

Total Fees Due: \$ 580.00 (-300 BZA fee) 280.00 ✓
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 9-6-13
Received by: ABanks

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 455 North Liberty Street and 457 North Liberty Street ^{3,250 & 3,250 sq ft}
Tax Map Number: Sheet: 034 Block: C Lot: 4 & 4-A Total Land Area: ~~1.694~~ & ~~1.700~~ acres or sq. ft. ¹¹¹⁰
Existing Zoning District: M-1 Proposed Zoning District: B-1C ^{9/13/13}
Existing Comprehensive Plan Designation: 2011 Land Use Guide - Neighborhood Residential

Section 2: Property Owner's Information

Property Owner's Name: Robert Nickell Jackson & Others Trustees
Street Address: 449 Eastover Drive Email: _____
City: Harrisonburg State: Virginia Zip: 22801
Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Jordan K. Bowman, Esquire
Street Address: 410 Neff Avenue Email: jordan.bowman@littensipe.com
City: Harrisonburg State: Virginia Zip: 22801
Telephone: Work: (540) 434-5353 Fax: (540) 434-6069 Mobile/Home: _____

Section 4: 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: 
Attorney for Property Owner

Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

JORDAN K. BOWMAN

DIRECT FAX
(540) 437-3059

EMAIL
jordan.bowman@littensipe.com

LITTEN & SIPE L.L.P.

ATTORNEYS AT LAW
410 NEFF AVENUE

HARRISONBURG, VIRGINIA 22801-3434

FIRM TELEPHONE
(540) 434-5353

FAX
(540) 434-6069

WEB
www.littensipe.com

September 6, 2018

Via Hand Delivery

Ms. Alison Banks
Zoning Administrator
City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Re: Rezoning Application 455 North Liberty Street and 457 North Liberty Street

Dear Ms. Banks:

I represent the Jackson Family Trust, which is the owner of certain real property located at 455 North Liberty Street and 457 North Liberty Street within the City of Harrisonburg (collectively, the "Property"). Enclosed please find the following materials:

1. A rezoning application for the Property to be rezoned from the M-1 General Industrial District to the B-1 Central Business District;
2. An aerial photograph/map of the Property;
3. A list of adjoining property owners and their addresses;
4. A voluntary proffer; and
5. The fee for the rezoning application.

Although the Property has been used for residential purposes for more than 100 years, residential uses do not conform to the current M-1 Industrial District regulations. The Property contains a four dwelling units (an upstairs and downstairs unit on each side). The Trust desires to continue the existing use of the Property, and the City has suggested that the Trust apply to have the property rezoned to B-1.¹

I appreciate your efforts in processing this request. Please give me a call if you have any questions or require additional information.

Respectfully,

Jordan K. Bowman
JKB/kds/7553.0.1

¹ Dwelling units are allowed by right in the B-1 District under the "Dwelling Units, CBD" definition.

JORDAN K. BOWMAN

DIRECT FAX
(540) 437-3059

EMAIL
jordan.bowman@littensipe.com

LITTEN & SIPE L.L.P.
ATTORNEYS AT LAW
410 NEFF AVENUE

HARRISONBURG, VIRGINIA 22801-3434

FIRM TELEPHONE
(540) 434-5353

FAX
(540) 434-6069

WEB
www.littensipe.com

October 4, 2018

Via Email (Alison.Banks@harrisonburgva.gov)

Ms. Alison Banks
Zoning Administrator
City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Re: Rezoning Application 455 North Liberty Street and 457 North Liberty Street

Dear Ms. Banks:

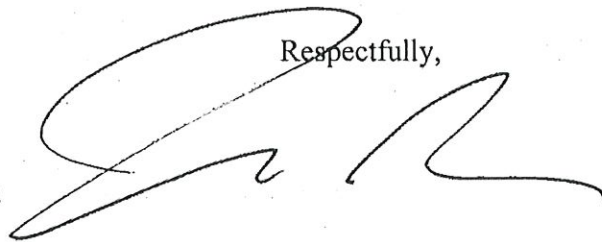
I represent the Jackson Family Trust, which is the owner of certain real property located at 455 North Liberty Street and 457 North Liberty Street within the City of Harrisonburg (collectively, the "Property").

Enclosed please find two proffers offered in connection with the rezoning request for 455 North Liberty Street and 457 North Liberty Street. I ask that you include these proffers as a supplement and revision to my rezoning request dated September 6, 2018, and that they replace the proffer attached to that letter.

I appreciate your efforts in processing this request. Please give me a call if you have any questions or require additional information.

Respectfully,

Jordan K. Bowman
JKB/kds/7553.0.1



PROFFER

In connection with the rezoning request for the properties located at 455 North Liberty Street and 457 North Liberty Street, such properties being identified on the tax maps of the City of Harrisonburg as tax map parcels 34-C-4 and 34-C-4A, the following are proffered:

1. The following permitted uses are hereby proffered:
 - (ii) Dwelling units, up to a maximum of four dwelling units. Occupancy of each dwelling unit can be a family or not more than two unrelated persons;
 - (iii) Business or professional offices; or
 - (iv) Religious, educational, charitable and benevolent institutional uses which do not provide housing facilities.

Special use permits shall be permitted as approved by City Council.

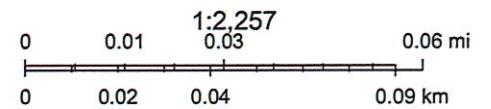
2. If the use of some or all of the properties is changed from dwelling units to another use, five off-street parking spaces shall be provided.

ArcGIS Web Map



8/29/2018, 4:57:17 PM

- | | | | |
|-------------|------------------|------------------------|---------------------------|
| City Limits | Streets | JMU | MINOR ARTERIAL STREET |
| Real Estate | COLLECTOR STREET | LOCAL STREET | MINOR COLLECTOR STREET |
| | INTERSTATE | MAJOR COLLECTOR STREET | PRINCIPAL ARTERIAL STREET |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

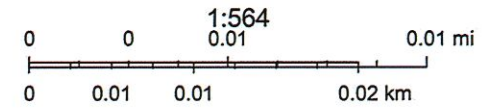
City of Harrisonburg
Commonwealth of Virginia, Microsoft |

ArcGIS Web Map



8/29/2018, 4:55:22 PM

- | | | | |
|-------------|------------------|------------------------|---------------------------|
| City Limits | Streets | JMU | MINOR ARTERIAL STREET |
| Real Estate | COLLECTOR STREET | LOCAL STREET | MINOR COLLECTOR STREET |
| | INTERSTATE | MAJOR COLLECTOR STREET | PRINCIPAL ARTERIAL STREET |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 City of Harrisonburg
 Commonwealth of Virginia, Microsoft |

2018 CITY OF HARRISONBURG PROPERTY RECORD CARD

PARCEL ID 034 C 4
CARD # 01 OF 01

PROPERTY ADDRESS
455 N LIBERTY ST

RECHECK CONTACT
REV-ID LN REV-DATE 07/25/2017 6 Occupant Not Home

LIST DATE 07/18/2017 LISTER ID TC

OWNERSHIP & MAILING ADDRESS
JACKSON ROBERT NICKELL & OTHERS TRUSTEES

449 EASTOVER DR
HARRISONBURG VA 22801

LEGAL DESCRIPTION
SUB QUADRANT 2
WS N LIBERTY ST

SALES HISTORY
PREV. OWNER SALESDATE BOOK PAGE VALIDITY SALE PRICE
JACKSON ROBERT N BARBARA 07/22/2013 4279 513 1 0
JACKSON ROBERT N BARBARA 08/05/1987 861 425 20 0
08/05/1987

NBHD COLLICELLO SUB
DESIRE Standard ACRES 0.0000
TREND Stable TAX STATUS
STATECODE Resid (Urban)
USECODE Duplex
ZONING M1 M-1 General Industrial
PROP.TYPE Dwelling
TOPO
ACCESS
UTILITIES
FRANCHISE

BUILDING PERMITS
PERMIT DATE NUMBER VALUE DESCRIPTION OF WORK DATE COMPLETE

ASSESSMENT HISTORY
YEAR LAND IMPROVEMENT TOTAL
2018 24,400 99,500 123,900
2017 24,400 93,600 118,000
2016 22,800 93,600 116,400

OUTBUILDINGS
UNITS SIZE AREA RATE PRICING DEPREC VALUE

BUILDING CHARACTERISTICS
OCCUPANCY Y Yes TOTAL RMS 8
STYLE 17 (2DP) Duplex 2 Story BEDROOMS 2
STORIES 2.00 FAMILY RMS 0
EXT.WALL Vinyl Siding FULL BATHS 2
ROOFING (MTL) Metal HALF BATHS 0
HEATING (FAO) Forced Air - Oil ADD.FIXT. 0
COOLING No UNFIN.LIV 0
FL COVERING Carpet, Vl, Wood, Tile BSMT.GAR. 0
BSMT TYPE (CIN) Bsm, Concrete in FIRE/OPEN 0
FOUNDATION FIRE/STACKS 0

ATTIC YR BUILT 1910
CONDO LEVEL EFF.YR BLT 1977
CONDO TYPE YR REMOD 0

CONDITION Good
GRADE C5

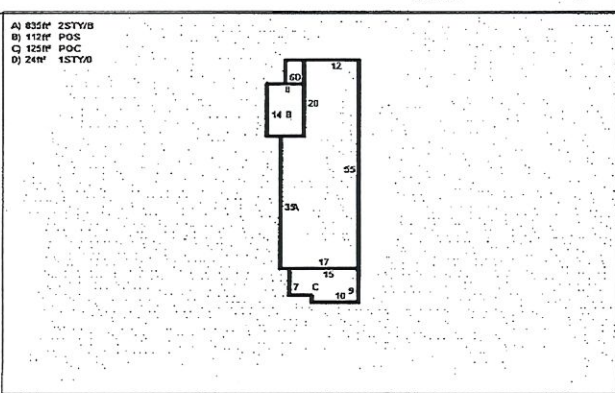
LAND
ACT FRONT EFF EFF UNITS RATE NOTES VALUE
ACRES/SQFT FRONT DEPTH 0.000 7.50 3,250 SQ FT 24,380
S1 3250 0 0

OTHER FEATURES
UNIT VALUE

TOTAL 0

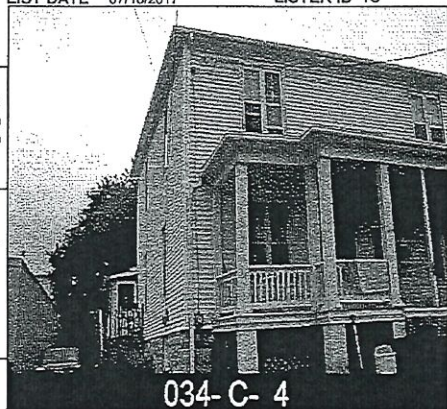
PARCEL NOTES: each side has 2 apts. 3/00
COST NOTES:

needs llc, poc steps concrete broken/ poc floor boards & nails broken and some rotten spots.
COMMENTS:
PUBLIC NOTES:



ADDITIONS
ID DESCRIPTION AREA PRICING RATE VALUE
B Porch, Screen 112 R 18.00 2,020
C Porch, Covered 125 R 14.00 1,750

TOTAL 3,770



FINISHED LIVING AREA 1,694
UNFIN LIV AREA
ATTIC
BASEMENT 835
BSMT FINISH

COST LADDER
DWELLING 129,667.22
ADDITIONS 3,770.00
FEATURES
GRADE C5 1.05 6,671.86

Replacement Cost New 82.71 140,109.08

DEPRECIATION 24.00%
NEIGHBORHOOD ADJUSTMENT 100
OBsolescence 5

Replacement Cost New Less Depreciation 58.74 99,500

TOTAL OUT BUILDINGS
TOTAL BLDG VALUE 99,500
TOTAL LAND VALUE 24,400
TOTAL ASSESSED VALUE \$123,900

***APPRAISAL REASON 01**
(01 Reassessment,02 New Constr.,03Rezoning,04 Carry Over,05 Land Sub., 06 Lnd after 1/1, 07 Prorated 1/1,08 Demo, 10 fire, 11BOE Change,14Other 15 NC & Split,16 Partial,17 1/1 prorated nc value,18 1/1 & Part)

2018 CITY OF HARRISONBURG PROPERTY RECORD CARD

PARCEL ID 034 C 4-A
CARD # 01 OF 01

PROPERTY ADDRESS
457 N LIBERTY ST

RECHECK CONTACT
REV-ID LN REV-DATE 07/25/2017 6 Occupant Not Home

LIST DATE 07/18/2017 LISTER ID TC

OWNERSHIP & MAILING ADDRESS
JACKSON ROBERT NICKELL & OTHERS TRUSTEES

449 EASTOVER DR
HARRISONBURG VA 22801

LEGAL DESCRIPTION
SUB QUADRANT 2
WS N LIBERTY ST

SALES HISTORY
PREV. OWNER SALES DATE BOOK PAGE VALIDITY SALE PRICE
JACKSON ROBERT N BARBARA 07/22/2013 4279 513 1 0

NBHD COLLICELLO SUB
DESIRE Standard ACRES 0.0000
TREND Stable TAX STATUS
STATECODE Resid (Urban)
USECODE Duplex
ZONING M1 M-1 General Industrial
PROP. TYPE Dwelling
TOPO
ACCESS
UTILITIES
FRANCHISE

BUILDING PERMITS
PERMIT DATE NUMBER VALUE DESCRIPTION OF WORK DATE COMPLETE

ASSESSMENT HISTORY
YEAR LAND IMPROVEMENT TOTAL
2018 24,400 100,600 125,000
2017 24,400 94,600 119,000
2016 22,800 94,600 117,400

OUTBUILDINGS
UNITS SIZE AREA RATE PRICING DEPREC VALUE

BUILDING CHARACTERISTICS
OCCUPANCY Y Yes TOTAL RMS 6
STYLE 17 (2DP) Duplex 2 Story BEDROOMS 2
STORIES 2.00 FAMILY RMS 0
EXT.WALL Vinyl Siding FULL BATHS 2
ROOFING (MTL) Metal HALF BATHS 0
HEATING (FAO) Forced Air - Oil ADD.FIXT. 0
COOLING No UNFIN.LIV 0
FL COVERING Carpet, VI, Wood, Tile BSMT.GAR. 0
BSMT TYPE (CIN) Bsmt, Concrete In FIRE/OPEN 0
FOUNDATION FIRE/STACKS 0

ATTIC YR BUILT 1910
CONDO LEVEL EFF.YR BLT 1977
CONDO TYPE YR REMOD 0

CONDITION Good
GRADE C5

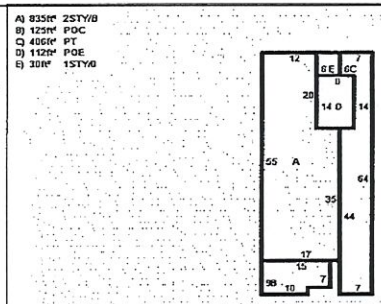
LAND
ACT FRONT EFF EFF UNITS RATE NOTES VALUE
ACRES/SQFT FRONT DEPTH
S1 3250 0 0 0.000 7.50 3,250 SQ FT 24,380

OTHER FEATURES
UNIT VALUE

TOTAL 0

PARCEL NOTES: each side has 2 apts. 3/00

Needs TLC
COST NOTES:
front poc needs work, rotten boards & nails some broken/ steps cracked
COMMENTS:
PUBLIC NOTES:



ADDITIONS
ID DESCRIPTION AREA PRICING RATE VALUE
B Porch, Covered 125 R 14.00 1,750
C Patio 406 R 3.00 1,220
D Porch, Enclosed 112 R 20.00 2,240

TOTAL 5,210



034-C-4-A

FINISHED LIVING AREA 1,700
UNFIN LIV AREA
ATTIC
BASEMENT 835
BSMT FINISH

COST LADDER
DWELLING ADDITIONS 129,700.00
FEATURES 5,210.00
GRADE C5 1.05 6,745.50

Replacement Cost New 83.33 141,655.50

DEPRECIATION 24.00%
NEIGHBORHOOD ADJUSTMENT 100
OBsolescence 5

Replacement Cost New Less Depreciation 59.18 100,600

TOTAL OUT BUILDINGS
TOTAL BLDG VALUE 100,600
TOTAL LAND VALUE 24,400
TOTAL ASSESSED VALUE \$125,000

***APPRAISAL REASON 01**
(01 Reassessment, 02 New Constr., 03 Rezoning, 04 Carry Over, 05 Land Sub., 06 Lnd after 1/1, 07 Prorated 1/1, 08 Demo, 10 fire, 11 BOE Change, 14 Other 15 NC & Split, 16 Partial, 17 1/1 prorated nc value, 18 1/1 & Part)



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:	Jordan K. Bowman		
Telephone:	540.434.5353		
E-mail:	jkb@littensipe.com		
Owner Name:	Jackson Family Trust		
Telephone:	c/o Jordan Bowman		
E-mail:			
Project Information			
Project Name:	455/457 North Liberty Street		
Project Address: TM #:	034-C-4; 034-C-4A		
Existing Land Use(s):	Residential dwelling units		
Proposed Land Use(s): (if applicable)	N/A		
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)	M7 → B1 rezoning Continue existing use See attached.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: _____

Date: 08/31/2018

Revised Date: May 2017

Peak Hour Trip Generation by Land Use

Row	Land Use	I/E Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	220	DV	4	2	2
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1	220	PV	4	2	2
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	0

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: May 2017