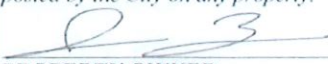




CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION			
380 Sunrise Ave.	23-A-1 and 2	0.31 acres	acres or sq.ft.
Property Address	Tax Map	Total Land Area	(circle)
Existing Zoning Classification: <u>R-8</u>			
Special Use being requested: <u>Sec. 10-3-59.4(11)</u>			
PROPERTY OWNER INFORMATION			
Jason Burch		540-246-9211	
Property Owner Name		Telephone	
380 Sunrise Ave.		burch1428@gmail.com	
Street Address		E-Mail	
Harrisonburg	VA	22801	
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
A M Yoder & Co		540-820-3735	
Owner's Representative		Telephone	
947 N. Main St		nick.nesaw@amyoder.com	
Street Address		E-Mail	
Harrisonburg	VA	22801	
City	State	Zip	
CERTIFICATION			
<i>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.</i>			
		10/13/25	
PROPERTY OWNER		DATE	
REQUIRED ATTACHMENTS			
☐ Site or Property Map			
☐ Letter explaining proposed use & reasons for seeking a Special Use Permit.			
☐ 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 . This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.			
Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.			
TO BE COMPLETED BY PLANNING & ZONING DIVISION			
11/7/25		Total Fees Due: \$ 455	
Date Application and Fee Received		Application Fee: \$425.00 + \$30.00 per acre	
Meg Rupkey			
Received By			

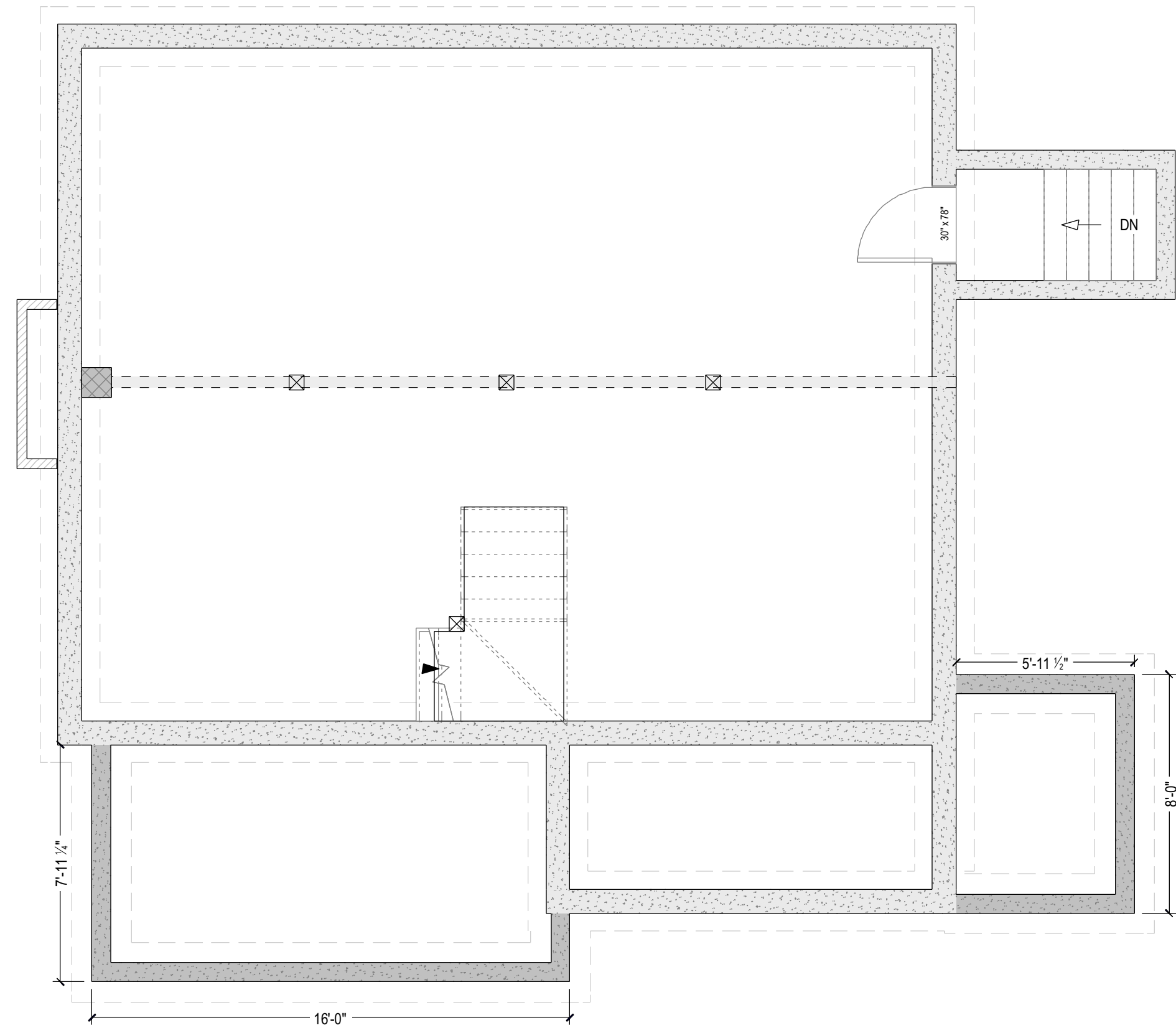
The proposed use of the structure in question is to remain into perpetuity a single family owner occupied residence, not to be subdivided or rented, or redeveloped into a different use; occupied for the foreseeable future by the current residents, who have lived there for many years.

The reason for the proposed SUP is to allow the existing footprint of the home, which will not be altered during the proposed project to add a 3rd story to the home, to be fully compliant with new R8 zoning requirements in Sec. 10-3-59.4 (11). If this were to stay a two-story structure, it would meet the R-8 requirements, but a third story without an approved SUP needs a 10-foot setback.

The previously approved rezoning and current application for SUP are both pursuant to the current resident's desire to remain owner-occupants of this home with their family into the foreseeable future.

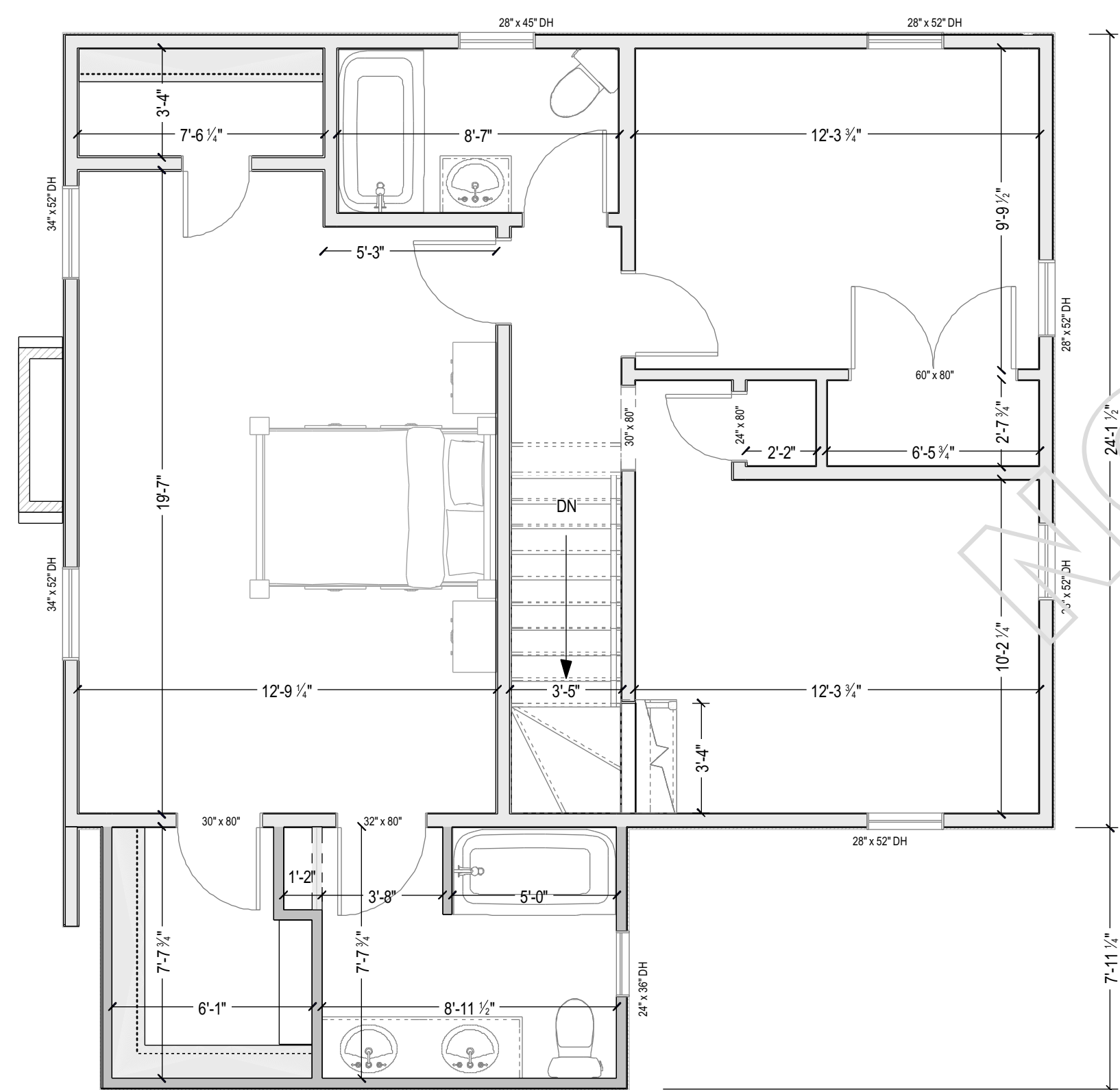
If the SUP were to be approved, we would like to condition that the side yard setback along the shared property line with 380 Sunrise Avenue shall not be less than five (5) feet.

*Respectfully submitted,
Aaron Yoder, President
A M Yoder & Co., Inc*



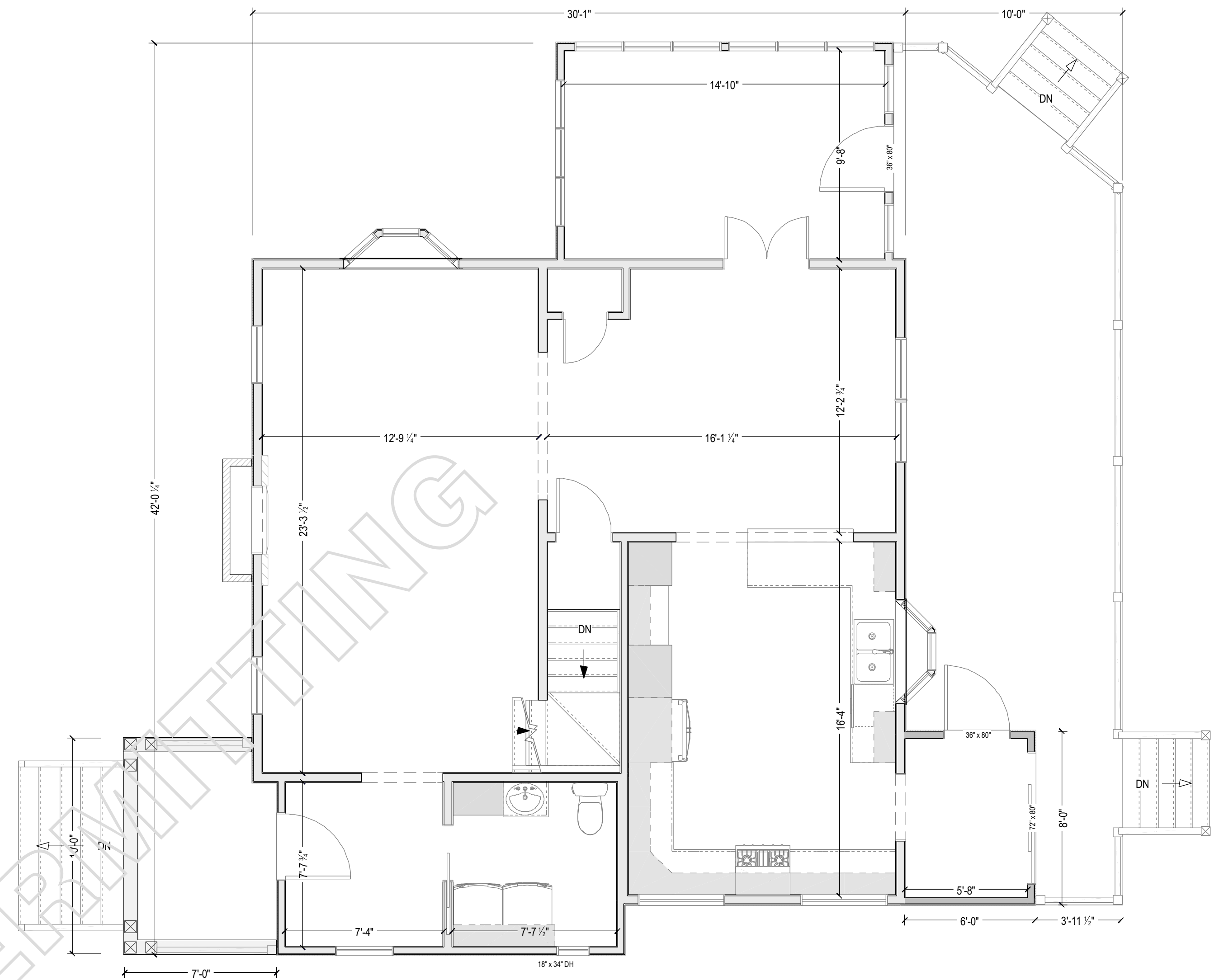
BASEMENT PLAN

SCALE: 1/4" = 1'-0"



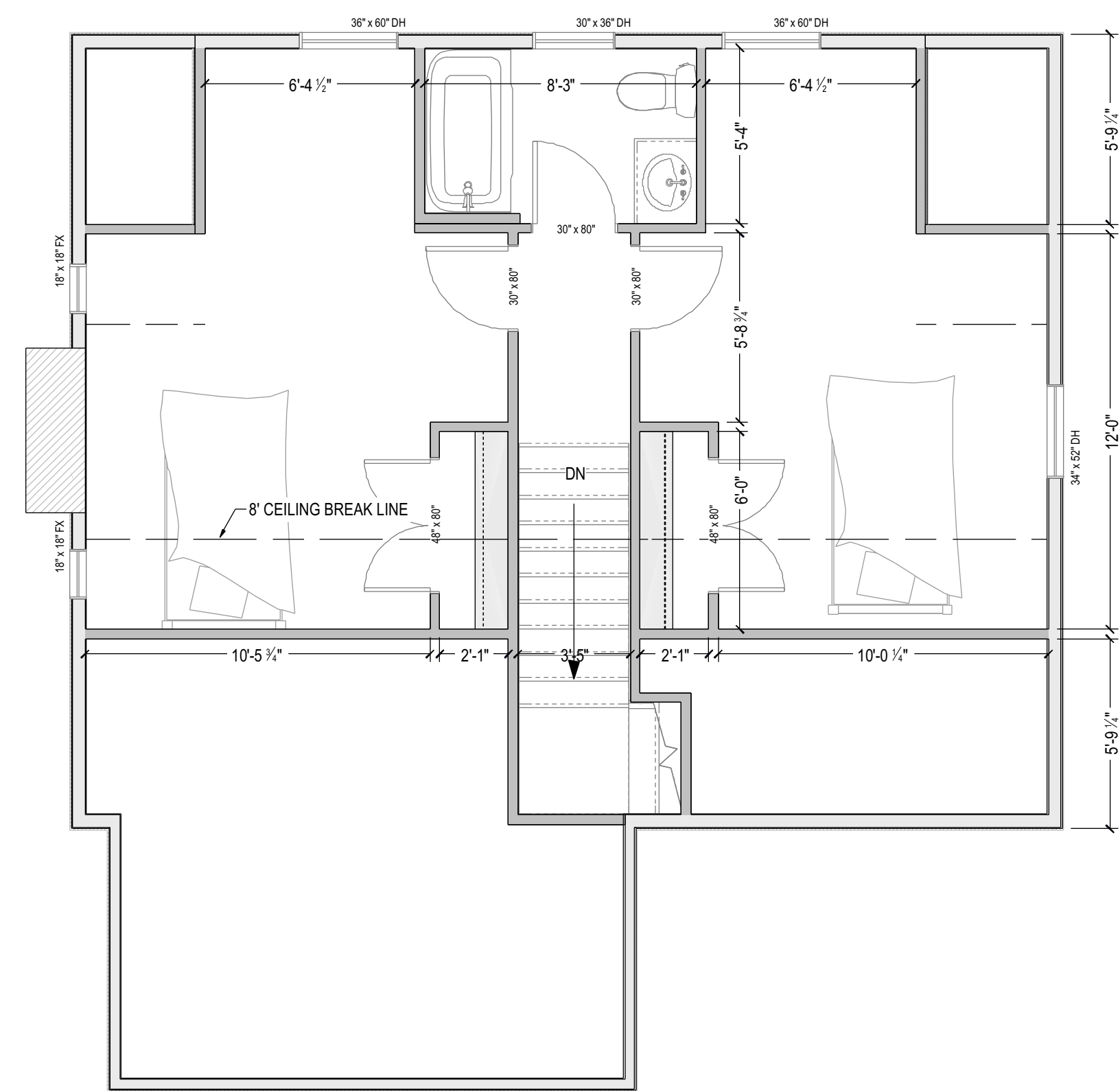
2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"



1st FLOOR PLAN

SCALE: 1/4" = 1'-0"



3rd FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:
380 SUNRISE AVENUE
HARRISONBURG, VA

PROJECT TAX MAP #:
023 - A - 1 - 2

PRICING SET FOR
BURCH ADDITION/REMODEL

DARREN BIRKY
HARRISONBURG, VA
(540) 830-8884
Birky Home Design
DRAFTING • BLUEPRINTS

SHEET INDEX:

SHEET SIZE:
24" x 36"

DATE:
11/19/2024

SHEET:

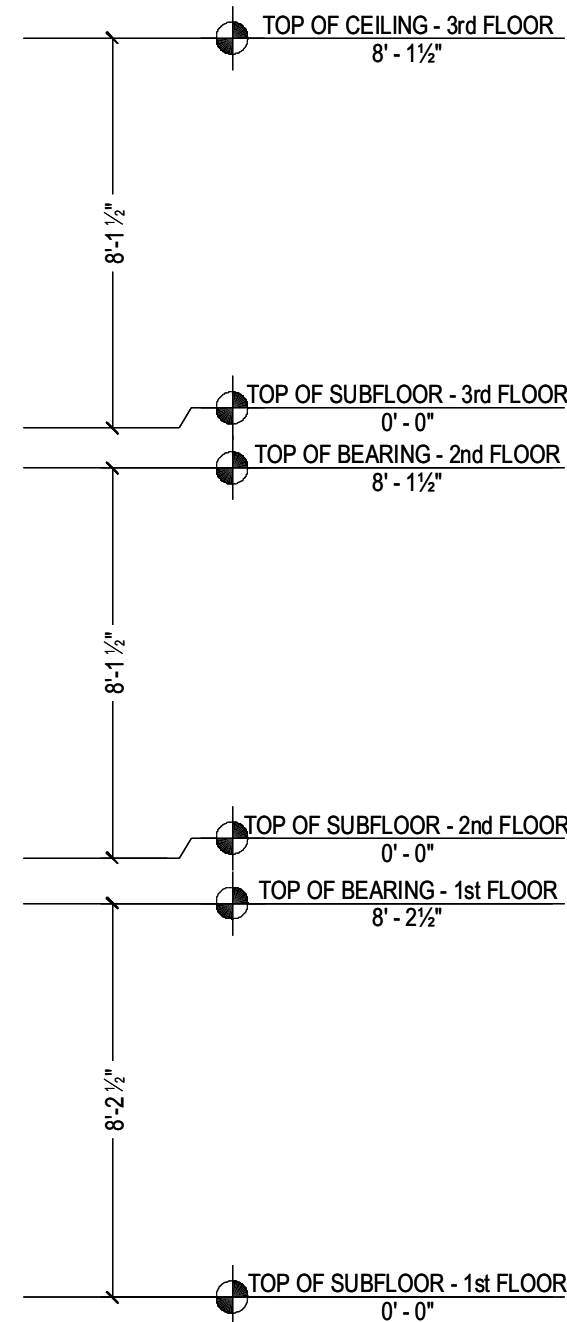
A1

OF 3



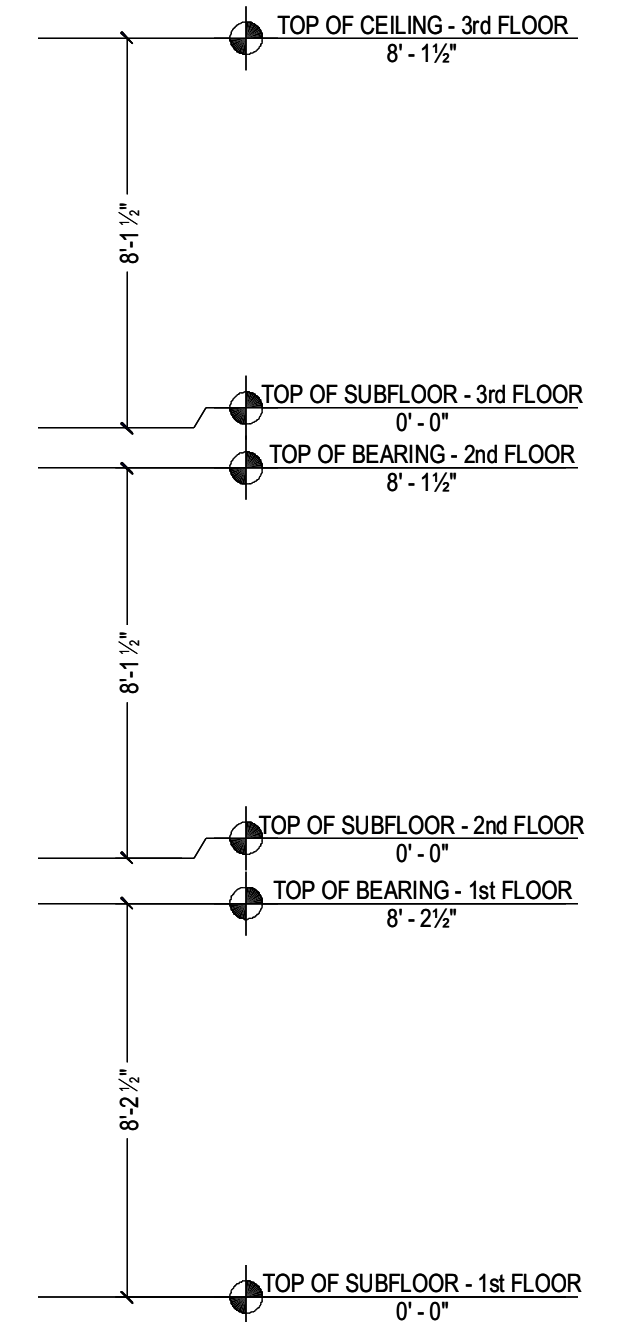
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



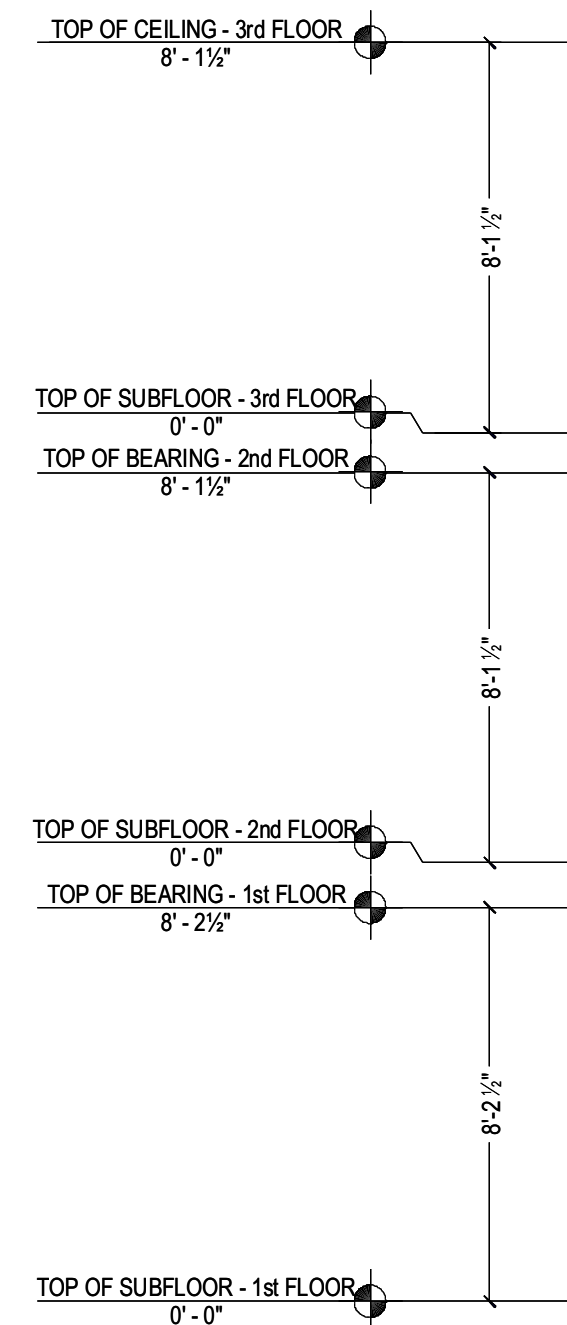
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



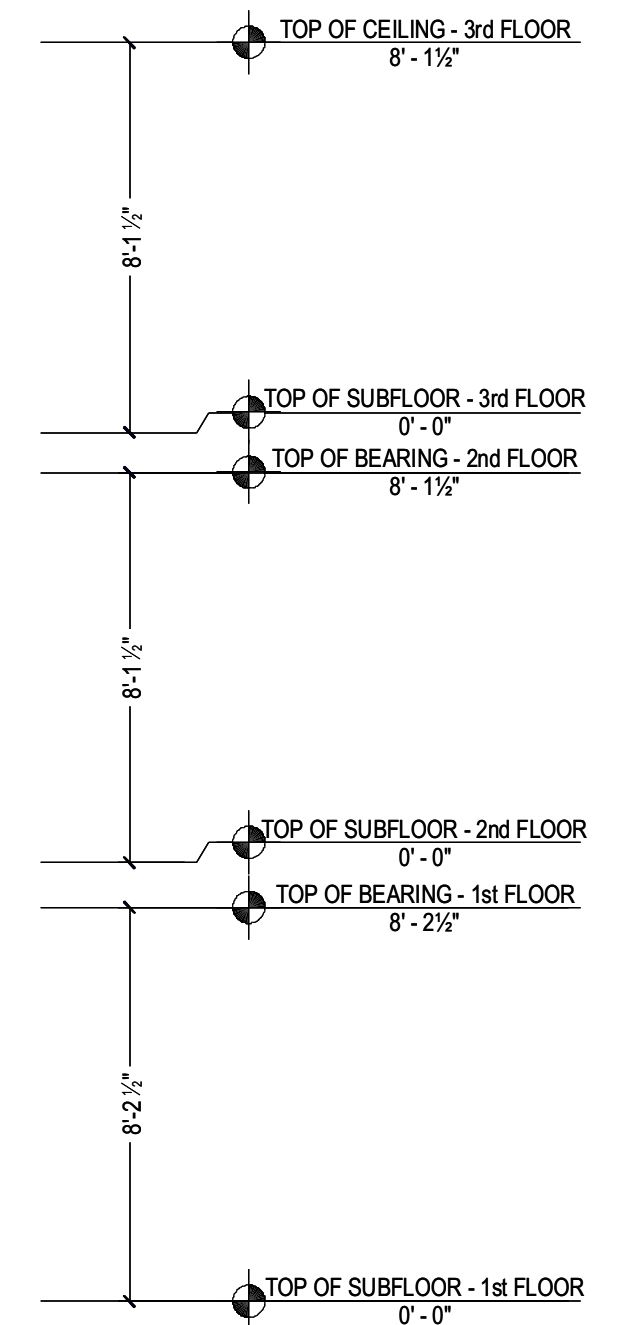
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



PROJECT ADDRESS:
380 SUNRISE AVENUE
HARRISONBURG, VA

PROJECT TAX MAP #:
023 - A - 1 - 2

PRICING SET FOR
BURCH ADDITION/REMODEL

DARREN BIRKY
HARRISONBURG, VA
(540) 830-8984



SHEET INDEX:

SHEET SIZE:
24" x 36"

DATE:
11/19/2024

SHEET:

A2

OF 3



PROJECT ADDRESS:
380 SUNRISE AVENUE
HARRISONBURG, VA

PROJECT TAX MAP #:
023 - A - 1 - 2

PRICING SET FOR
BURCH ADDITION/REMODEL

DARREN BIRKY
HARRISONBURG, VA
(540) 830-8884



SHEET INDEX:

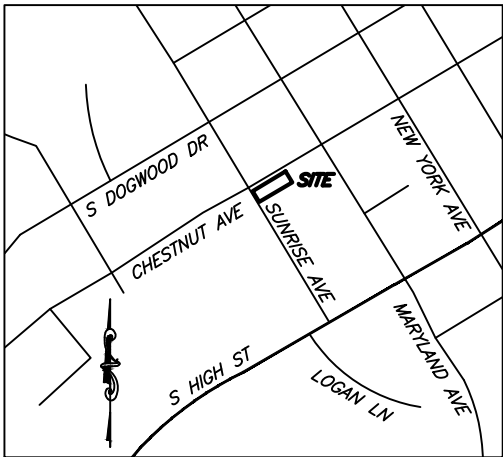
SHEET SIZE:
24" x 36"

DATE:
11/19/2024

SHEET:

A3

OF 3



VICINITY MAP
1≈1000'

COMMUNITY DEVELOPMENT APPROVAL

THIS SUBDIVISION KNOWN AS "PLAT SHOWING LOT LINE VACATION BETWEEN LOT 1 AND LOT 2, BLOCK 2, CONRAD REHERD ADDITION" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DIRECTOR OF COMMUNITY
DEVELOPMENT

DATE

NOTES:

- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) PROPERTY IS LOCATED IN FEMA DEFINED ZONE "X"
COMMUNITY PANEL NO.:
EFFECTIVE DATE: SEPTEMBER 28, 2007
- 4) IT IS THE INTENT OF THIS PLAT TO VACATE THE PROPERTY LINE SHOWN HEREON BETWEEN THE 0.191 ACRE LOT (LOT 1) AND THE 0.115 ACRE LOT (LOT 2). THE RESULTANT IS TO BE TREATED AS ONE PARCEL CONTAINING 0.306 ACRES, MORE OR LESS.

OWNER'S CONSENT TO VACATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "PLAT SHOWING LOT LINE VACATION BETWEEN LOT 1 AND LOT 2, BLOCK 2, CONRAD REHERD ADDITION" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

JASON BURCH

DATE

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS _____ DAY OF _____, 2025.

BY: _____

NOTARY: _____

SURVEYOR'S CERTIFICATION

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 SUBDIVISIONS WITH THE CITY, HAVE BEEN COMPLIED WITH.



**PLAT SHOWING
LOT LINE VACATION BETWEEN LOT 1 AND LOT 2,
BLOCK 2, CONRAD REHERD ADDITION**

DATE: 04-07-2025

SCALE: 1" = 20'

JOB: R0067323

DRAWN BY: BSS

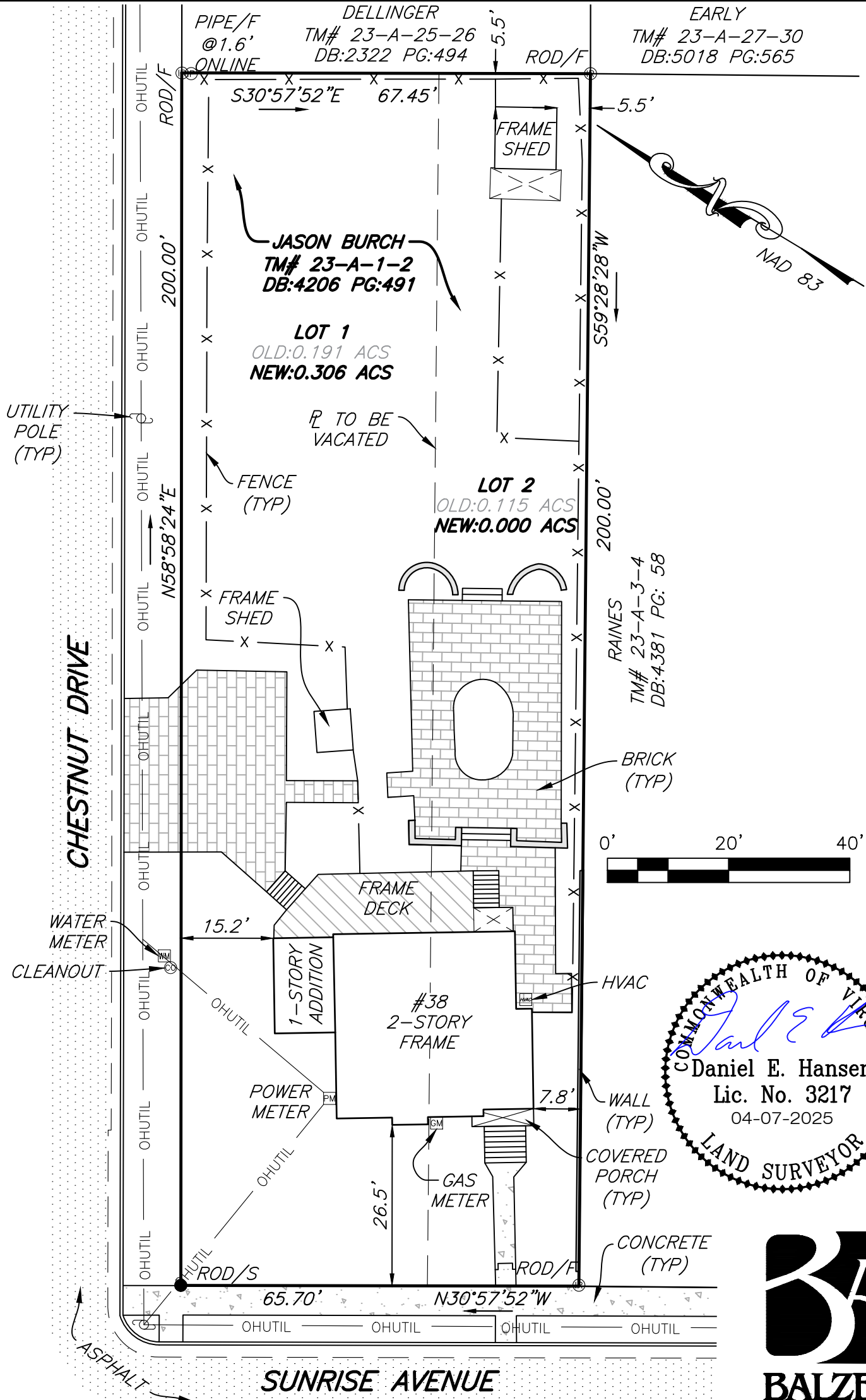
CITY OF HARRISONBURG, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY

104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / balzer.cc | westwoodps.com

SHEET 01 OF 02



COMMONWEALTH OF VIRGINIA
Daniel E. Hansen
Lic. No. 3217
04-07-2025
LAND SURVEYOR



**PLAT SHOWING
LOT LINE VACATION BETWEEN LOT 1 AND LOT 2,
BLOCK 2, CONRAD REHERD ADDITION**



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:	Nick Nesaw		
Telephone:	540-820-3735		
E-mail:	nick.nesaw@amyoder.com		
Owner Name:	Jason Burch		
Telephone:			
E-mail:			
Project Information			
Project Name:	380 Sunrise Avenue		
Project Address:	380 Sunrise Avenue		
TM #:	023-A-1,2		
Existing Land Use(s):	Single Family Residential		
Proposed Land Use(s): (if applicable)	Single Family Residential		
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)	Rezone to R8 to allow an addition to the top level of the house.		
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: Zenetta Mason

Date: 12/06/2024