

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Preliminary Subdivision

Plat Application

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION

Title of Subdivision: Arez Subdivision

937 Vine St 28-O-16
Property Address(es) Tax Map Parcel(s)/ID(s)

1.77 11 R-8
Total Acreage Number of Lots Proposed Zoning Classifications

PROPERTY OWNER INFORMATION

Farhad Koyee & Mikael Bahar 540-433-4911
Property Owner Name Telephone
3248 Hebron Ct farhadkoyee11@yahoo.com
Street Address E-Mail
Rockingham VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION (if applicable)

Farhad Koyee 540-433-4911
Owner's Representative Telephone
3248 Hebron Ct farhadkoyee11@yahoo.com
Street Address E-Mail
Rockingham VA 22801
City State Zip

SURVEYOR INFORMATION

Balzer & Associates 540-248-3220
Name Telephone
104 Industry Way, Suite 102 jpatton@balzer.cc
Street Address E-Mail
Staunton VA 24401
City State Zip

VARIANCES

No variances requested. (Continue to next section.)

Variance requested. If a variance is requested, please provide the following information:

I (we) hereby apply for a variance from:

10-2-41(a)

The Harrisonburg Subdivision Ordinance section(s): 10-2-42 Blocks and lots (c) , 10-2-61(a)

The Harrisonburg Design and Construction Standards Manual section(s): Ch 3 Sec 3.1.10.3 , 3.3.3.1

which requires:

~~Code: 10-2-42 (e) "All lots shall front on a public street.."~~

~~DGSM 3.1.10 "The minimum radius of the residential cul-de-sac shall be forty-five (45) feet to the face of the curb, with a fifty-five (55) foot radius to the right-of-way"~~


see attached letter

The attached letter shall describe why the applicant believes a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance.)

CERTIFICATION

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

I have read the ordinance requirements. I certify that the information supplied on this application and on the attachments provided (plats 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 

DATE 8-01-2023

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- 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 Form Received 8/1/23

Form Received By 

Total Fees Due: \$ 420 paid
Application Fee:
w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 plus \$20.00 per lot



1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

August 31, 2023

Adam Fletcher
Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Mr. Fletcher,

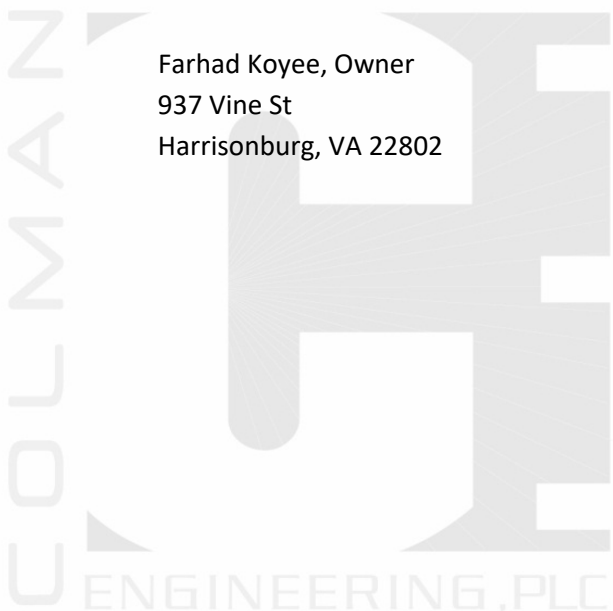
The purpose of this letter is to seek a preliminary plat approval for the property located at 937 Vine St.; identified as TM: 28-O-16.

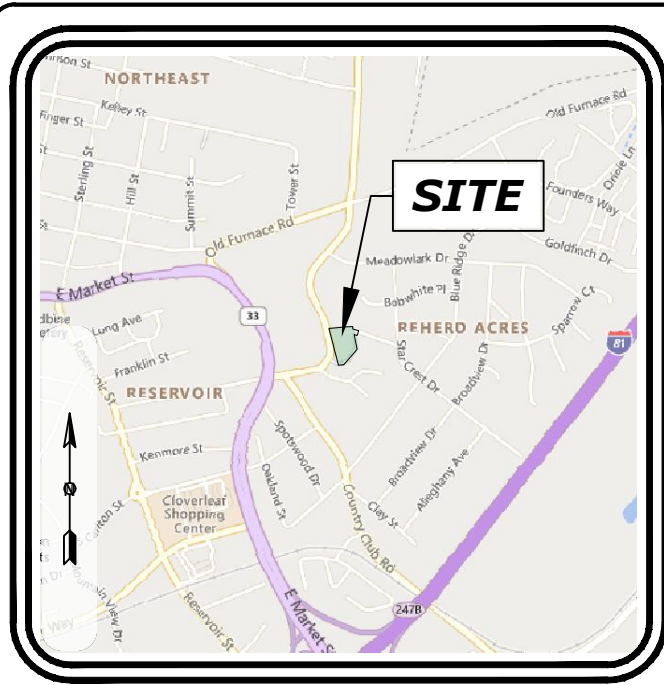
The property has an area of approximately 1.77 acres with two residential structures. The existing larger house is currently occupied, and the second, smaller house, located at the end of Wren Drive is planned to be demolished, as it is dilapidated and uninhabitable. The property was recently rezoned to R-8, Small Lot Residential District. We would like to develop the property for smaller lots to accommodate single-family and duplex units. To meet this goal, variances from the following Subdivision Ordinance requirements are needed:

- Section 10-2-41 (a) - Proposed streets shall conform to the standards and specifications outlined in the Design and Construction Standards Manual ...
- Section 10-2-42 (c) - All lots shall front on a public street.
- Section 10-2-61 (a) - The subdivider is required to make all such improvements to streets, including grading, subgrade, surface, and curbs and gutters, in accord with the requirements of the city's DCSM.
- DCSM Section 3.1.10.3 - The minimum radius of the residential cul-de-sac shall be forty-five (45) feet to the face of the curb, with a fifty-five (55) foot radius on the right-of-way.
- DCSM Section 3.3.3.1 - Sidewalks shall be required on both sides of all new public streets.

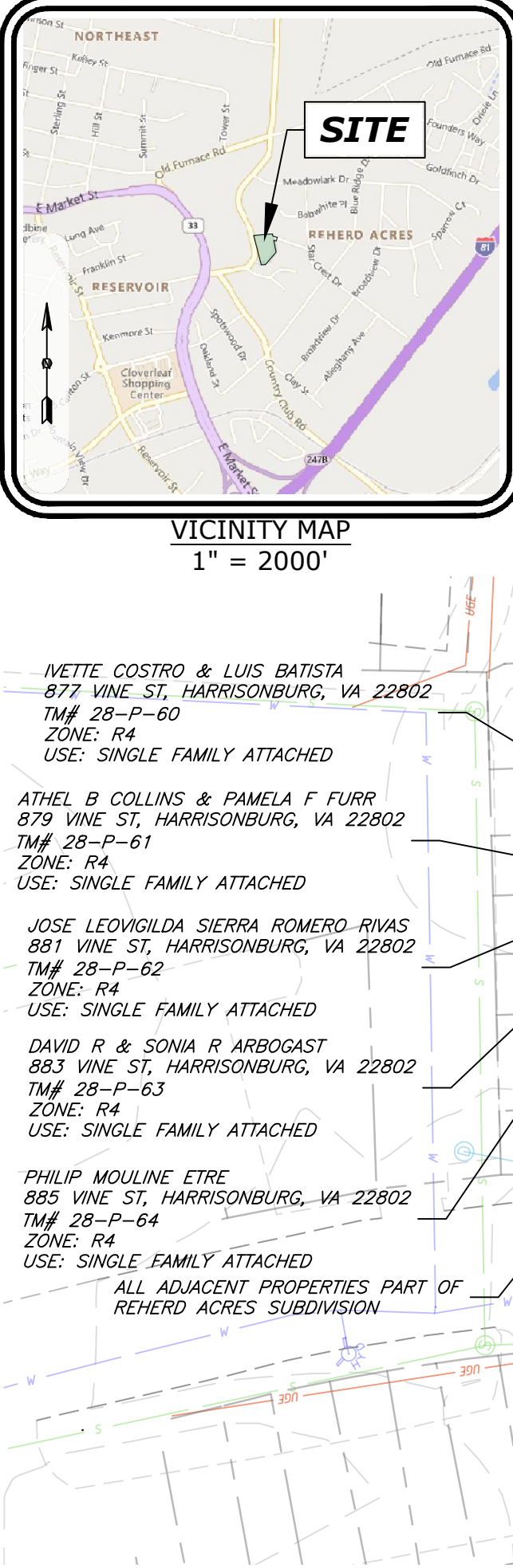
Thank you and staff for your consideration.

Farhad Koyee, Owner
937 Vine St
Harrisonburg, VA 22802





VICINITY MAP
1" = 2000'



IVETTE COSTRO & LUIS BATISTA
877 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-60
ZONE: R4
USE: SINGLE FAMILY ATTACHED

ATHEL B COLLINS & PAMELA F FURR
879 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-61
ZONE: R4
USE: SINGLE FAMILY ATTACHED

JOSE LEOVIGILDA SIERRA ROMERO RIVAS
881 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-62
ZONE: R4
USE: SINGLE FAMILY ATTACHED

DAVID R & SONIA R ARBOGAST
883 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-63
ZONE: R4
USE: SINGLE FAMILY ATTACHED

PHILIP MOULINE ETRÉ
885 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-64
ZONE: R4
USE: SINGLE FAMILY ATTACHED

ALL ADJACENT PROPERTIES PART OF REHERD ACRES SUBDIVISION

PROPERTY TO BE SUBDIVIDED
937 VINE ST
HARRISONBURG, VA 22802

TM# 28-0-16
1.77 Ac
ZONE: R-8
USE: SMALL LOT RESIDENTIAL

PROPOSED SUBDIVISION NAME:
AREZ SUBDIVISION

OWNER & SUBDIVIDER & MORTGAGEE:
FARHAD KOYEE & MIKAEL BAHAR
3248 HEBRON CT
ROCKINGHAM, VA 22801

RONNIE LL & DOROTHY BRANDON
959 WREN WAY
HARRISONBURG, VA 22802
TM# 28-Q-1
ZONE: R1
USE: SINGLE FAMILY DETACHED

JOSE CELIA OLYMPIA PERLA JOYA PEREZ
959 WREN WAY
HARRISONBURG, VA 22802
TM# 28-R-5
ZONE: R1
USE: SINGLE FAMILY DETACHED

ALEC BRENNAN & ALUMBRIA RINNIÉL DJUKOVICH
875 VINE ST, HARRISONBURG, VA 22802
TM# 28-P-59
ZONE: R4
USE: SINGLE FAMILY ATTACHED

SARAH K H & JEFFREY J CAMPBELL
928 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-0-19
ZONE: R1
USE: SINGLE FAMILY DETACHED

NORMAN L & NORMA J MARTIN
924 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-0-20
ZONE: R1
USE: SINGLE FAMILY DETACHED

TIMOTHY J CREEGAN
920 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-0-21-A
ZONE: R1
USE: SINGLE FAMILY DETACHED

SAUL SANDRA DIAZ HERNANDEZ RAMIREZ, OBERLIN RAMIREZ OLMO
814 HONEYSUCKLE LANE
HARRISONBURG, VA 22802
TM# 28-0-22-A
ZONE: R1
USE: SINGLE FAMILY DETACHED

SHYAM P RAMESWORI P SHRESTHA
COUNTRY CLUB RD
HARRISONBURG, VA 22802
TM# 28-0-23
ZONE: R1
USE: SINGLE FAMILY DETACHED

Project: CE202326
Sheet: 1 of 2

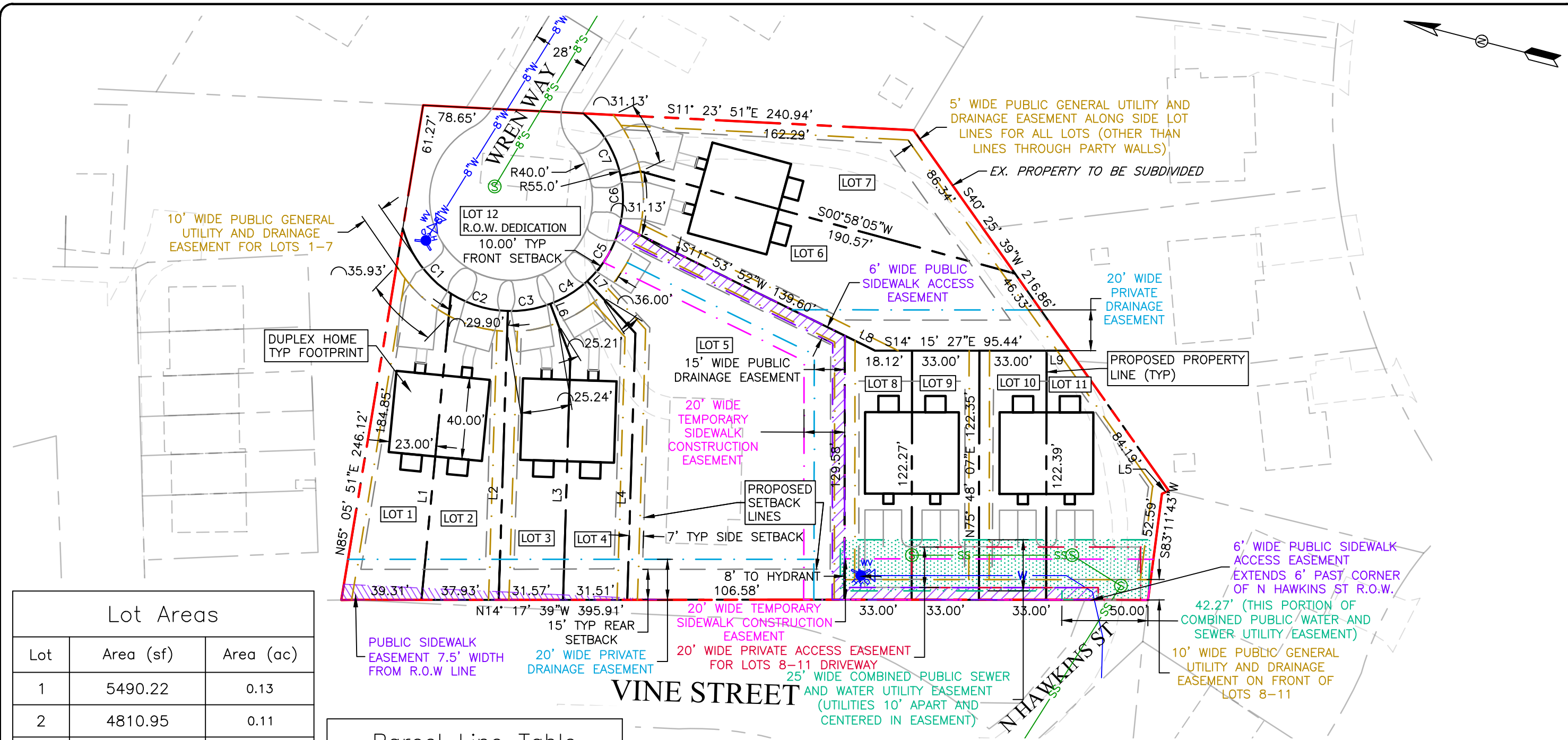
Revisions: 8/31/2023 Per City

Date: 7/27/2023
Scale: 1" = 50'
Designer: GLC, PE
Drafted: GLC, PE
Reviewer: GLC, PE

SITE LAYOUT
Arez Subdivision
Farhad Koyee
937 Vine Street
Harrisonburg, VA 22802

PRELIMINARY

COLMAN ENGINEERING, P.L.C.
1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712
Email: contact@colmanengineering.com | www.colmanengineering.com



Lot Areas		
Lot	Area (sf)	Area (ac)
1	5490.22	0.13
2	4810.95	0.11
3	4385.56	0.10
4	4761.22	0.11
5	16842.57	0.39
6	9052.31	0.21
7	7522.62	0.17
8	4089.28	0.09
9	4036.56	0.09
10	4038.18	0.09
11	5322.56	0.12
12	8917.88	0.20

Parcel Line Table		
Line #	Length	Direction
L1	151.04	S81° 11' 47.55"W
L2	141.87	N77° 29' 46.16"E
L3	119.17	N77° 26' 16.91"E
L4	130.93	N77° 26' 16.91"E
L5	3.60	S38° 16' 14.69"E
L7	34.82	N32° 53' 03.19"E
L8	16.56	S11° 53' 51.94"W
L9	11.31	S14° 15' 26.93"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.68	55.00	42.38	N39° 17' 24"E	39.76
C2	29.54	55.00	30.78	N2° 42' 50"E	29.19
C3	21.33	55.00	22.22	N23° 47' 06"W	21.20
C4	21.33	55.00	22.22	N46° 00' 20"W	21.20
C5	32.37	55.00	33.72	N73° 58' 28"W	31.90
C6	24.43	55.00	25.45	S76° 26' 28"W	24.23
C7	36.32	55.00	37.84	S44° 47' 46"W	35.67

Preliminary Plat.dwg Plotted: 8/31/2023 By: CE-3



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:	Colman Engineering		
Telephone:	540-246-3712		
E-mail:	gil@colmanengineering.com		
Owner Name:	Farhad Koyee & Mikael Bahar		
Telephone:	540-433-4911		
E-mail:	farhadkoyee11@yahoo.com		
Project Information			
Project Name:	937 Vine St Property (Arez Subdivision)		
Project Address:	937 Vine St		
TM #:	TM 28-O-16		
Existing Land Use(s):	Single Family Detached		
Proposed Land Use(s): (if applicable)	Ex. Single Family Attached + Duplexes		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input checked="" type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	One vacant abandoned single family home will be demolished. The other single family home will remain and be used. A cul-de-sac will be constructed at the end of Wren Way for access for the single family home and 3 duplexes and a private drive will be constructed at the end of North Hawkins St for access for 2 duplexes. 5 total duplexes will be built.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	5		
PM Peak Hour Trips:	6		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Robert Ann Fedele

Date: 8/2/23

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 (Attached)	215	DU	10	5	6
2	Proposed #2	Single Family Detached	210	DU	1	1	1
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					6	7
8	Existing #1	Single Family Detached	210	DU	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)					5	6

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.