

CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT

Public Street or Alley Closing Application
<https://www.harrisonburgva.gov/street-alley-closings>

APPLICANT INFORMATION

(DAVID A RAO) CAMP DARBY LLC Telephone: 540 246 3535
 Applicant's Name Telephone
420 NEFF AVE. SUITE 215 DAVERAO4@YAHOO.COM
 Street Address E-Mail
HARRISONBURG VA 22801
 City State Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

DAVID A. RAO Telephone (work, fax, mobile)
 Applicant's Representative
 Street Address E-Mail
 City State Zip

Property Location: 245 E WASHINGTON ST. HARRISONBURG VA 22802 (adjacent alley)

Estimated Cost of Street/Alley Closing:
 Estimated area to be closed (A): \$ 1680 sq. ft.
 Estimated cost per sq. ft. (B): \$ 4 per sq. ft.
 Estimated total cost (A x B): \$ 6720

Estimated area to be closed can be obtained from the Department of Community Development, City Hall, 2nd Floor.
 Estimated cost per sq. ft. must be obtained from the Real Estate Office, City Hall, 1st Floor and documented by e-mail or letter attached to this application, or by staff initials here. Staff Initials: _____ Date: _____

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.

[Signature] 02/26/21
 APPLICANT DATE

REQUIRED ATTACHMENTS

- Letter providing a description of the proposed closure and reason for the desired closure.
- Location sketch of the street/alley to be closed or a survey of the property.²
- Email or Letter from Real Estate Office providing estimated costs if staff initials are not provided above.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

2-26-2021 Total Fees Due: \$ 50.00 per sq.
 Date Application and Fee Received Application Fee: \$50.00³
ABANKA
 Received By

¹ Adjacent property owners are entitled to purchase half of the street/alley and have 60-days to notify the City from the date of notification from the City following the first reading at City Council. If the adjoining property owners do not wish to purchase their half of the street/alley, the applicant will be required to purchase the remaining half. The final cost shall be a fair market value determined by the Real Estate Office and City Manager after the survey is provided by the applicant and after the first reading.
² The Department of Community Development can assist with the location sketch for this application. After the first reading, the applicant is responsible for providing a survey of property and metes and bound description (prepared by a surveyor, engineer, or other person duly authorized by the state). A survey is not required at the time of application for the first reading at City Council.
³ The applicant is responsible for additional fees for newspaper advertisements prior to the first hearing at City Council.

RAYMOND JAMES®

To: Community Development 2/20/21

Applying to purchase adjoining alley
to provide parking for 225 E.
Washington St. I own both
sides of the property on
each side of the alley.
Thank you very much

David A.

Alison Banks

From: Lisa Neunlist
Sent: Friday, February 26, 2021 1:16 PM
To: David A. Rao; Alison Banks
Subject: RE: 245 East Washington Street
Attachments: Consolidation Survey 245 E Washington.pdf

In response to a request submitted by David Rao to purchase a City owned alley.

The subject property runs between parcels 033 B 11 and 033 B 8. According to the attached plat, the subject measures 10' W X 168' L.

I reviewed the assessed value per square foot of parcels 033 B 11 and 033 B 8.
033 B 8 is assessed at \$4.00/sq ft.
033 B 11 is assessed at \$5.50/sq ft.

I also reviewed the purchase price of lot 033 B 11.
Sold for \$40,000 in 2/11/2020...approximately \$4.73/per square foot.

After reviewing the GIS map, it appears there is a City sewer line that runs on this property.

The price submitted by me,
IN COMPLIANCE WITH CITY OF HARRISONBURG CODE OF ORDINANCES, SECTION 6-1-23,
is \$4.00/sq. ft.

Let me know if I can help further.

Lisa Neunlist

Real Estate Director
City of Harrisonburg
409 S. Main St
Harrisonburg, VA 22801
540-432-7795
540-432-8938 Fax

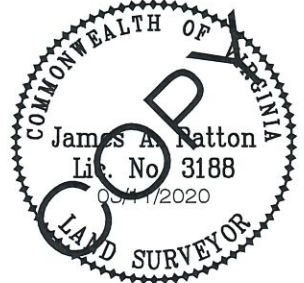
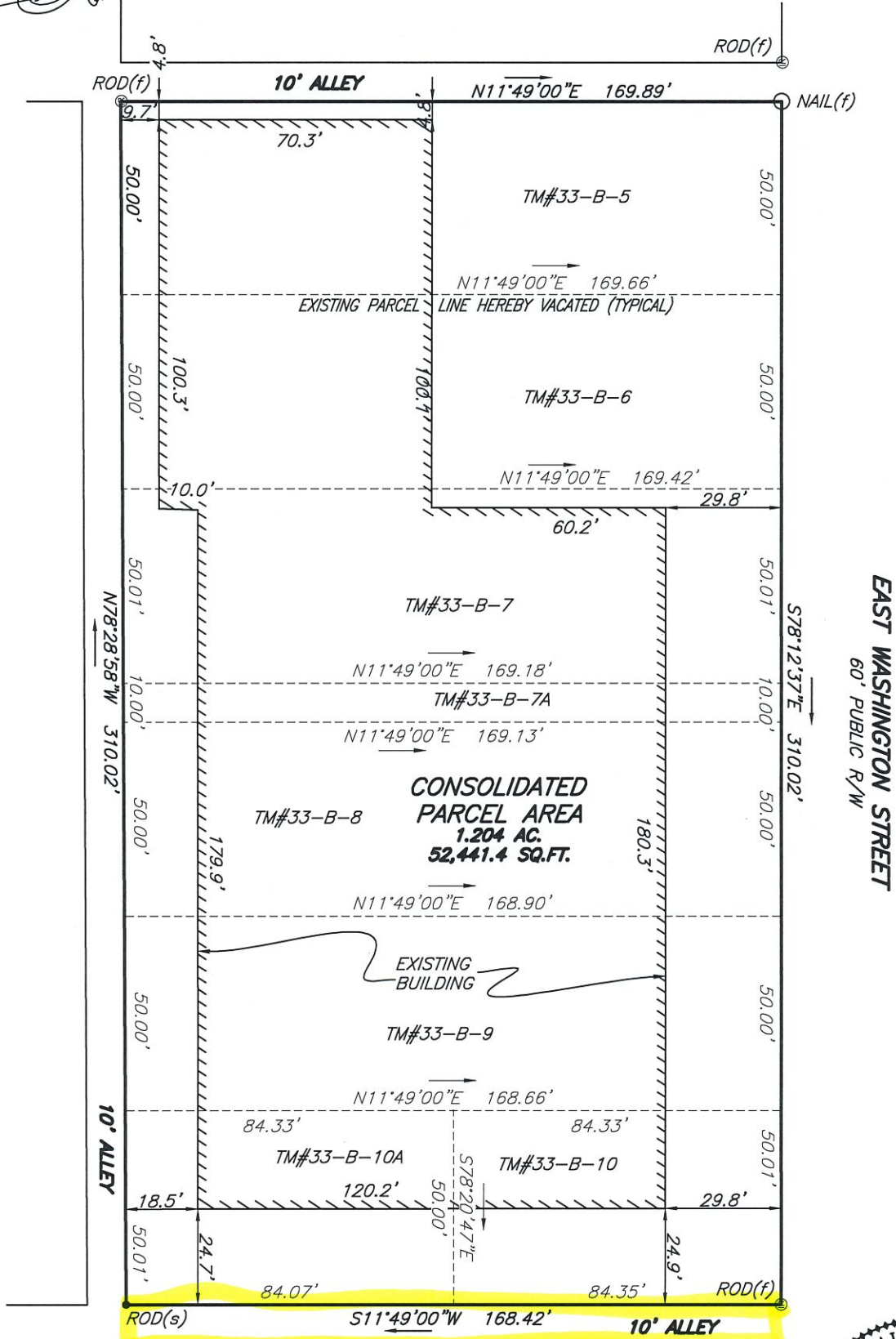
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From: Lisa Neunlist <Lisa.Neunlist@harrisonburgva.gov>
Sent: Friday, February 26, 2021 12:13 PM
To: Lisa Neunlist <Lisa.Neunlist@harrisonburgva.gov>
Subject: Fwd: 245 East Washington Street



**+/- 1,680 SF Alley Closing - Adjacent to
Tax Map Parcels 35-B-8 and 35-B-11**





DATE: 03/11/2020
SCALE: 1" = 30'
JOB: 45200003.00
DRAWN BY: JAP

SHEET 2 OF 2

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG
128 West Market Street, Suite 103 / Harrisonburg, Virginia 22801 / Phone (540) 433-1908 / www.balzer.cc

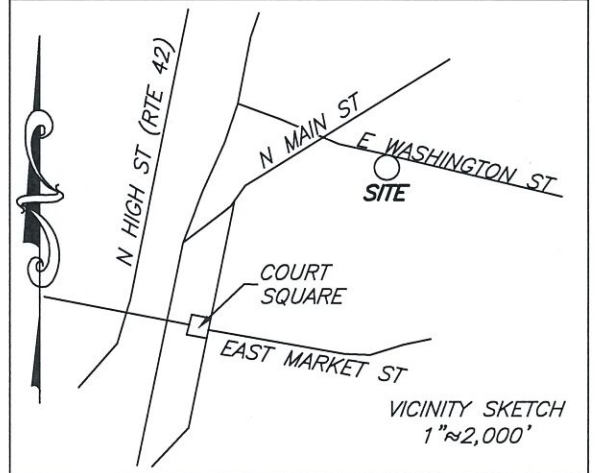


CONSOLIDATION OF EIGHT PARCELS LYING SOUTH OF EAST WASHINGTON STREET

CITY OF HARRISONBURG, VIRGINIA

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 1.204 ACRES, MORE OR LESS, AND DESIGNATED AS "CONSOLIDATION OF EIGHT PARCELS LYING SOUTH OF EAST WASHINGTON STREET", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF. THE SAID 1.204 ACRES OF LAND HEREBY CONSOLIDATED HAVING BEEN CONVEYED TO JOCACILA, LLC BY THE SALVATION ARMY BY DEED DATED FEBRUARY 4TH, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA IN DEED BOOK 5219, PAGE 626.



SIGNED: _____ DATE: _____

JOCACILA, LLC

PRINTED NAME AND TITLE: _____

COMMONWEALTH OF VIRGINIA

CITY / COUNTY OF _____ TO WIT
I, _____ certify that _____

whose names are signed to the foregoing instrument
have acknowledged the same before me this _____ day
of _____, 2020.

Notary Public
Notary Registration Number: _____
My commission expires: _____

NOTES

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION THAT SUCH WOULD DISCLOSE. ALL EASEMENTS MAY NOT BE SHOWN.
- EXISTING BUILDING FOOTPRINT SHOWN FOR REFERENCE TO BOUNDARY. NO OTHER IMPROVEMENTS ARE SHOWN.
- SUBJECT PROPERTY IS WITHIN FEMA DEFINED FLOOD ZONE "X" PER FLOOD MAP 51165C0403D, DATED FEBRUARY 6, 2008.
- SUBJECT PROPERTY IS ZONED "M-1" PER CITY OF HARRISONBURG GIS.

THIS SUBDIVISION KNOWN AS **CONSOLIDATION OF EIGHT PARCELS LYING SOUTH OF EAST WASHINGTON STREET** IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE: _____ SIGNED: _____
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION, AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISION S WITHIN THE CITY, HAVE BEEN COMPLIED WITH.



DATE: 03/11/2020
SCALE: 1" = 30'
JOB: 45200003.00
DRAWN BY: JAP

SHEET 1 OF 2

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
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