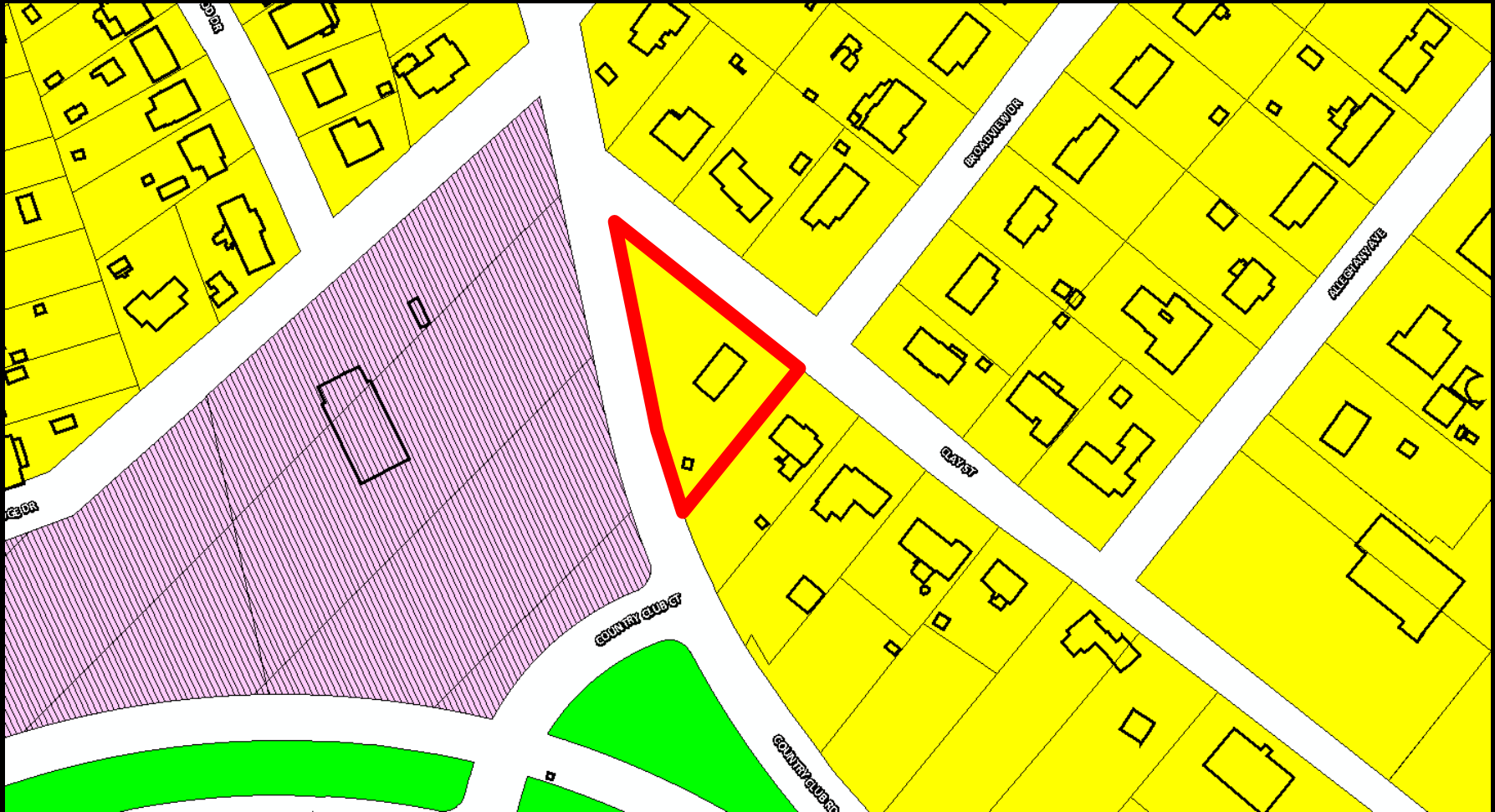
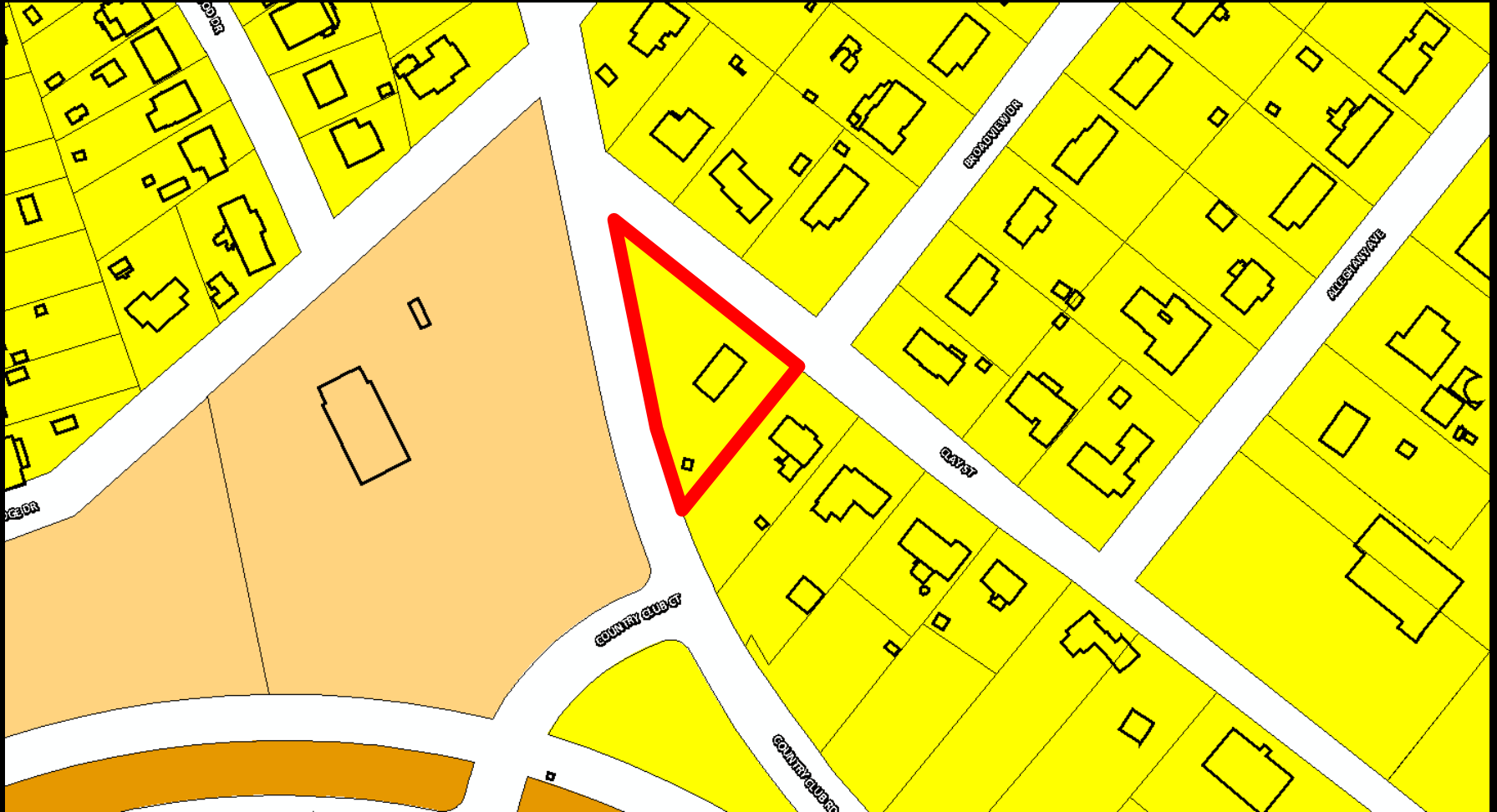


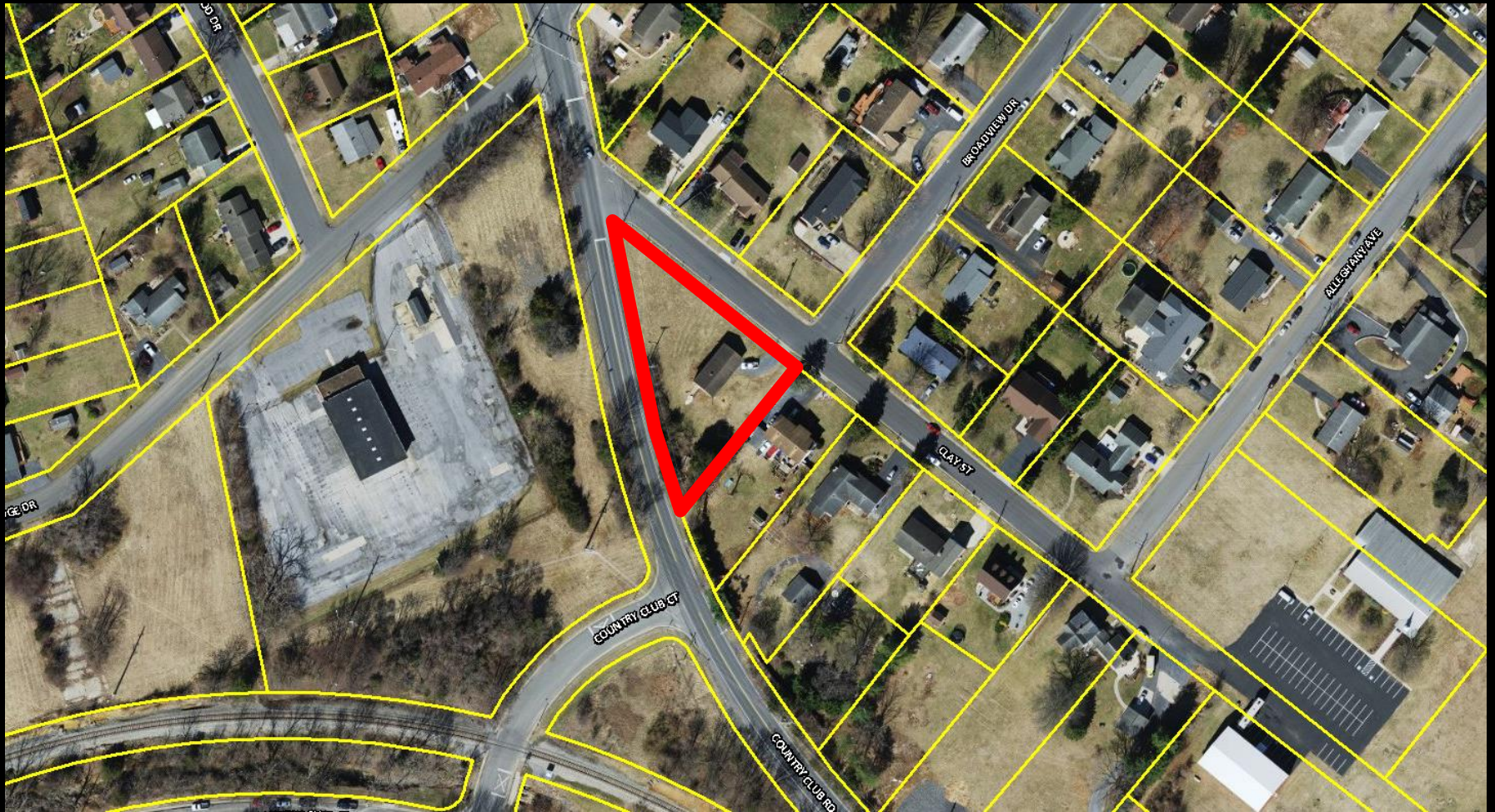
Rezoning – 1149 Clay Street (R-1 to R-8C)



Rezoning – 1149 Clay Street (R-1 to R-8C)



Rezoning – 1149 Clay Street (R-1 to R-8C)





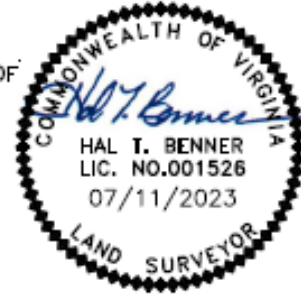
- = FOUND IRON PIN
- = SET IRON PIN
- ◻ = MONUMENT
- EP = EDGE OF PAVEMENT
- BC = BACK OF CURB
- SBL = SETBACK LINE
- = PROPOSED PROPERTY LINE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA |
|-------|---------|------------|--------------|---------------|----------|
| C1 | 924.83' | 123.30' | 123.21' | N 08°46'30" W | 7°38'19" |

TITLE INFORMATION:

TM 29 (G) 28
 25,408 SQ. FT.
 DB 5516/655
 ZONED R-1

10,301 SQ. FT.
 PROPOSED PORTION OF
 HEWA MOHAMMED
 TM 29 (G) 28
 DB 5516/655



VACATION OF BROADVIEW DRIVE
 SEE ORDINANCE DATED
 AUGUST 28, 1973,
 DB 3868/447

15,107 SQ. FT.
 PROPOSED RESIDUE OF
 HEWA MOHAMMED
 TM 29 (G) 28
 DB 5516/655

HEWA MOHAMMED
 TM 29 (G) 0
 DB 5517/476



Summarized Proffers

1. No duplexes will be allowed.
2. More than two dwellings are prohibited.
3. Maintain principal structure setback of 30 feet.
4. Driveway entrance will be located as generally illustrated on Exhibit A.
5. ROW dedication at the northern corner of the parcel and along Country Club Road.

- = FOUND IRON PIN
- = SET IRON PIN
- ◻ = MONUMENT
- EP = EDGE OF PAVEMENT
- BC = BACK OF CURB
- SBL = SETBACK LINE
- - - = PROPOSED PROPERTY LINE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA |
|-------|---------|------------|--------------|---------------|----------|
| C1 | 924.83' | 123.30' | 123.21' | N 08°46'30" W | 7°38'19" |

TITLE INFORMATION:
 TM 29 (G) 28
 25,408 SQ. FT.
 DB 5516/655
 ZONED R-1



VACATION OF BROADVIEW DRIVE
 SEE ORDINANCE DATED
 AUGUST 28, 1973,
 DB 3868/447.



1149 CLAY ST HARRISONBURG, VA

EP = EDGE OF PAVEMENT
 BC = BACK OF CURB
 SBL = SETBACK LINE
 - - - = PROPOSED PROPERTY LINE

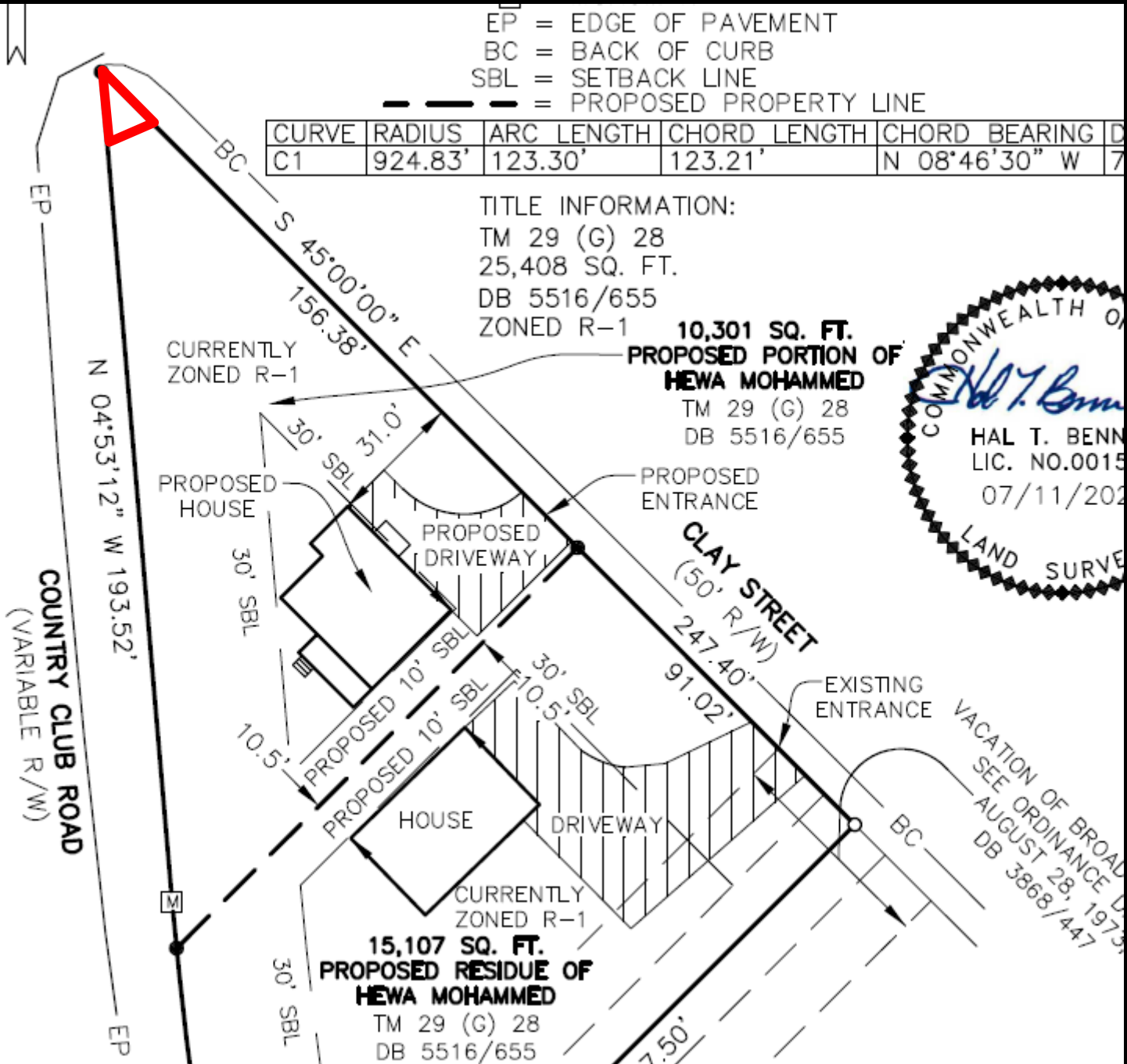
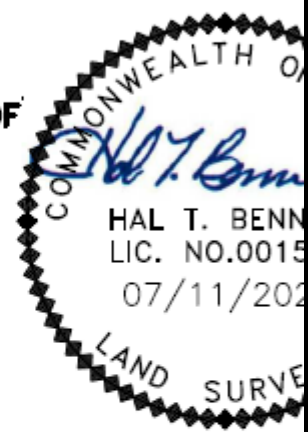
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | D |
|-------|---------|------------|--------------|---------------|---|
| C1 | 924.83' | 123.30' | 123.21' | N 08°46'30" W | 7 |

TITLE INFORMATION:

TM 29 (G) 28
 25,408 SQ. FT.
 DB 5516/655
 ZONED R-1

10,301 SQ. FT.
PROPOSED PORTION OF:
HEWA MOHAMMED

TM 29 (G) 28
 DB 5516/655



CURRENTLY ZONED R-1

PROPOSED HOUSE

PROPOSED DRIVEWAY

PROPOSED ENTRANCE

CLAY STREET
 (50' R/W)

EXISTING ENTRANCE

HOUSE

DRIVEWAY

CURRENTLY ZONED R-1

15,107 SQ. FT.
PROPOSED RESIDUE OF
HEWA MOHAMMED

TM 29 (G) 28
 DB 5516/655

VACATION OF BROAD
 SEE ORDINANCE
 AUGUST 28, 1975
 DB 3868/447

COUNTRY CLUB ROAD
 (VARIABLE R/W)

N 04°53'12" W 193.52'

BC — S 45°00'00" E
 156.38'

30' SBL 31.0'

30' SBL

10.5' PROPOSED 10' SBL

PROPOSED 10' SBL

30' SBL 10.5'

247.40'

91.02'

BC

30' SBL

7.50'

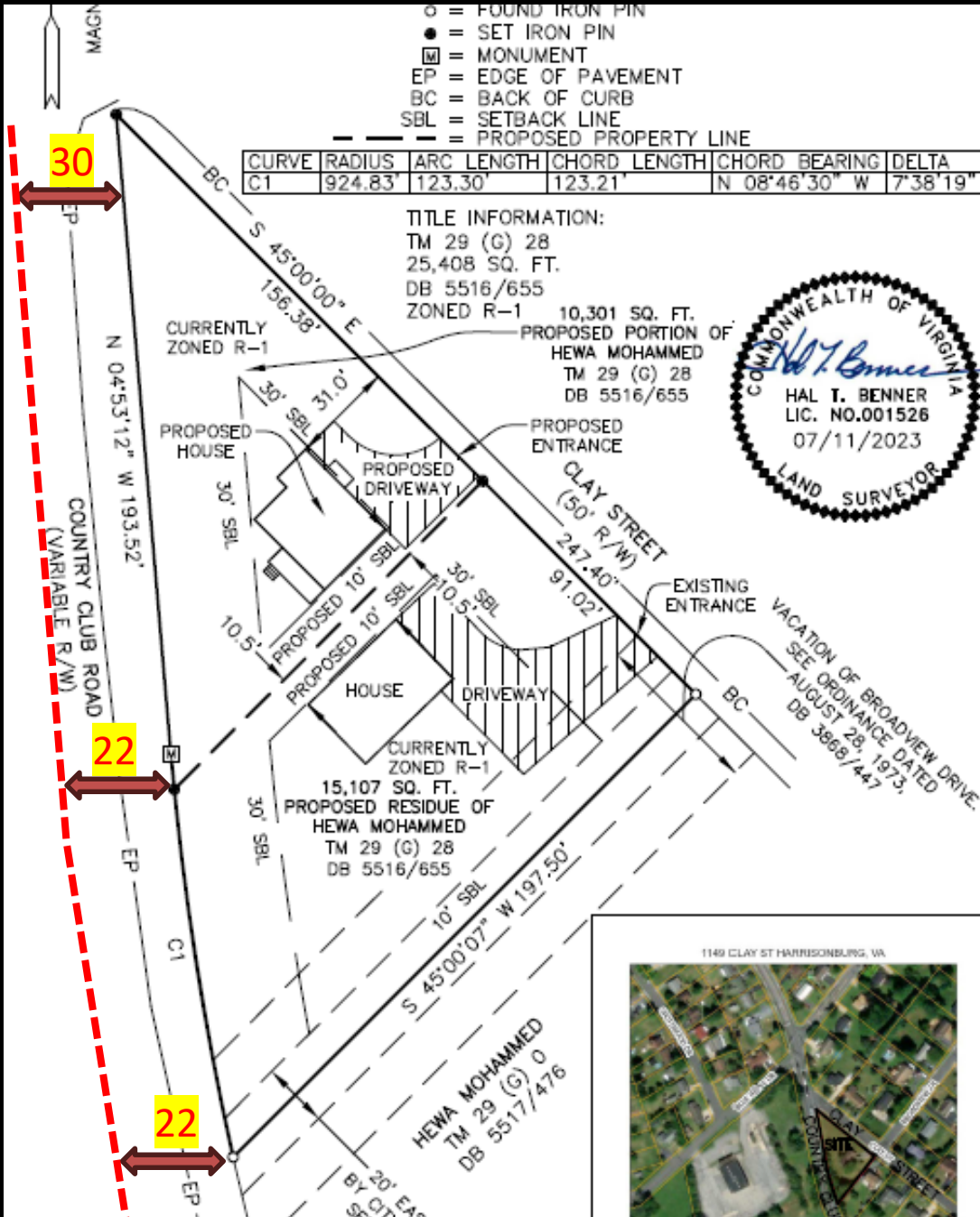
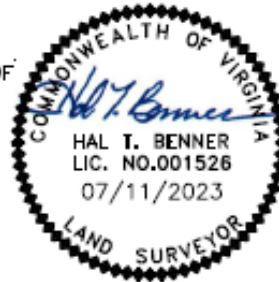
- = FOUND IRON PIN
- = SET IRON PIN
- ▣ = MONUMENT
- EP = EDGE OF PAVEMENT
- BC = BACK OF CURB
- SBL = SETBACK LINE
- - - = PROPOSED PROPERTY LINE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA |
|-------|---------|------------|--------------|---------------|----------|
| C1 | 924.83' | 123.30' | 123.21' | N 08°46'30" W | 7°38'19" |

TITLE INFORMATION:

TM 29 (G) 28
 25,408 SQ. FT.
 DB 5516/655
 ZONED R-1

10,301 SQ. FT.
 PROPOSED PORTION OF
 HEWA MOHAMMED
 TM 29 (G) 28
 DB 5516/655



30

22

22

VACATION OF BROADVIEW DRIVE
 SEE ORDINANCE DATED
 AUGUST 28, 1973.
 DB 3868/447

1149 CLAY ST HARRISONBURG, VA



Recommendation

Staff and Planning Commission (7-0) recommends approval of the rezoning from R-1 to R-8C.