

Date Application Received: _____

Total Paid: \$280⁰⁰ *Al Banka*

Application for Preliminary Subdivision Plat Approval

City of Harrisonburg, Virginia

Fee: **w/o Variance Request** \$175.00 plus \$20.00 per lot **Plus fees for TIA reviews where applicable (see back for details)**
Variance Request \$200.00 plus \$20.00 per lot

I, Ikram Khan, hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

Description of Property

Title of Subdivision: 150 & 160 Ashby Avenue D 15
Location (Street Address): 150 & 160 Ashby Avenue Sheet: 41 Block: C Lot: 50
Total Acreage: 0.721 Number of Lots Proposed: 4 Zoning Classification: R-2

Proposed Use of Property: Single Family Residential

Property Owner's Name: IKRAM U. K SHEHNAZ P. KHAN
Street Address: 1120 DECCA DR. Email: ikramu561@yahoo.com
City: HARRISONBURG State: VA Zip: 22801
Telephone: Work 540-879-3142 Fax _____ Mobile 540-421-6263
AFTER 2 P

Owner's Representative (if applicable): _____
Street Address: _____ Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work _____ Fax _____ Mobile _____

Developer: _____
Telephone: _____ Email: _____

Surveyor/Engineer: Site Planning & Design - Daniel F. Llewellyn, LS
Telephone: 540-282-8072 Email: danllewellyn@comcast.net

VARIANCES

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

I (we) hereby apply for a variance from Section 10-2-42(c) of the City of Harrisonburg Subdivision Ordinance and/or Section _____ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):

Frontage: All lots shall front on a public street and no lot shall embrace any portion of a street or alley.

I (we) believe 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):

The lots were created by two different subdivisions approved in 1946. The lots are narrow and very deep, thus creating unusable space in the rear of each lot. The owner would like to create two additional lots (4 total) to better utilize the property and bring the lot area closer to the current standard of 7,000 square feet for the R-2 Zoning District.

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.

Certification: I have read the ordinance requirements. I also certify that the information contained herein is true and accurate.

Signature: *[Signature]* Property Owner Signature: *Shehnaz P. Khan* Applicant, if different from owner

See Back for Additional Application Fees Regarding TIA Reviews

PRELIMINARY PLAT 150 & 160 ASHBY AVENUE CITY OF HARRISONBURG, VIRGINIA



LOCATION MAP
NOT TO SCALE

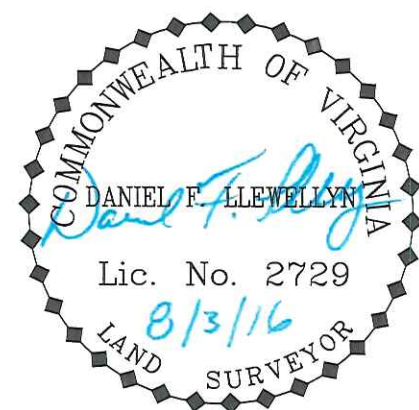
OWNER/DEVELOPER: IKRAM U. & SHEHNAZ KHAN

SUBMITTED: JUNE 6, 2016

REVISED: JULY 15, 2016

REVISED: AUGUST 1, 2016

REVISED: AUGUST 3, 2016



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA REGARDING THE PLATTING OF SUBDIVISION WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 3RD DAY OF AUGUST, 2016.

DATE:	06/03/2016
SCALE:	NONE
DRAWN BY:	DFL
PROJECT No.:	004-31
SHEET 1 OF 4	

PRELIMINARY PLAT TITLE SHEET
IKRAM U. & SHEHNAZ P. KHAN DB 4528, PAGE 667 (TM 41 C 50 & TM 41 D 15) 150 & 160 ASHBY AVENUE HARRISONBURG, VIRGINIA

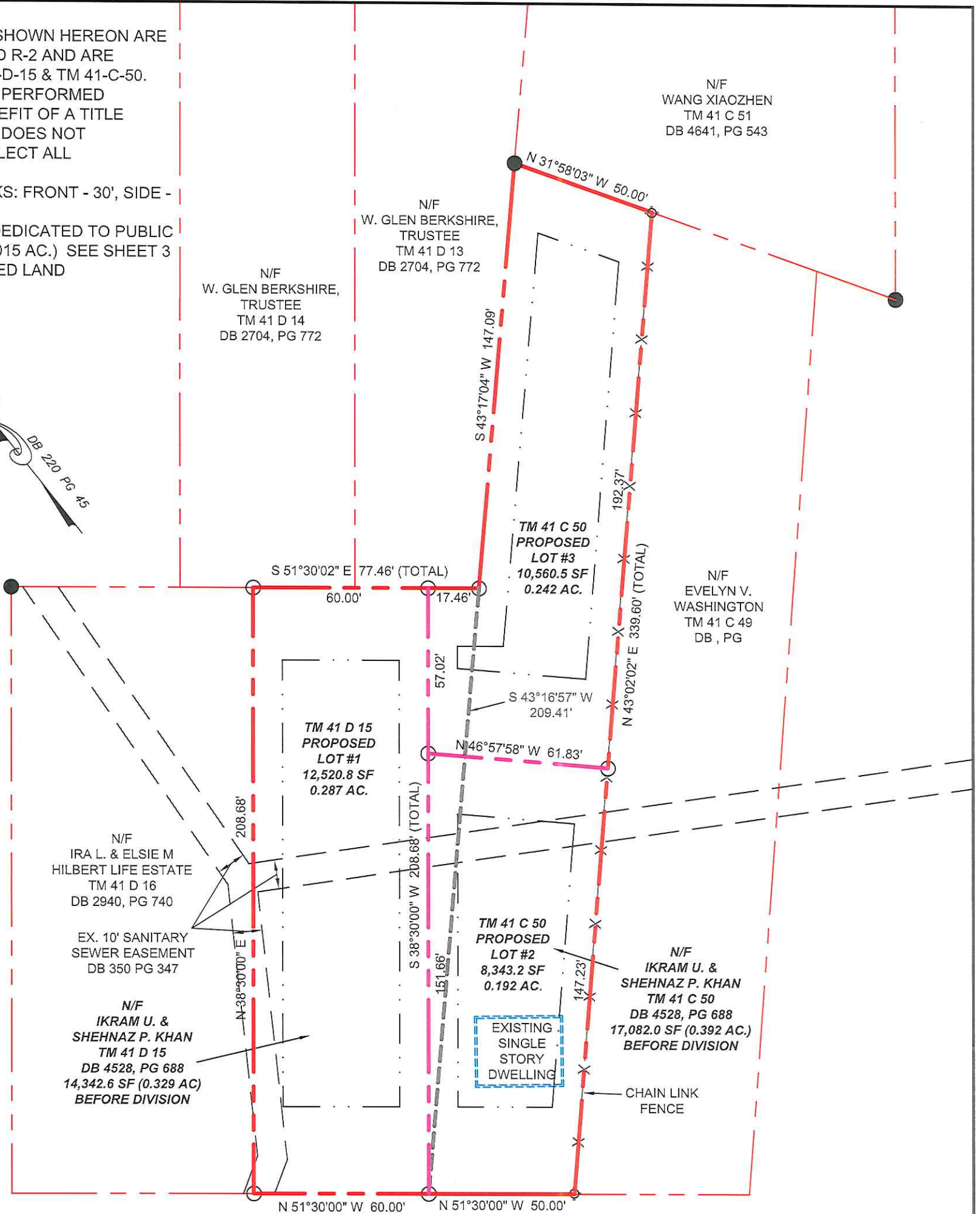
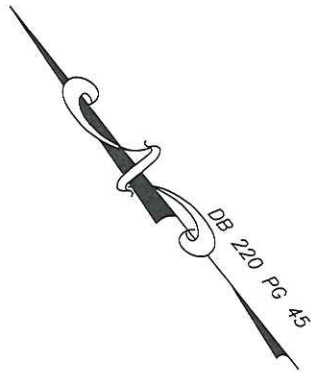


**Site Planning
&
Design, LLC**

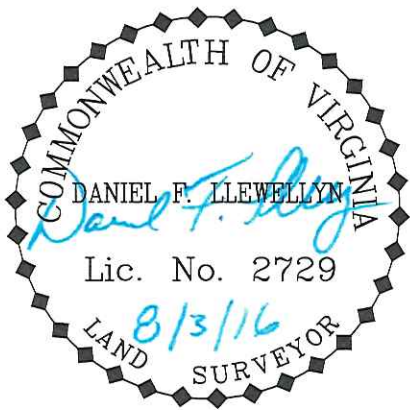
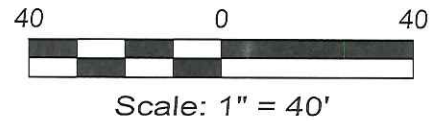
3170 Arrowhead Road, Harrisonburg, Virginia 22801
Phone: 540-282-8072

NOTES:

1. THE PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED R-2 AND ARE LABELED AS TM 41-D-15 & TM 41-C-50.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT NECESSARILY REFLECT ALL ENCUMBRANCES.
3. BUILDING SETBACKS: FRONT - 30', SIDE - 10', REAR - 20'.
4. THE TOTAL AREA DEDICATED TO PUBLIC USE IS 661.4 SF (0.015 AC.) SEE SHEET 3 OF 4 FOR PROPOSED LAND DEDICATIONS.



ASHBY AVENUE
(40' R/W)



LEGEND	
●	REBAR FOUND
○	REBAR W/CAP SET
◇	FENCE POST FOUND
•	CALCULATED POINT
---	PROPERTY BOUNDARY
---	NEW DIVISION LINE
---	VACATED PROPERTY LINE
---	EXISTING EASEMENT
---	BUILDING SETBACK LINE

DATE:	06/03/2016
SCALE:	1" = 40'
DRAWN BY:	DFL
PROJECT No.:	004-31
SHEET 2 OF 4	

PRELIMINARY PLAT

IKRAM U. & SHEHNAZ P. KHAN
DB 4528, PAGE 667 (TM 41 C 50 & TM 41 D 15)
150 & 160 ASHBY AVENUE
HARRISONBURG, VIRGINIA

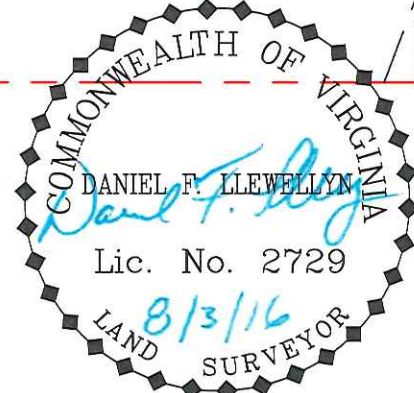
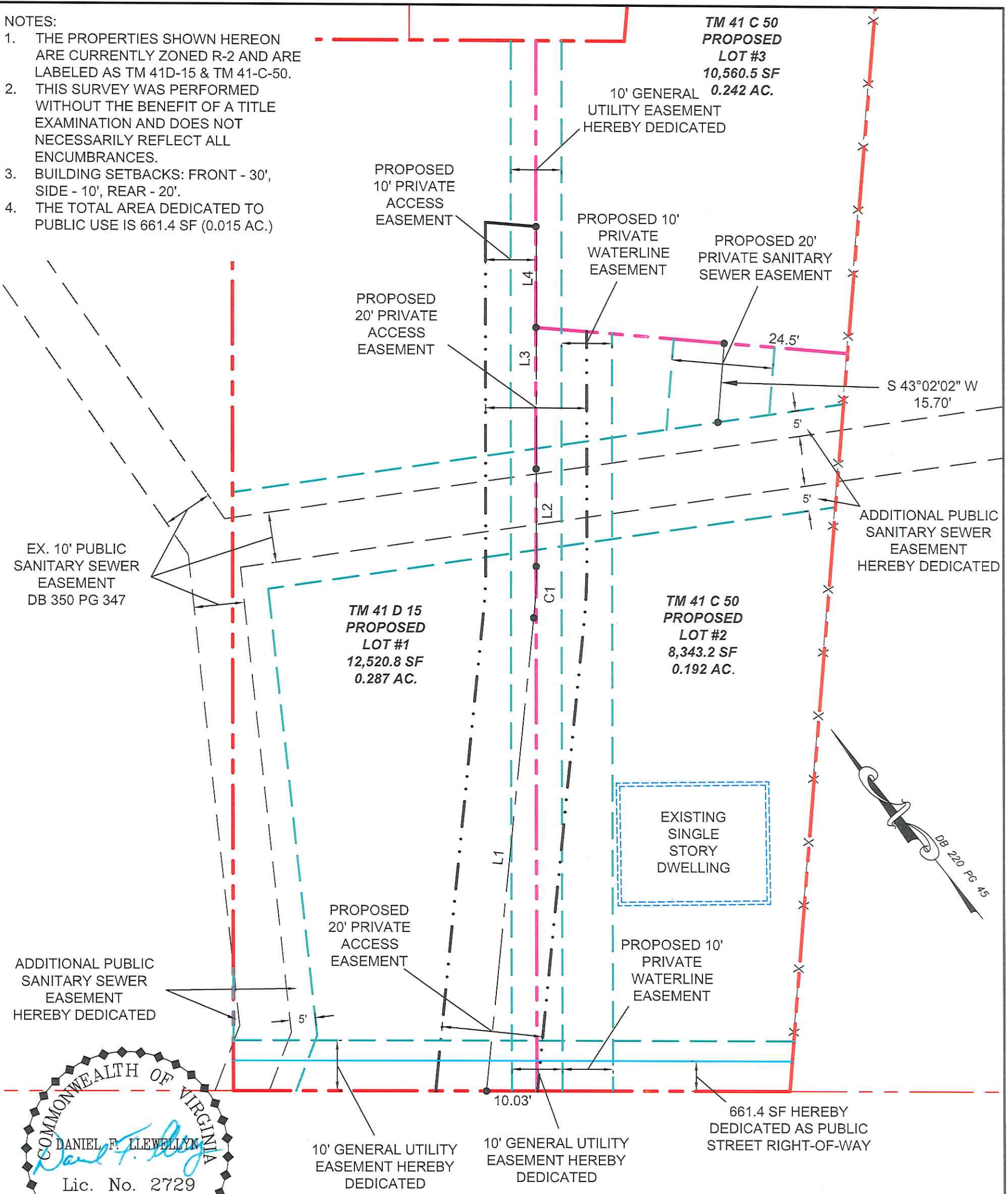
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P
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D

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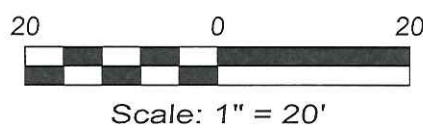
NOTES:

1. THE PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED R-2 AND ARE LABELED AS TM 41D-15 & TM 41-C-50.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT NECESSARILY REFLECT ALL ENCUMBRANCES.
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4. THE TOTAL AREA DEDICATED TO PUBLIC USE IS 661.4 SF (0.015 AC.)



ACCESS EASEMENT CENTERLINE		
LINE	BEARING	DISTANCE
L1	S 44°17'05" W	94.51'
L2	S 38°30'00" W	19.57'
L3	S 38°30'00" W	27.98'
L4	S 38°30'00" W	20.06'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	10.10'	10.09'	S 41°23'33" W	5°47'05"



LEGEND	
●	CALCULATED POINT
---	PROPERTY BOUNDARY
---	NEW DIVISION LINE
---	OTHER EASEMENTS (AS LABELED)
---	NEW RIGHT-OF-WAY
---	PRIVATE ACCESS EASEMENT
---	EXISTING EASEMENT

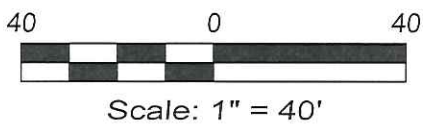
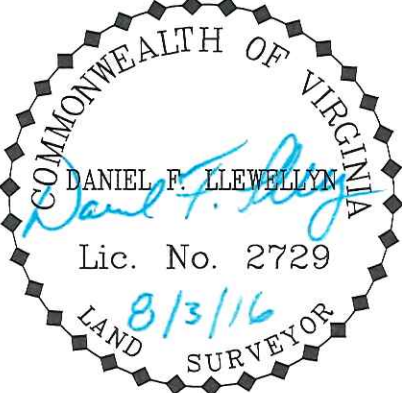
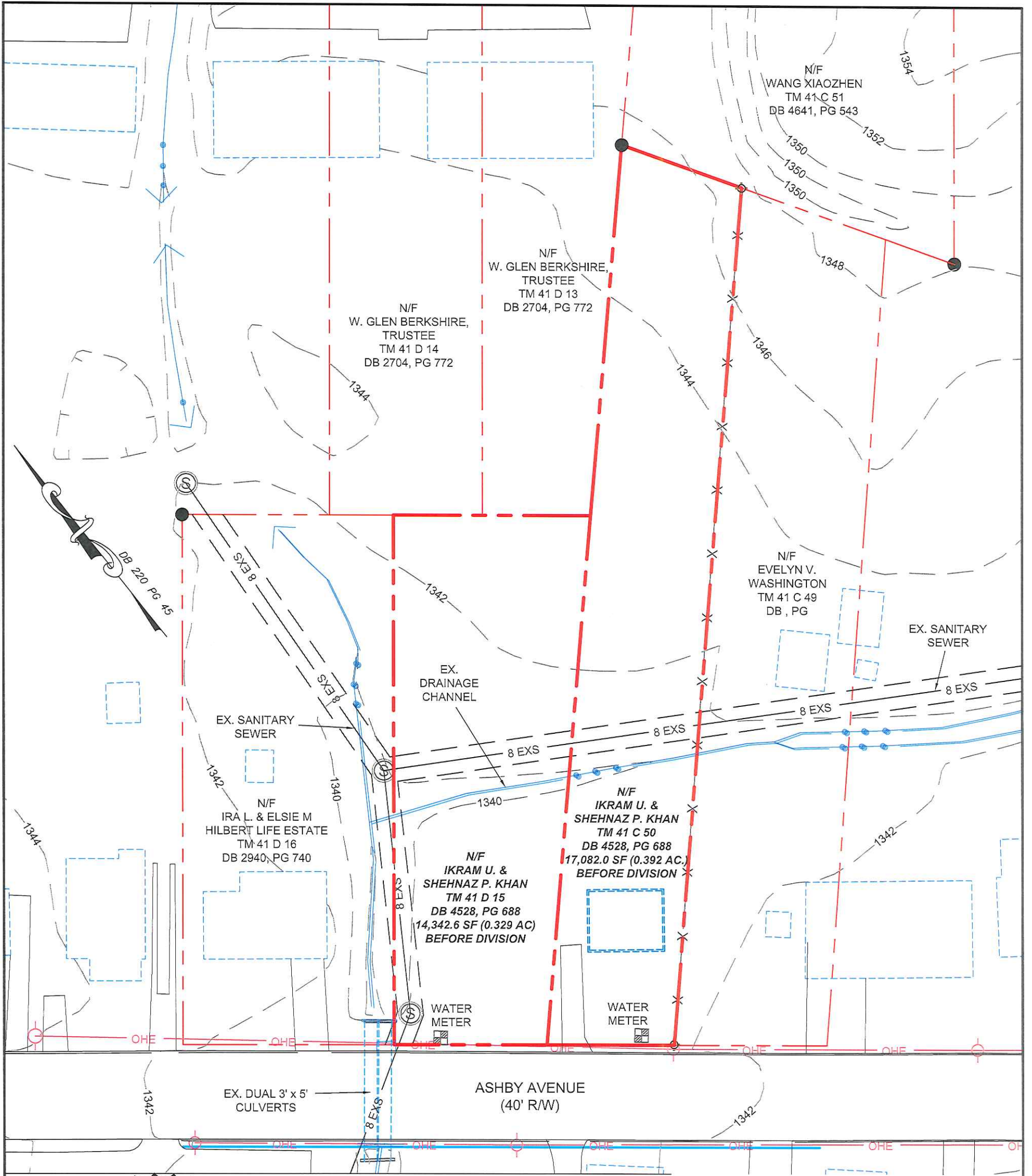
DATE:	06/03/2016
SCALE:	1" = 20'
DRAWN BY:	DFL
PROJECT No.:	004-31
SHEET 3 OF 4	

**PRELIMINARY PLAT
EASEMENT EXHIBIT**

IKRAM U. & SHEHNAZ P. KHAN
DB 4528, PAGE 667 (TM 41 C 50 & TM 41 D 15)
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LEGEND	
●	REBAR FOUND
○	REBAR W/CAP SET
◇	FENCE POST FOUND
---	PROPERTY BOUNDARY

DATE:	06/03/2016
SCALE:	1" = 40'
DRAWN BY:	DFL
PROJECT No.:	004-31
SHEET 4 OF 4	

**PRELIMINARY PLAT
EXISTING CONDITIONS**

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