CITY OF **HARRISONBURG**
COMMUNITY
DEVELOPMENT

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

PROPERTY INFORMATION

505 N. Glen Ln
Property Address

32M-15 R-2 RD
Tax Map Parcel/ID

.24
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: R2 R2

Proposed Zoning District: R8C

Existing Comprehensive Plan Designation: Low Density Residential

PROPERTY OWNER INFORMATION

Patricia Valle-Alvarez
Property Owner Name

540-578-1373
Telephone

505 N. Glen Ln
Street Address

aaraygozal7@yahoo.com
E-Mail

Harrisonburg   VA   22802
City   State   Zip

OWNER'S REPRESENTATIVE INFORMATION

Aldo Alvarez
Owner's Representative

540-578-1373
Telephone

10041 Port Republic RD
Street Address

E-Mail

Port Republic   VA   24471
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.

Patriccial Valle
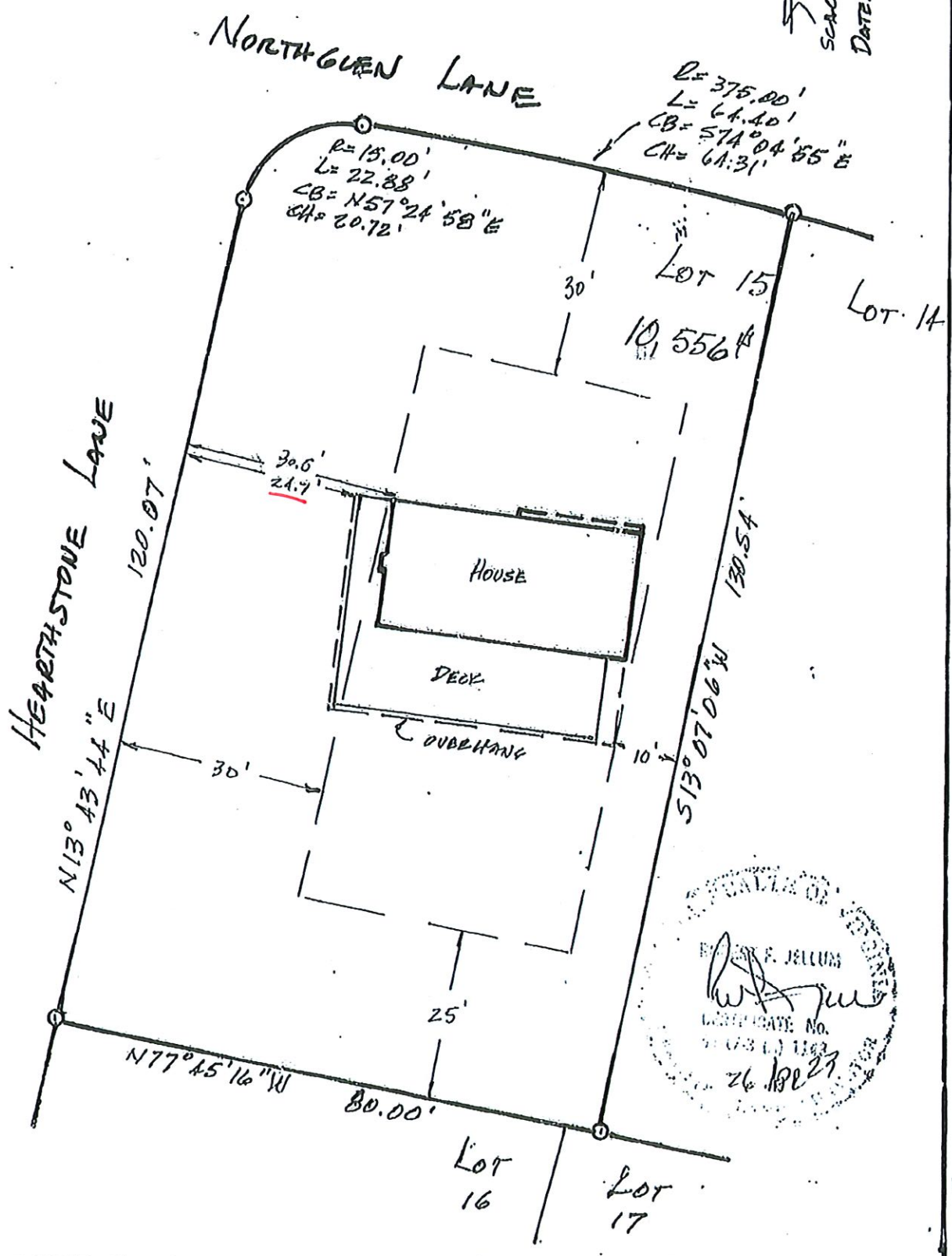PROPERTY OWNER

10-5-23
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

10/6/23
Date Application and Fee Received

Received By

Total Fees Due: $ 580   Paid
Application Fee: $550.00 + $30.00 per acre

HOUSE LOCATION SURVEY
505 NORTHGLEN LANE
HARRISONBURG, VIRGINIA

SCALE: 1"=20'
DATE: 26 APR 23

NORTHGLEN LANE

R= 375.00'
L= 64.40'
CB= S74°04'55"E
CH= 64.31'

R= 15.00'
L= 22.88'
CB= N57°24'58"E
CH= 20.72'

30'

LOT 15

10,556#

LOT 14

30.6'
21.7'

HOUSE

DECK

OVERHANG

10'

HEARTHSTONE LANE

120.07'

N13°43'44"E

130.54'

S13°07'06"W

30'

25'

N77°45'16"W

80.00'

LOT 16

LOT 17

Z10A-1

Patricia Valle Alvarez
505 N Glen St.
Harrisonburg, Va
September 16, 20XX

To Who it may concern,

The purpose of this letter is to seek the rezoning for the property located at 505 N Glen St.,   identified as tax map parcel 32-M-15, to be rezoned from R-2 to R-8.

The property has an area of approximately 0.24 acres and currently being occupied as a single dwelling. That's also how I want to keep it as a single-family home. Rezoning the property would permit a current porch to be covered with a roof.

I would like to ask for the new set back to be 20ft instead of the current 30 feet set back on the side that faces Hearthstone Ln. North Glen ln. can still remain at the current setback of 30ft.

Thank you for your kind consideration.

Warm Regards,

Patricia Valle Alvarez.

Proffer Statement

In connection with the rezoning request for +/- 0.24-acre portion of the parcel identified as 505 Northglen Lane and identified as tax map parcel 32-M-15, 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. More than one dwelling is prohibited.
2. The setback off of Northglen Lane will be no closer than 30 feet.
3. The setback off of Hearthstone Lane will be no closer than 20 feet.

_____ _____
Paticia Valle-Alvarez   Date

City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)
www.harrisonburgva.gov/traffic-impact-analysis

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
Project Information				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required?   Yes _____   No _TM_

Comments:

Accepted by: _Timothy Mason_   **Date:** _____10/6/2023_____

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1						
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1						
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)						

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