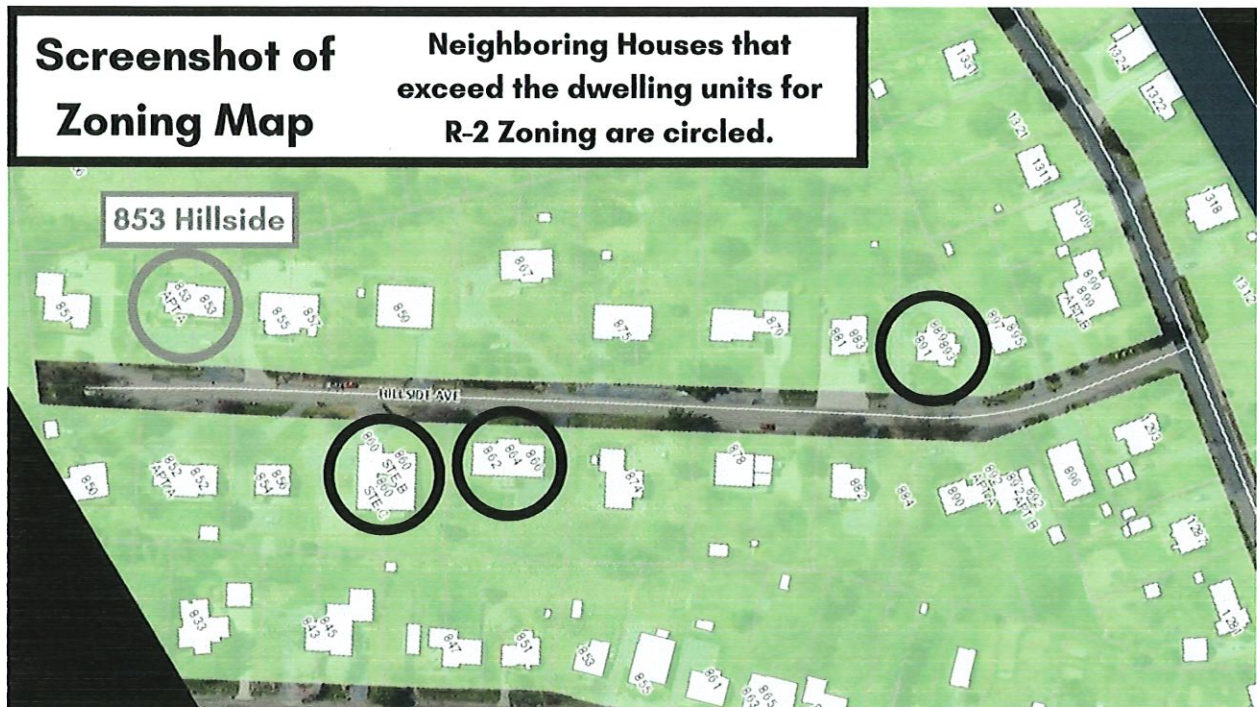


The building also has more than sufficient parking to accommodate for the spaces required. The parking spaces can be laid out as demonstrated on the following page.



A handwritten signature or set of initials in black ink, consisting of a large, stylized letter 'D' with a smaller 'S' or similar character inside it.

The following image shows houses on the same street that currently exceed the R-2 Zoning restrictions. The image is from a screen shot of Harrisonburg's online Zoning Map (following page).



A handwritten signature or set of initials, possibly "B", written in black ink.

# Zoning Map

City of Harrisonburg Planning & Zoning

Address, Owner

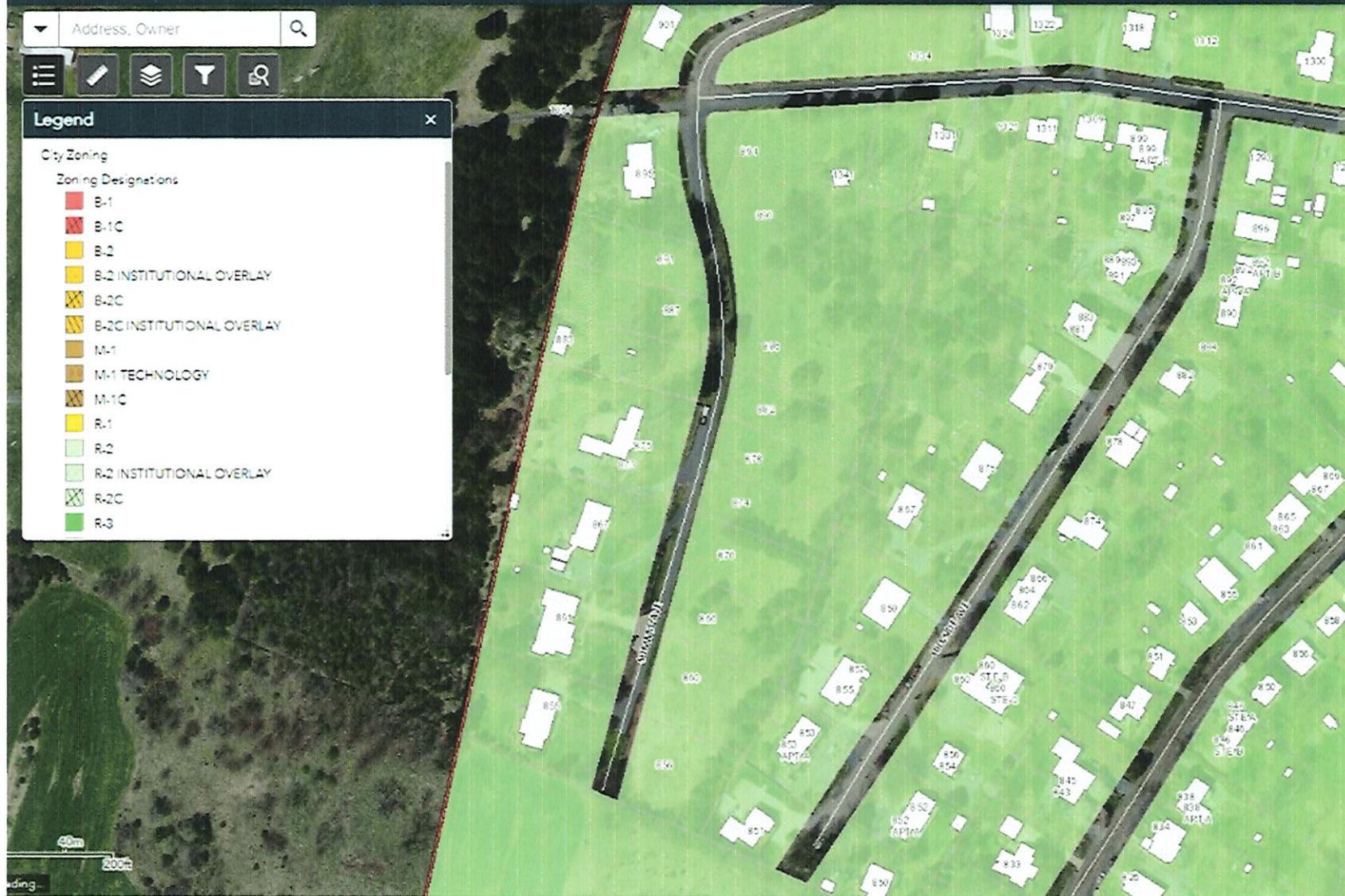


### Legend

City Zoning

Zoning Designations

- B-1
- B-1C
- B-2
- B-2 INSTITUTIONAL OVERLAY
- B-2C
- B-2C INSTITUTIONAL OVERLAY
- M-1
- M-1 TECHNOLOGY
- M-1C
- R-1
- R-2
- R-2 INSTITUTIONAL OVERLAY
- R-2C
- R-3



5

*Handwritten signature/initials*

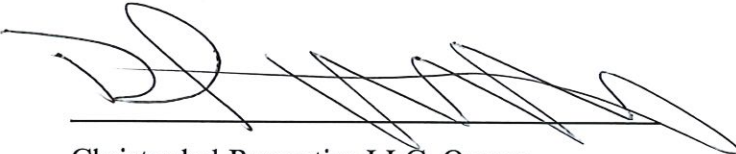
**Proffer Statement**

In connection with the rezoning request for the property located at 853 and 853-A Hillside Avenue and identified as tax map parcels 125-C-11a and 125-C-11b, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in the submission.

1. The property shall only be used for residential dwellings, except that any allowed special use permits shall be permitted as approved by City Council.
2. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
3. Dwelling units shall provide 1.5 parking spaces per unit.

  
\_\_\_\_\_  
Abigail Christophel, Owner

7/3/23  
Date

  
\_\_\_\_\_  
Christophel Properties LLC, Owner

7/3/23  
Date



Abigail Christophel, Owner  
853 Hillside Avenue, Apt "Main"  
Harrisonburg, VA 22802

Paul and Rebecca Christophel, Owners  
853 Hillside Avenue, Apt "A"  
Harrisonburg, VA 22802

**Points of Clarification: Ownership, Merging of Plats, Apartment Lettering**

**Ownership**

The duplex unit at 853 Hillside Avenue is owned by Abigail Christophel.

The other side of the duplex, 853-A Hillside Avenue, is owned by Christophel Properties, LLC. Christophel Properties LLC is owned by Paul and Rebecca Christophel.


**Merging of Plats**

If this project is granted permission, the two existing properties will be merged into a single plat by an arrangement between the owners in order to meet the requirements of a multi-family building.

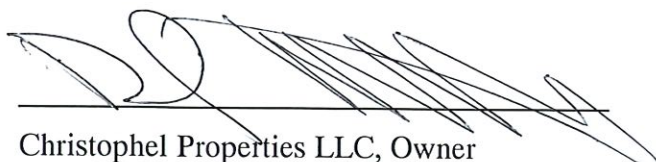
**Apartment Lettering**

The street addresses of this unit are "853" and 853-A". There is no "A" / "B" apartment numbering on this duplex, which unfortunately has often caused confusion.

If this application is successful, we will renumber the 4 dwelling units, thus resolving this issue.

  
\_\_\_\_\_  
Abigail Christophel, Owner

7/3/23  
Date

  
\_\_\_\_\_  
Christophel Properties LLC, Owner

7/3/23  
Date

# TITLE SURVEY

853 & 853 A HILLSIDE AVENUE  
HARRISONBURG, VIRGINIA

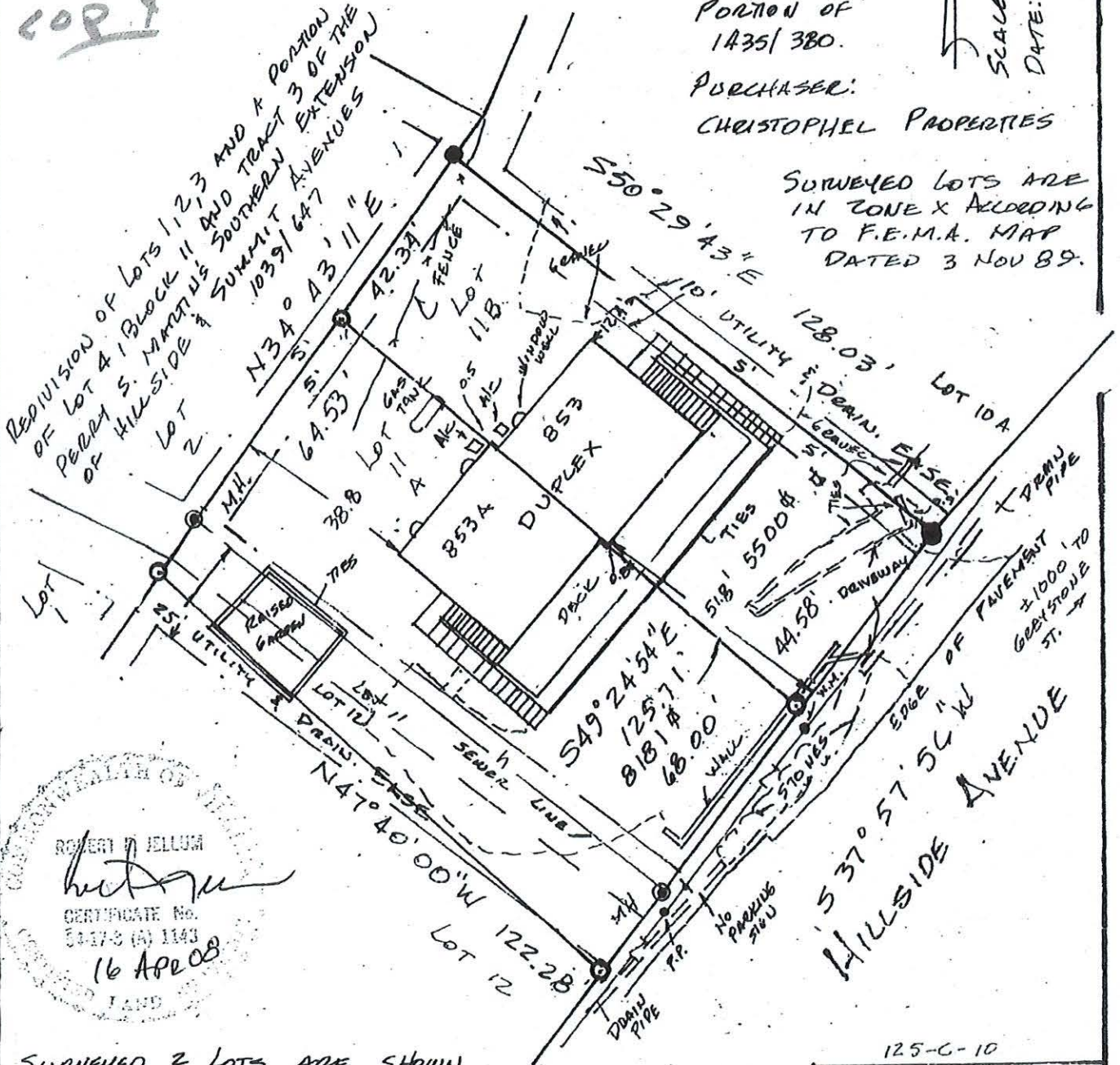
COPY

SURVEYED LOTS  
STANDING IN NAMES  
OF STEVEN R. &  
DIANA S. CRAWFORD  
1977/179 AND A  
PORTION OF  
1435/380.

SCALE: 1" = 30'  
DATE: 16 APR 08

PURCHASER:  
CHRISTOPHEL PROPERTIES

SURVEYED LOTS ARE  
IN ZONE X ACCORDING  
TO F.E.M.A. MAP  
DATED 3 NOV 89.

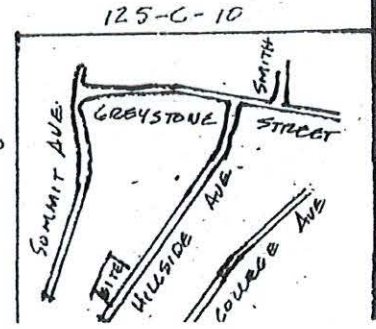


ROBERT W. JELLMAN  
*[Signature]*  
CERTIFICATE No.  
00478 (A) 1143  
16 APR 08  
LAND

SURVEYED 2 LOTS ARE SHOWN  
ON MY PLAT OF REVISION OF  
LOTS 10, 11 & 12, RESUBDIVISION OF  
LOTS 1, 2, 3 AND A PORTION OF  
LOT 4, BLOCK 11 AND TRACT 3  
OF THE PERRY S. MARTIN'S  
SOUTHERN EXTENSION OF HILL-  
SIDE & SUMMIT AVENUES TO  
BE RECORDED IN THE

UTILITY AND  
DRAINAGE  
EASEMENT.

● - I.P. FOUND  
○ - I.P. SET





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:	Abigail Christophel / Paul & Becky Christophel		
Telephone:	540-908-9102 / 540-908-9101		
E-mail:	nomadear@yahoo.com / cristops@aol.com		
<b>Project Information</b>			
Project Name:	Duplex to Quadruplex		
Project Address:	853 & 853A Hillside Ave, Harrisonburg, 22802		
TM #:	125-C-11		
Existing Land Use(s):	R-2		
Proposed Land Use(s): (if applicable)	R-3 + Special Use (proffer: only for residential use)		
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)	To change a duplex into separate upper and lower units, thereby creating a total of 4 units, but not increasing the total # of bedrooms. This would change each 3 bdr unit into a 1 bdr unit and a 2 bdr unit. Sufficient parking already exists on the property.		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	1		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No JM  
Comments:

Accepted by: Zenetta Mason

Date: 3/31/2023

### 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	Multifamily Housing (Low-Rise)	220	Dwelling Unit	4	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	2
8	Existing #1	Multifamily Housing (Low-Rise)	220	Dwelling Unit	2	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)					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.