



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

Property Address: 1051, 1067, 1069 Smith Ave Tax Map Parcel/ID: 48-C-7, 8, 9 Total Land Area: 36,394 acres or (sq.ft.)
Existing Zoning District: R-2 Proposed Zoning District: R-3
Existing Comprehensive Plan Designation: Neighborhood Residential

PROPERTY OWNER INFORMATION

Property Owner Name: Martha Ann Miller Telephone: 540-434-1465
Street Address: 1051 Smith Avenue, Apt A E-Mail: millerma60@aol.com
City: Harrisonburg, State: VA Zip: 22802

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.

Martha Ann Miller 9-29-22
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

Date Application and Fee Received: 9-28-2022 Fee Receive 2 ✓ Total Fees Due: \$ 580.00
Application Fee: \$550.00 + \$30.00 per acre

Received By: [Signature]



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1051, 1067, 1069 Smith Ave 48-C-7,8,9 36,394 acres or (sq.ft.)
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R-2, proposed rezoning to R-3

Special Use being requested: 10-3 - ~~48.4~~ 48.4 (a) multiple-family dwellings.

PROPERTY OWNER INFORMATION

Martha Ann Miller 540-434-1465
Property Owner Name Telephone
1051 Smith Avenue, Apt A millerma60@aol.com
Street Address E-Mail
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.

Martha Ann Miller 9-29-22
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

9-28-2022 Fee Received ✓ Total Fees Due: \$ 455.00
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By

Martha Ann Miller, Owner
1051 Smith Avenue, Apt A
Harrisonburg, VA 22802

RE: Rezoning Application with Proffers
1051, 1067, 1069 Smith Avenue
Tax map: 48-C-7,8 & 9

Existing R-2 – Neighborhood Residential	
Proposed R-3 –Medium Density Residential	
Existing Dwelling Units:	Proposed Dwelling Units:
1051 – Four (4)	1051 – Four (4)
1067 – Three (3)	1067 – Four (4)
1069 – Three (3)	1069 – Three (3)

RE: Special Use Permit Application
1051, 1067, 1069 Smith Avenue
Tax map: 48-C-7,8 & 9

Existing R-2 Neighborhood Residential
Proposed 10-3-48.4.6 Multiple Family Dwellings

I seek these zoning and special use changes to upgrade 1067 from a building with three dwelling units to four dwelling units. It now has eight bedrooms, three kitchens and three electric meters.

The property has 36,394 sq ft which exceeds the required 3,000 sq ft per dwelling unit as required in the R-3 district. I am proffering reduced occupancy by a single family of no more than 3 unrelated persons and proffering that each dwelling provides 1.5 parking spaces equal to 16.5 spaces rounded up to 17 spaces. We presently have 20 designated parking spaces.

We have owned this property since 1989. In our experience these parking spaces are adequate. This zoning change will greatly enhance our ability to manage this investment.

Section 10-48.6 (e) allows approval of special use permits if four conditions are met. I believe these conditions are met.

1. There are multiple family dwellings next door at 1081 and 1083 Smith Avenue. The buildings on this property were built as multiple family dwellings prior to annexation from Rockingham County in 1983 and have not been changed.
2. Smith Avenue is a dead end street for cars and is used for pedestrians, bicyclists, and neighborhood children at play. I do not believe additional vehicular, transit, bicycle or pedestrian attention is needed.
3. I believe my multiple family dwellings are compatible with adjacent existing homes because I do not propose to change the exterior of the three buildings on my property.
4. The proposed conversion of one 4-bedroom unit to two 2-bedroom units will not impact the environment because the changes are interior to the building.

Proffer Statement

In connection with the rezoning request for the property located at 1051, 1067, and 1069 Smith Avenue and identified as tax map parcels 25-C-7, 8, and 9, 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 property shall only be used for residential dwellings, except that any allowed special use permits shall be permitted as approved by City Council.
2. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
3. Dwelling units shall provide 1.5 - parking spaces per unit.

Martha Ann Miller
Martha Ann Miller

9-29-22
Date



City of Harrisonburg, VA
Department of Public Works

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

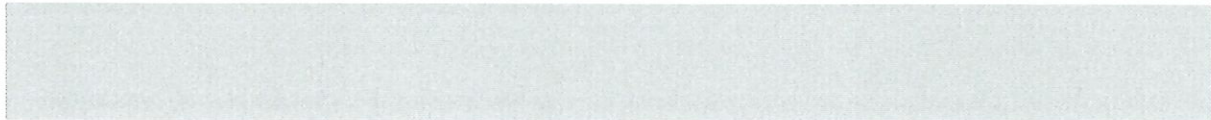
www.harrisonburgva.gov/traffic-impact-analysis

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:	Martha Ann Miller millerma60@aol.com			
Project Information				
Project Name:	Smith Avenue Apartments			
Project Address: TM #:	1051, 1067, 1069 Smith Avenue 048-C-4, 5A, 6			
Existing Land Use(s):	Multifamily housing			
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)	Rezone to change number of apartments from 10 to 11 within the three buildings on the the three properties.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	1			

(reserved for City staff)

TIA required? Yes _____ No Tm
Comments:



Accepted by: Zmolska Mason

Date: 9/29/2022

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	Multifamily Housing - Low-Rise	220	Dwelling Unit	11	4	6
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Multifamily Housing - Low-Rise	220	Dwelling Unit	10	4	5
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					0	1

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.

Revised Date: December 2019