



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

716/722 Foley Rd 84-B-15 & 16 1.03 acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R-3

Special Use being requested: Reducing required parking areas to permit fewer than the required number of vehicle parking spaces.

PROPERTY OWNER INFORMATION

Devon Lane LLC 540 289 9310
Property Owner Name Telephone
3354 Lawyer Rd fwgordon@gmail.com
Street Address E-Mail
McGaheysville VA 22840
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Same
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.

J. Fisher, manager 03/03/2022
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

3/3/22 Total Fees Due: \$ 485
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By

March 3, 2022

Frank Gordon, Manager, Devon Lane, LLC
3354 Lawyer Rd
McGaheysville, VA 22840

City of Harrisonburg Office of Community Development
409 S. Main St
Harrisonburg, VA 22801

Re: Special Use Permit Application for 716 & 722 Foley Rd

Ms. Dang,

Devon Lane, LLC is seeking a Special Use Permit to allow reduced required parking areas to permit fewer than the required number of vehicle parking spaces in accordance with the provisions of Section 10-3-48.4 (3). Our request is that the required number of spaces to serve the planned new 11 unit efficiency multifamily building be reduced to 11 spaces.

The purpose of this request is to enhance the lived experience of the residents of the planned 11 unit efficiency apartment building by optimizing the allocation of land area to allow sufficient parking while also maintaining as much green space as possible. The other requirements of Section 10-3-48.4 (3) including the set aside of area for future expansion if required by council will ensure that if a future rebalance toward more parking is needed, the necessary space will be available.

The planned development does not involve removal of the existing single family houses which each already have more than the required number of spaces available in an area separate from the planned parking area for the new units, and this request is to reduce the required parking *to be added* to satisfy the requirement for the construction of 11 additional efficiency units.

At the time of submission of this request a professional engineer has not been retained for this work. Accordingly an engineered plan supporting the request is not yet available. However, I have attached a scale photo mock up using the engineered row of ten spaces across the street at 723 Foley (which is the same lot dimension as 722) demonstrating that 17 spaces are readily available behind 722 Foley, should that later be required. Obviously further detail, including access aisles and handicap parking, would be included in the comprehensive site plan for the new building and the final layout will differ from the mock up, which is provided solely to illustrate scale. 722 Foley has two spaces in front of the house which is one more than required for a SF dwelling, and 716 has an attached double garage which exceeds the SF dwelling parking requirement there.

We feel the following conditions are appropriate for this request:

- 1) The special use permit allows for the new construction of up to 11 efficiency or one-bedroom multifamily dwelling units to reduce the required off-street parking requirements to be one off-street parking space per new multifamily dwelling unit. Any

increase in the number of new multifamily dwelling units and any such dwellings that have more than one-bedroom per dwelling shall meet the Zoning Ordinance's off-street parking requirements.

- 2) A submitted site plan for the new construction will clearly identify the area reserved for conversion to the number of parking spaces required without a SUP.

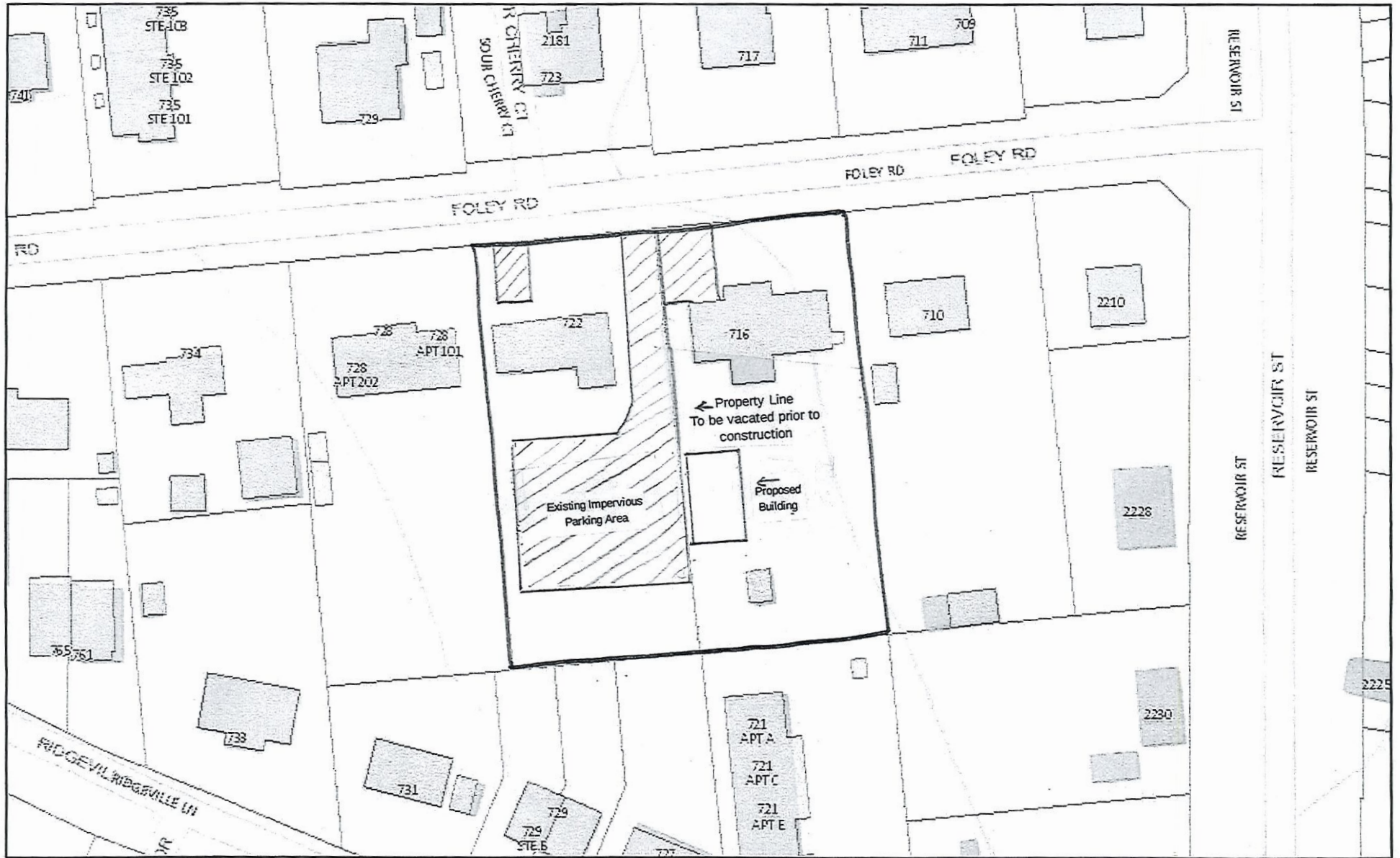
If you have any questions or need further clarification, please do not hesitate to contact me.

If approved, Devon Lane, LLC is seeking a period of 3 years from approval to begin construction of the parking area.

Best Regards,

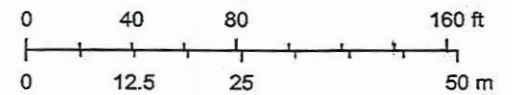
Frank Gordon, Manager, Devon Lane, LLC

716 & 722 Foley Rd



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VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

722



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10 ↓



March 24, 2022

Frank Gordon
Ridgeville, LLC
3354 Lawyer Rd
McGaheysville, VA 22840

Reference: Foley Road Efficiencies – Harrisonburg, VA

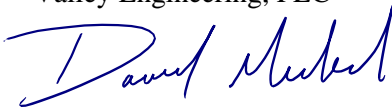
Frank,

As discussed, I am writing to offer the following:

- You currently own 716 Foley Road, TM 84 B 15, and 722 Foley Road, TM 84 B 16, both of which are currently zoned R-3.
- You are proposing an efficiency apartment complex which will contain 11 units.
- You are proposing to vacate the existing parcel boundary line between the 2 referenced lots to create one large parcel.
- You have submitted a Special Use Permit Application for your Foley Road parcels in an effort to reduce the number of required parking spaces from 17 to 11, one of which will be an ADA Accessible space.
- Based upon the size of the parcels, both individually and combined, there is sufficient land available if the Special User Permit is approved, you only construct 11 spaces, and it is later determined that the full 17 spaces are required and must be constructed.

Should you have any questions, or need further information, please do not hesitate to call.

Sincerely,
Valley Engineering, PLC



Daniel Michael, PE
Partner/Principal-in-Charge