



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

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

PROPERTY INFORMATION

448 Kelley St
Property Address
32 B31
Tax Map Parcel/ID
9,171.
Total Land Area
acres or (sq.ft.) (circle)
Existing Zoning District: ~~R-2~~ R-2
Proposed Zoning District: R-8
Existing Comprehensive Plan Designation: Neighborhood Residential

PROPERTY OWNER INFORMATION

Yanahina L Montoya Centeno
Property Owner Name
Telephone: (540) 214-6705
448 Kelley street
Street Address
E-Mail: Yelixanic@gmail.com
Harrisonburg VA 22802
City State Zip

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.

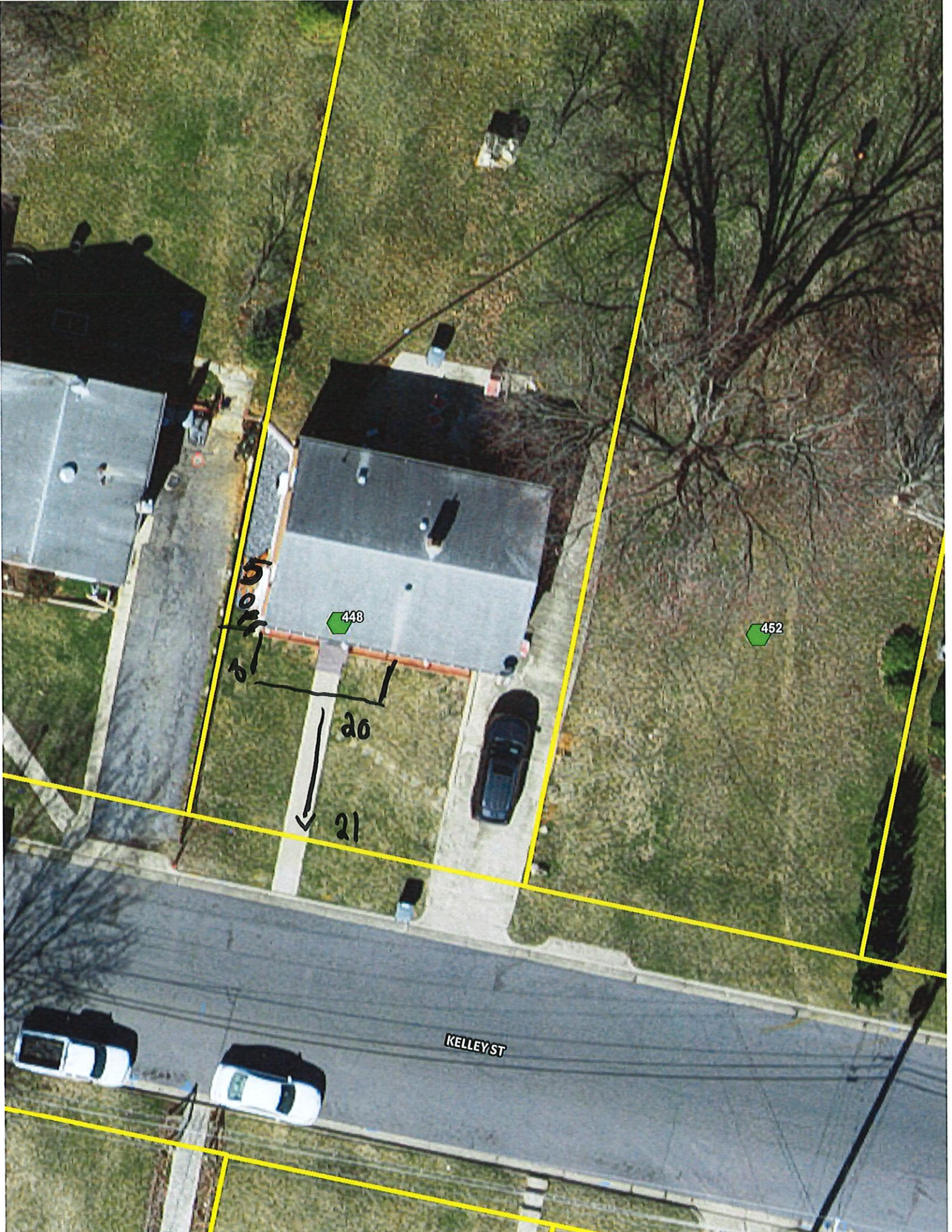
PROPERTY OWNER
05-01-24
DATE

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

5/1/24
Date Application and Fee Received
Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre
Received By:



5
5
5
5
5

448

452

20

21

KELLEY ST

Yanahina Montoya Centeno
448 Kelley Street
Harrisonburg VA 22802

Dear City of Harrisonburg,

I am writing to seek approval for the construction of a front porch at my residence located at 448 Kelley Street, Harrisonburg, VA 22802.

I believe that adding a front porch to my home will not only enhance its aesthetic appeal but also provide a functional and welcoming space for my family and guests. As a mother, I believe that having a porch will not only enhance the appearance of our home but also create a space where my children can play and enjoy the outdoors under my supervision.

I am committed to following all guidelines and obtaining any necessary permits for this construction project. I have attached detailed plans and drawings of the proposed front porch for your review. I have also consulted with a professional to ensure that the design is structurally sound and meets all safety standards.

I understand the importance of obtaining approval from the city before proceeding with the construction of the front porch. I am willing to make any modifications or adjustments as required to ensure that the project meets all necessary criteria.

I kindly request that you consider my application for approval to build a front porch at my residence. I am confident that this addition will not only benefit my family but also contribute to the overall charm and character of the neighborhood.

Thank you for your time and attention to this matter. I look forward to your favorable response.

Sincerely,



Yanahina Montoya Centeno
(540) 214-6705

Proffer Statement

In connection with the rezoning request for the property located at 448 Kelley Street and identified as tax map parcel 32-B-31, 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.

1. The minimum setback for principal structures along Kelley Street shall be 20 feet.



Yanahina Montoya Centeno

06-07-24

Date



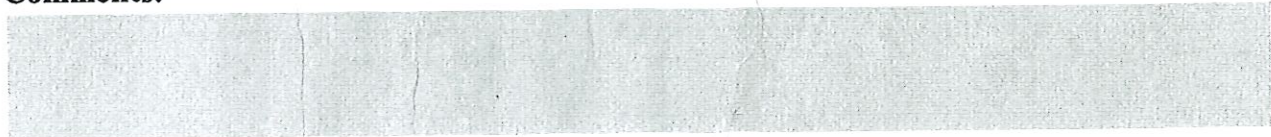
For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:	YANAHINA CENTENO			
Telephone:	540-214-6705			
E-mail:	yelixanic@gmail.com			
Project Information				
Project Name:				
Project Address:	448 KELLEY ST			
TM #:	32 B 31			
Existing Land Use(s):	Single Family Home			
Proposed Land Use(s): (if applicable)				
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 applicant would like to rezone to the R-8 district to build a porch on the front of the property.			
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 TM

Comments:



Accepted by: Zenithy Mason

Date: 4/23/2024

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	Single family house (detached)	210	Dwelling Unit	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					1	1
8	Existing #1	Single family house (detached)	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
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.