

CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT

Special Use Permit Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address 130 W Mosby Rd Tax Map 007C4 048 acres or sq. ft. (circle)
Existing Zoning Classification: R2 Total Land Area
Special Use being requested: Townhomes in R8

PROPERTY OWNER INFORMATION

Property Owner Name Rick Mammund Telephone 540 246 6340
Street Address 140 W Mosby Rd E-Mail RickMammund@yahoo.com
City Harrisonburg State VA Zip 22801

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative Bill Moore Telephone 540-248-3220
Street Address 104 Industrial Way, suite 102 E-Mail Wmoore@balzer.cc
City Staunton State VA Zip 24401

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 of any property.

Bill Moore
PROPERTY OWNER DATE 5/14/2025

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

Date Application and Fee Received 5/14/23 Total Fees Due: \$ 455
Application Fee: \$425.00 + \$30.00 per acre
Received By *WMA*

Rezoning Letter of Intent

Riadh S Mamund
140 W Mosby Rd, Harrisonburg, VA 22801
March 15th

City of Harrisonburg
409 S Main St, Harrisonburg, VA 22801

To Whom It May Concern

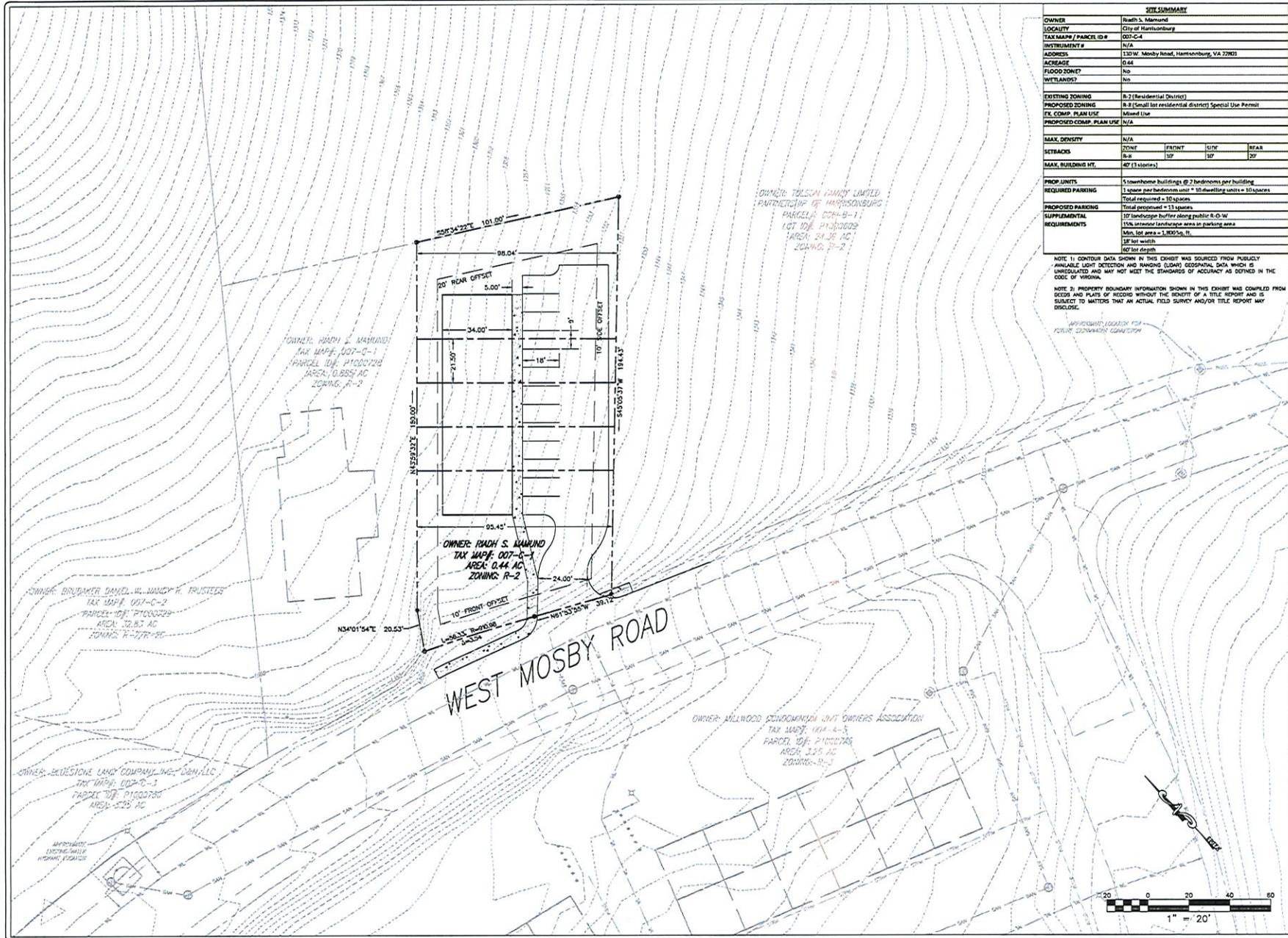
This letter is to inform the city of my intention to change the zoning on TBD W Mosby Rd, 0.48 acres, Harrisonburg, VA 22801 from R2 to R8. For the past few years, I have noticed a huge growth in our City and lots of people are moving down to Harrisonburg. What I have also noticed is that the demand for rental properties have gone up but the supply has been very low. My goal with this change of zoning is to be able to build ~~4~~ townhouses on the subject property and provide affordable rental housing. If you have any questions or concern, feel free to contact me at 540-246-6340

Best Regards,

Riadh S Mamund:

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

10/20/24 10:28:24 AM 1E & W20B ROAD CONCEPT LAYOUT (C) Balzer Inc. PLOTTED 4/22/25 11:11:14 AM



SITE SUMMARY			
OWNER	Rudolph S. Mawand		
LOCALITY	City of Harrisonburg		
TAX MAP# / PARCEL ID#	007-C-4		
INSTRUMENT #	N/A		
ADDRESS	130 W. Mosby Road, Harrisonburg, VA 22801		
ACREAGE	0.44		
FLOOD ZONE?	No		
WETLANDS?	No		
EXISTING ZONING	R-2 (Residential District)		
PROPOSED ZONING	R-8 (Small lot residential district) Special Use Permit		
USE COMPLY PLAN USE	General Use		
PROPOSED COMP. PLAN USE	N/A		
MAX. DENSITY	N/A		
SETBACKS	FRONT	SIDE	REAR
	20'	10'	20'
MAX. BUILDING HT.	40' (3 stories)		
PROP. LIMITS	1 rowhouse buildings @ 2 bedrooms per building		
REQUIRED PARKING	1 space per bedroom unit + 10 dwelling units = 10 spaces Total required = 10 spaces		
PROPOSED PARKING	Total proposed = 13 spaces		
SUPPLEMENTAL REQUIREMENTS	10' landscape buffer along public R-O-W 10% unreserved landscape area in parking area Min. lot area = 1,000 sq. ft. 12' lot width 40' lot depth		

NOTE 1: CONTOUR DATA SHOWN IN THIS EXHIBIT WAS SOURCED FROM PUBLICLY AVAILABLE LIGHT DETECTION AND RANGING (LIDAR) DATA WHICH IS UNREGULATED AND MAY NOT MEET THE STANDARDS OF ACCURACY AS DEFINED IN THE CODE OF VIRGINIA.
 NOTE 2: PROPERTY BOUNDARY INFORMATION SHOWN IN THIS EXHIBIT WAS COMPILED FROM DEEDS AND PLATS OF RECORD WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO MATTERS THAT AN ACTUAL FIELD SURVEY AND/OR TITLE REPORT MAY DISCLOSE.

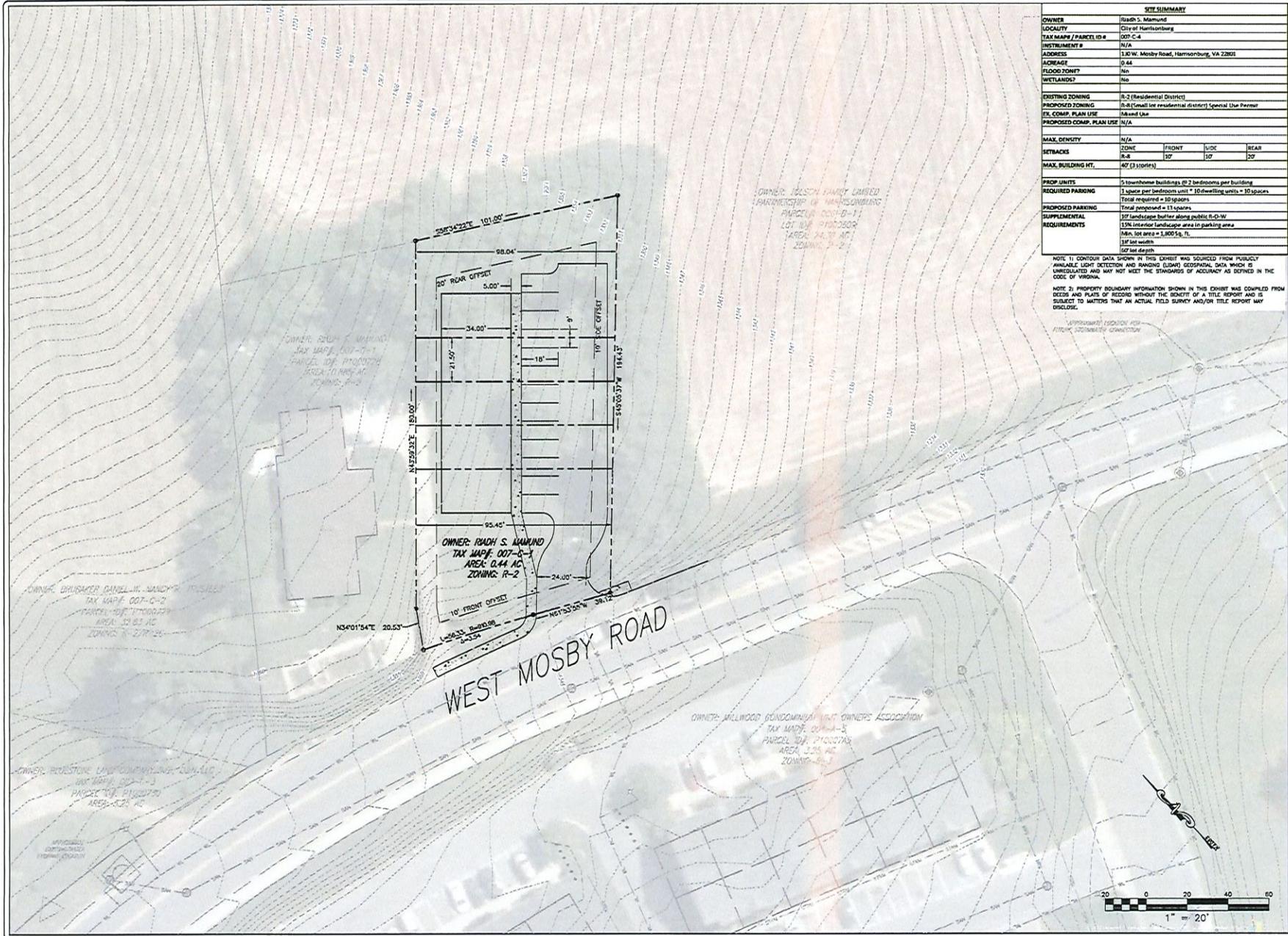


130 MOSBY ROAD
CONCEPT LAYOUT
 1E & W20B ROAD
 WMSB2401.1

DRAWN BY: YCT
 CHECKED BY: WSM
 DATE: 04/27/25
 SCALE: 1" = 20'
 REVISIONS:

1 OF 1
 PROJECT NO. 2420914.00

C:\30354\30354.dwg 18 SEP 2010 10:54:00 AM



SITE SUMMARY			
OWNER	Radh S. Hakund		
LOCALITY	City of Harrisburg		
TAX MAPS / PARCEL ID #	007-C-1		
INSTRUMENT #	N/A		
ADDRESS	130 W. Mosby Road, Harrisburg, VA 23001		
ACRES	0.44		
FLOOD ZONE?	No		
WETLANDS?	No		
EXISTING ZONING	R-2 (Residential District)		
PROPOSED ZONING	R-2 (Small lot residential district) Special Use Permit		
PL. COMP. PLAN USE	Mixed Use		
PROPOSED COMP. PLAN USE	N/A		
MAX. DENSITY	N/A		
SETBACKS	ZONE	FRONT	SIDE
	R-2	10'	10'
MAX. BUILDING HT.	40' (3 stories)		
PROP. LIMITS	3 townhome buildings @ 2 bedrooms per building		
REQUIRED PARKING	3 spaces per bedroom unit * 10 dwelling units = 30 spaces Total required = 30 spaces		
PROPOSED PARKING	Total proposed = 11 spaces		
SUPPLEMENTAL REQUIREMENTS	15' landscape buffer along public R.O.W. 15% interior landscape area in parking area Min. lot area = 3,000 sq. ft. 10' lot width 10' lot depth		

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APPROXIMATE POSITION FOR
FUTURE DEVELOPMENT



130 MOSBY ROAD
CONCEPT LAYOUT

DRAWN BY: YCT
DESIGNED BY: WGM
CHECKED BY: WGM
DATE: 04/27/2010
SCALE: 1" = 20'
REVISIONS:

1 OF 1
PROJECT NO: 2028014.02

Ms. Meghan Rupkey
Planner
City of Staunton
409 S Main St
Harrisonburg, VA 22801

**RE: 130 Mosby Road
City of Harrisonburg, Virginia**

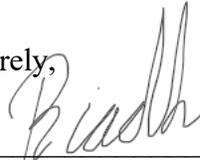
Dear Ms. Meghan:

Riadh S. Mamund, (Property Owner) would like to make the following proffers related to the rezoning of property located along West Mosby Road, identified as Parcel# 007-C-4, comprising about 0.44 total acres in the City of Harrisonburg, Virginia. The property is currently zoned Residential District (R-2). The proposed development is to be attached town-home units. This request is to re-zone the properties to Small Lot Residential District (R-8) zoning with a Special Use Permit to allow lots without street frontage.

The following conditions are made part of the rezoning application:

1. A 5-foot width sidewalk shall be constructed along West Mosby Road frontage including a grass strip. Property shall be dedicated up to 13.5-feet from the existing back of curb-line as depicted in the submitted Concept Layout for public right-of-way. This accommodates a future 6-foot width bike lane (constructed by others), 2-foot width grass strip, 5-foot sidewalk and 0.5' maintenance strip.
2. The Site Entrance shall have a maximum width of 30 feet.

Sincerely,



06/08/2023

Riadh S. Mamund
Property Owner



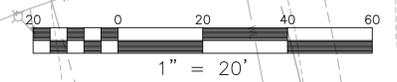
BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
104 Industry Way
Suite 102
Staunton, VA 24401
540.248.3220

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WETLANDS?	No			
EXISTING ZONING	R-2 (Residential District)			
PROPOSED ZONING	R-8 (Small Lot Residential District) Special Use Permit			
EX. COMP. PLAN USE	Mixed Use			
PROPOSED COMP. PLAN USE	N/A			
MAX. DENSITY	N/A			
SETBACKS	ZONE	FRONT	SIDE	REAR
	R-8	10'	15'	20'
MAX. BUILDING HT.	40' (3 stories)			
PROP. UNITS	5 townhome buildings @ 2 bedrooms per building			
REQUIRED PARKING	1 space for each dwelling unit * 5 units			
	Total required = 5 spaces			
PROPOSED PARKING	Total proposed = 6 spaces			
SUPPLEMENTAL REQUIREMENTS	10' landscape buffer along public R-O-W			
	15% interior landscape area in parking area			
	Min. lot area = 1,800 Sq. ft.			
	18' lot width			

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130 MOSBY ROAD

CONCEPT LAYOUT

DRAWN BY: YCT
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DATE: 06-06-2023
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REVISIONS: