



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

211 Broad St 34-0-4 6,580 acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)
Existing Zoning District: R-2 Proposed Zoning District: B-1
Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Mc Dorman Properties, LLC 540-820-5917
Property Owner Name Telephone
190 North River Rd. jsmcdorma@aol.com
Street Address E-Mail
Mt. Crawford VA 22841
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.

[Signature] 5-30-22
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

6/2/22 Total Fees Due: \$ 580 paid
Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre
[Signature]
Received By

McDorman Properties, LLC

June 28, 2022

City of Harrisonburg Planning Commission

To whom it may concern;

211 Broad Street Apartments A, B, C, and D are currently zoned R-2. The property was built in the 1950s as a 4 unit apartment. Under the current zoning the property can only be used as a single- family home.

I am asking to have the property rezoned from R-2 to B-1C so that it can be used as a 4 unit apartment since there is a housing shortage already existing in Harrisonburg. The buildings directly behind said property fronting Community St are already zoned B-1.

Thank you for your consideration.

Sincerely,




6-29-22

Joe McDorman

Proffer Statement

In connection with the rezoning request for the property located at 211 Broad Street and identified as tax map parcel 34-O-4, 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 two (2) unrelated persons.
3. Structures/buildings shall be no taller than 52 feet in height and limited to no more than four stories.



Joe McDorman
McDorman Properties, LLC

6-29-22
Date

