



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Zoning Ordinance Amendment Application
www.harrisonburgva.gov/zoning

DESCRIPTION OF AMENDMENT

Zoning Ordinance Section:

Sec. 10-3-48.6 (c)

Proposed Text (Attach separate sheet, if needed.)

(c) More than one (1) principal building may be constructed upon an unsubdivided parcel of land as density allows. The open space between each building as measured at the closest point between building walls shall not be less than twenty (20) ~~thirty (30)~~ feet. The minimum separation between buildings may be superseded by building regulations. The front facade of each principal building shall face a dedicated public street or the limits of a private parking unit (as defined) and no building shall have the rear facade facing a dedicated public street, unless the parcel has multiple public street frontages where rear facades may front one (1) public street.

APPLICANT'S INFORMATION

Virginia Mennonite Retirement Community

540-564-3412

Applicant's Name

Telephone

1501 Virginia Avenue

skleist@vmrc.org

Street Address

E-Mail

Harrisonburg

VA

22802

City

State

Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Scott Kleist

540-564-3412

Applicant's Representative

Telephone

1501 Virginia Avenue

skleist@vmrc.org

Street Address

E-Mail

Harrisonburg

VA

22802

City

State

Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided is accurate and true to the best of my knowledge.

SKleist

5-8-2020

APPLICANT

DATE

REQUIRED ATTACHMENTS

☒ Letter explaining the reasons for seeking Ordinance amendment.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

3-6-2020

Date Application and Fee Received

Total Fees Due: \$ 450.00 *✓*
Application Fee: \$450.00

Banks

Received By



Virginia Mennonite
Retirement Community

1501 Virginia Avenue
Harrisonburg, VA 22802
(540) 564-3400
toll free (888) 564-8672

May 8, 2020

Mr. Adam Fletcher
Director
Department of Community Development
409 South Main Street,
Harrisonburg, VA 22801

RE: VMRC Request for Ordinance Amendment – Sec. 10-3-48.6(c)

Mr. Fletcher,

Virginia Mennonite Retirement Community (VMRC) is requesting a zoning ordinance amendment to City Code Sec. 10-3-48.6(c). VMRC is requesting that the following text (shown as strikethrough) be removed from paragraph c:

(c) More than one (1) principal building may be constructed upon an unsubdivided parcel of land as density allows. The open space between each building as measured at the closest point between building walls shall not be less than twenty (20) ~~thirty (30)~~ feet. The minimum separation between buildings may be superseded by building regulations. The front façade of each principal building shall face a dedicated public street or the limits of a private parking unit (as defined) and no building shall have the rear façade facing a dedicated public street, unless the parcel has multiple public street frontages where rear façades may front one (1) public street.

The intent of the request is to regulate building separation by the applicable Virginia Building and Fire codes, and by doing so allowing proposed buildings to be located closer to each other, as allowed or restricted by those codes.

Thank you,

Scott Kleist
VP Technology & Facilities
VMRC, INC
1501 Virginia Ave
Harrisonburg, VA 22802
540-564-3412