



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

178-188 S. MASON ST. P1004271 5,244 acres of sq.ft. (circle)
 Property Address Tax Map Parcel/ID Total Land Area
 Existing Zoning District: B-2 26F1A Proposed Zoning District: B-1
 Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

VAN DELAY, LLC Tom Wilson, MANAGER 540-476-2132
 Property Owner Name Telephone
 7404 KOINER FORD RD majorTOM620@HOTMAIL.COM
 Street Address E-Mail
 MT. CRAWFORD VA 22841
 City State Zip No other representative.

CO-OWNER'S REPRESENTATIVE INFORMATION

Michael L. MARSTON 540-271-0706
 Owner's Representative Co-OWNER Telephone
 280 LINCOLN CT. MARSTON426@YAHOO.COM
 Street Address E-Mail
 Timberville VA 22853
 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.

Michael McCreary
 VAN DELAY, LLC by Tom Wilson
 11-3-22
 11-3-22
 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

11/3/22
 Date Application and Fee Received
 Total Fees Due: \$ 580 paid
 Application Fee: \$550.00 + \$30.00 per acre
 Received By

2-Dec-22

**Community Development and
Planning Commission**

City of Harrisonburg, Va

Attachment to Application for Rezoning

Subject Property :

Parcel # P1004271
178-188 South Mason St.

Current zoning - B-2

Proposed zoning - B-1

Ownership is 50%-50% By :

Van Delay, LLC
Tom Wilson, Manager

Michael L. Marston

Description :

Subject property is a duplex built in the early 1900's, used originally as a residence, but has been business property for a number of years. Currently the south side is operated as a hair salon while the north side is vacant. Co-owner Tom Wilson used the north side as his CPA practice for 22 years.

Reason for rezoning request :

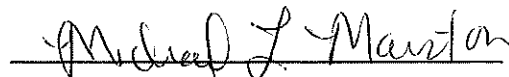
Owners are seeking a less restrictive zoning in order to reflect changing nature of activity in the location area. A B-1 designation would allow a more appropriate fit for the location to reflect current business trends.

Current restrictions of the B-2 district make it almost impossible for the property to be utilized in a conforming manner.

Van Delay, LLC
By Manager




Michael L. Marston



Proffer Statement

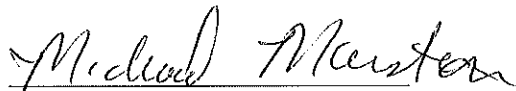
In connection with the rezoning request for the property located at 178 & 188 S. Mason Street and identified as tax map parcel 26-F-1A, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

Within 90 days of rezoning approval, the property owner shall improve and maintain the existing paved area between the parking spaces and Bruce Street as generally illustrated in Exhibit A by painting, landscaping, or delineating in a way that is deemed acceptable to the Zoning Administrator to prevent this space from being used as parking. This proffer shall remain in place so long as the site remains substantially developed as exists at the time of the rezoning.



Tom Wilson
Van Delay, LLC

12-2-22
Date



Michael L. Marston

12-2-22
Date

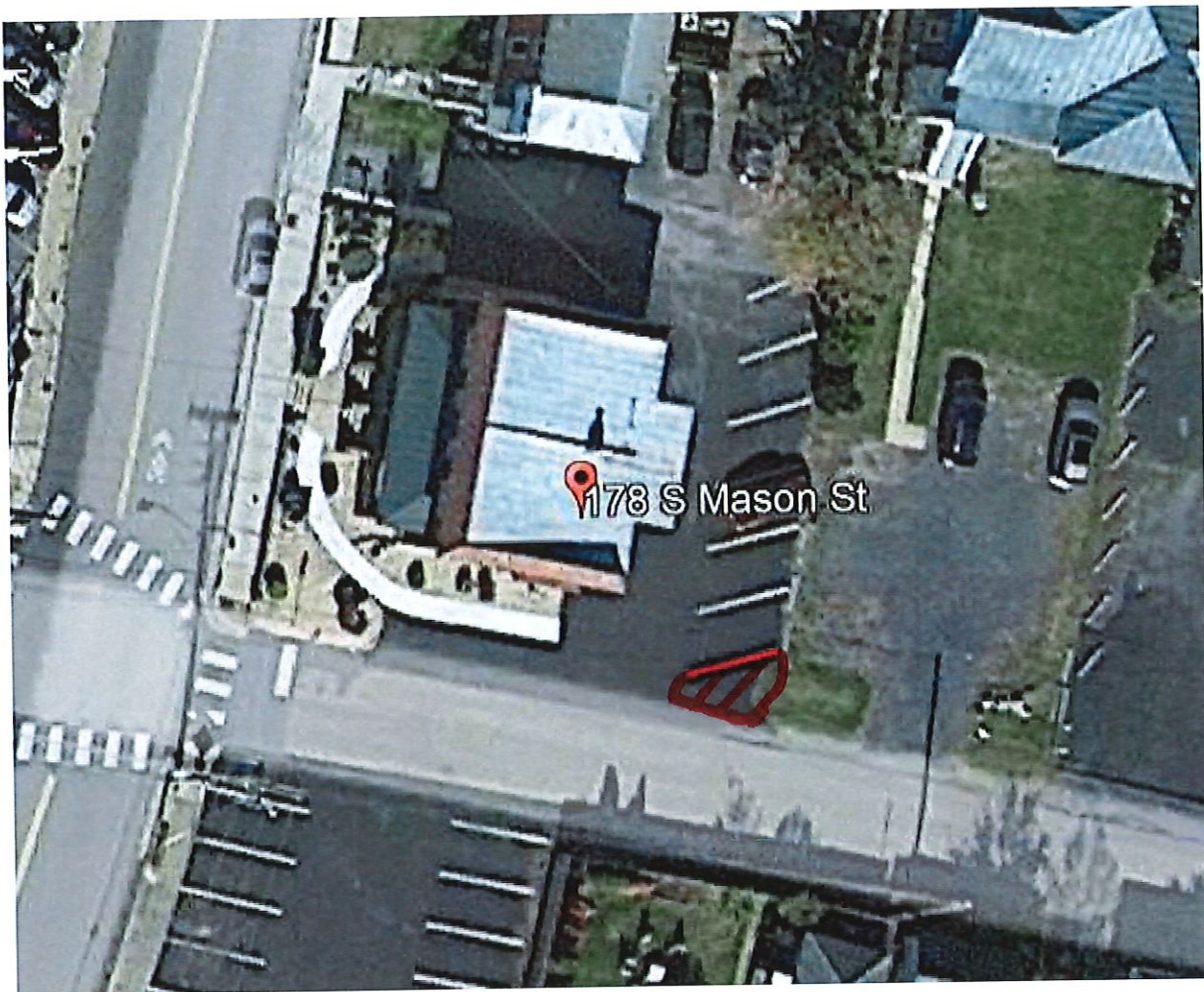


EXHIBIT A.



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

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:	Tom Wilson 540-476-2132 majortom620@hotmail.com			
Project Information				
Project Name:	178,188 South Mason Street			
Project Address: TM #:	177, 188 South Mason Street 26-F-1A			
Existing Land Use(s):	Office, Hair Salon			
Proposed Land Use(s): (if applicable)	Residential, Hair Salon			
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)	The property is a duplex, with one half operating as a hair cutting establishment and the other half currently unoccupied. It was previously the site of a CPA business. It could be renovated to provide one single family unit with 2 bedrooms.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No T/M
Comments:

Accepted by: Zenetta Mason Date: 11/1/2022

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	Residential	215	Dwelling Unit	1	1	1
2	Proposed #2	Hair Salon	918	1000 Sq. Ft. GFA	1.3	2	2
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					3	3
8	Existing #1	General Office	710	1000 Sq. Ft. GFA	1.3	2	2
9	Existing #2	Hair Salon	918	1000 Sq. Ft. GFA	1.3	2	2
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					4	4
15	Final Total (Total New – Total Existing)					0	0

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.