



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

1182 Nelson DR Property Address Tax Map Parcel/ID 83-B-6+16 Total Land Area 39204 acres or sq.ft (circle)
 Existing Zoning District: R-1 Proposed Zoning District: R-8C
 Existing Comprehensive Plan Designation: Low Density Residential

PROPERTY OWNER INFORMATION

ALEXANDRA M. VELELA, Richard N, Geomorph Property Owner Name Telephone (540) 217-0144
 1182 NELSON DRIVE Street Address vilelale@yahoo.com
 HARRISONBURG VA 22801 City State Zip E-Mail prgask@verizon.net (Primary)

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.

Alexandra M. Velela [Signature] 10/30/31
 PROPERTY OWNER 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

10/30/23 Date Application and Fee Received Total Fees Due: \$ 580
 Application Fee: \$550.00 + \$30.00 per acre
 Received By [Signature]

Re: Rezoning of a portion of 1182 Nelson Drive

Dear neighbors of Nelson Drive and Portland Drive properties,

In the next month or so, you will likely receive a notice in the mail from the City of Harrisonburg about an upcoming request to rezone a portion of 1182 Nelson Drive. Here's why...

- The current driveway and related grassy and treed portion of 1182's frontal property extends 50-feet across and what one would assume (by looking) to belong to 1184 Nelson Drive, is actually 1182's property. (1182's property extends nearly to 1184's mailbox and sidewalk)
- We (1182 and 1184 Nelson Drive's owners) have requested to transfer 12 ½-feet (twelve and one-half feet) of 1182's property to 1184's property. It's a wedge-shaped "slice" that goes from 12 1/2-feet at roadside, to 0-feet at the end of the straight portion of the driveway (approximately 170' back from the road) PLEASE SEE ATTACHED MAP that will also be included with our request to the City.
- And currently, 1182's property is actually two properties: The driveway portion and the house portion. (Strange, but true!)
- To do this realignment –the city has informed us— that we need to re-zone the entire 1182 property. So, most of the 1182 property will go from R-1 to R-8C zoning.
- Importantly, we have opted to sign and be legally-bound to NOT HAVE ANY POSSIBILITY OF FUTURE BUILDING/ improving the 1182 property with any additional housing. Normally, the R-8 would allow additional development. THIS RE-ZONING/AGREEMENT SPECIFICALLY DOES NOT ALLOW ANY ADDITIONAL DEVELOPMENT.
- Again, for your information, we have attached a certified drawing of this request. (Identified in yellow)
- From your perspective/view, nothing will actually appear different. There are NO plans for any improvements, etc. (And as mentioned above...) the City of Harrisonburg will not allow any further construction.
- **IF YOU HAVE ANY QUESTIONS**, please let us know. The hearings on this transfer will likely occur at City Hall/Planning Commission on Dec. 13, 2023, and at City Hall/City Council on Jan. 9, 2024.
- This letter is FYI, and you do not have to appear at either of the zoning meetings.
- **A copy of this letter will accompany our request to the City, and the City recommended that we prepare and send out this letter to our neighbors (You) whose properties surround 1182 and 1184 Nelson Drive.**

Sincerely,



Richard "Zack" Germroth, (for) 1182 Nelson Dr.

540-217-0144



Zethan Wright, (for) 1184 Nelson Dr.

540-214-7709

Proffer Statement

In connection with the rezoning request for +/- 36,900 sq. ft./ .84 acres portion of the parcel identified as 1182 Nelson Drive and identified as tax map parcel 83-B-6 and 16, 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.

- More than one dwelling is prohibited.

Richard Germroth

Richard Germroth

12/6/23

Date

Alexandra M. Vilela

Alexandra Vilela

12/06/23

Date



NELSON DR

Remain
R-1

Proposed
R-C Rezoning

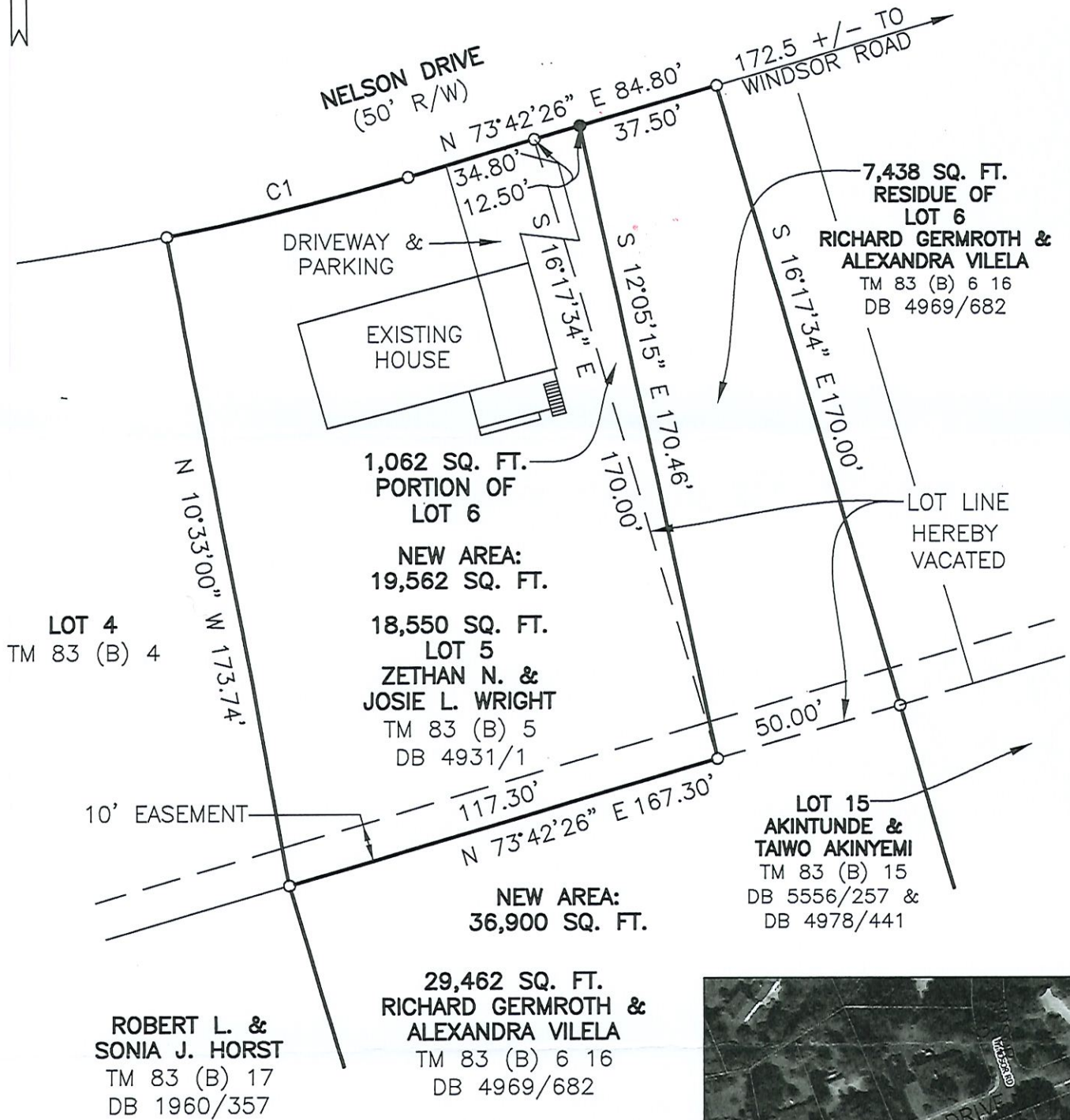
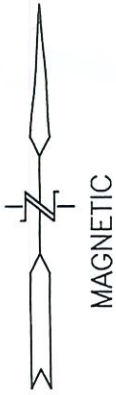
PORTLAND DR

SCALE: 1"=40'

○ = IRON PIN

● = SET IRON PIN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	741.20'	65.20'	65.18'	N 76°13'38" E	05°02'24"



BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 111891
DRAWING: 111891 PLAT.dwg
CRD: 111891



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: Telephone: E-mail:				
Project Information				
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)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TIA

Comments:

Accepted by: Zeneth Mason

Date: 10/5/2023

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.