



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

532 Hawkins Street  
Property Address

27-L-22  
Tax Map Parcel/ID

0.21 Ac  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning District: R-3

Proposed Zoning District: R-5

Existing Comprehensive Plan Designation: Medium Density Residential

**PROPERTY OWNER INFORMATION**

James (Jim) A. Herr  
Property Owner Name

141 W. Bruce Street  
Street Address

Harrisonburg VA 22801  
City State Zip

540.437.1683  
Telephone

jherr@herrinc.com  
E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

James (Jim) A. Herr  
Owner's Representative

141 W. Bruce Street  
Street Address

Harrisonburg VA 22801  
City State Zip

540.437.1683  
Telephone

jherr@herrinc.com  
E-Mail

**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.*

James A. Herr  
**PROPERTY OWNER**

1.29.25  
**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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received

Received By

Total Fees Due: \$ \_\_\_\_\_  
Application Fee: \$550.00 + \$30.00 per acre



1123 S. High Street  
Harrisonburg, VA 22801  
540-246-3712  
contact@colmanengineering.com

March 4, 2025

Thanh Dang  
Deputy Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

RE: 532 Hawkins St Property

Ms. Dang,

The purpose of this letter is to seek the rezoning for the property located at 532 Hawkins St.; identified as TM: 27-L-22, to be rezoned from R-3 to R-5.

The property has an area of approximately 9,178 sf (0.21 ac) and is currently vacant. We would like to develop it as a multifamily structure to increase its density, to allow for a larger number of dwellings units to be placed on the site. The lot size and current zoning, though it is R-3, can only accommodate two dwelling units. Rezoning to R-5 and developing the side alley for access to a rear parking lot allows for the placement of a four-unit building, as shown in the rezoning exhibit.

We are proposing to construct four townhouse-style two-level units with two to three bedrooms each. We are working with Bridge of Hope, a local non-for-profit organization working to provide housing for homeless families. Our intent is for these proposed 4 units to be able to provide needed housing for needed families and individuals.

Thank you and staff for your consideration.

A handwritten signature in blue ink, appearing to read 'James Herr'.

James Herr, Owner  
141 Bruce St  
Harrisonburg, VA 22801

March 6, 2025

Thanh Dang  
Deputy Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

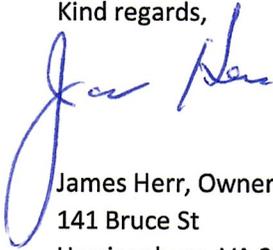
RE: 532 Hawkins St Property Rezoning Request

Ms. Dang,

As part of our rezoning request for the Property located at 532 Hawkins St, TM# 27-L-22, we offer the following proffers:

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A minimum of one and one half (1.5) parking spaces per unit shall be provided.

Kind regards,



James Herr, Owner  
141 Bruce St  
Harrisonburg, VA 22801

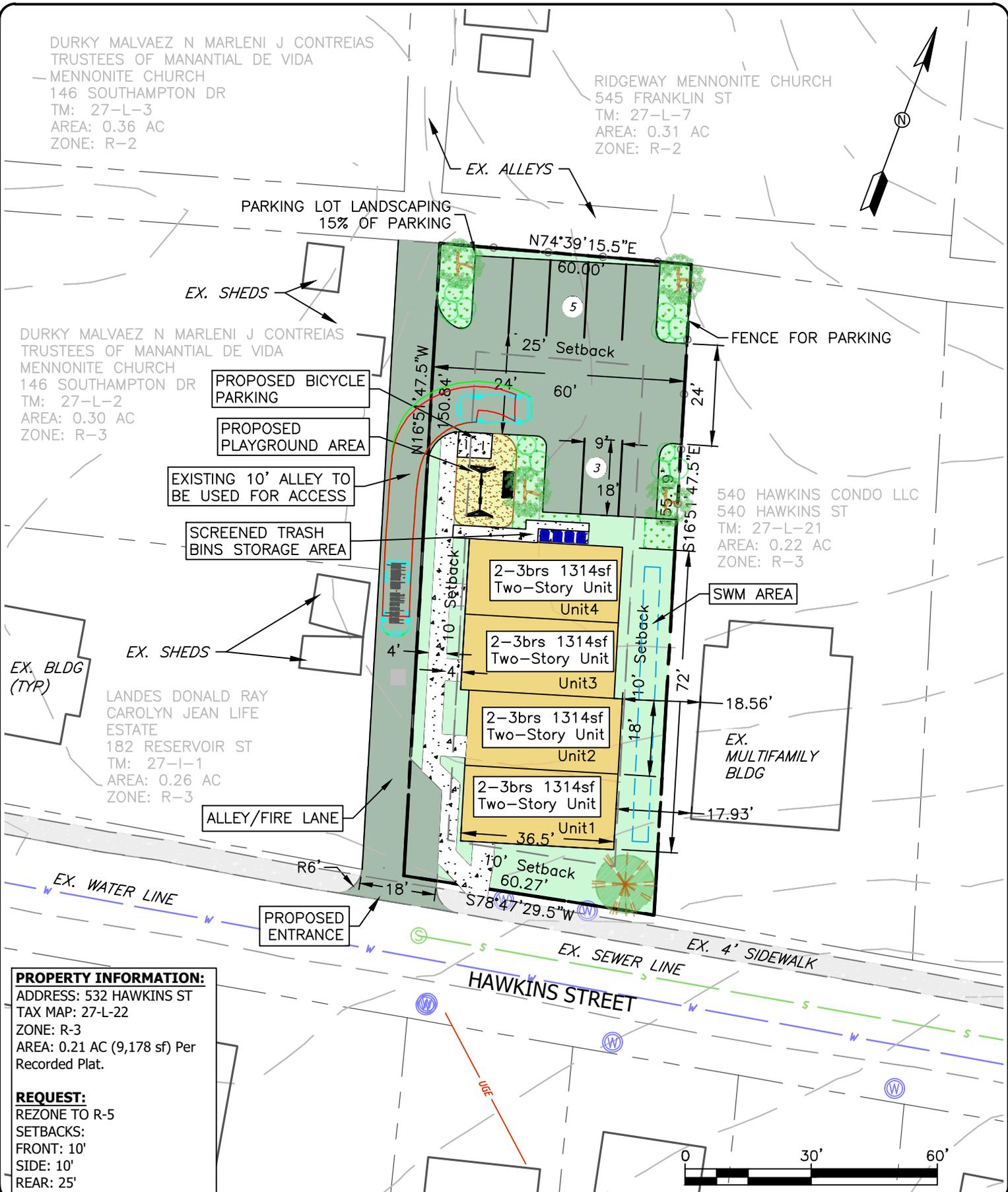
DURKY MALVAEZ N MARLENI J CONTREIAS  
 TRUSTEES OF MANANTIAL DE VIDA  
 — MENNONITE CHURCH  
 146 SOUTHAMPTON DR  
 TM: 27-L-3  
 AREA: 0.36 AC  
 ZONE: R-2

RIDGEWAY MENNONITE CHURCH  
 545 FRANKLIN ST  
 TM: 27-L-7  
 AREA: 0.31 AC  
 ZONE: R-2

DURKY MALVAEZ N MARLENI J CONTREIAS  
 TRUSTEES OF MANANTIAL DE VIDA  
 MENNONITE CHURCH  
 146 SOUTHAMPTON DR  
 TM: 27-L-2  
 AREA: 0.30 AC  
 ZONE: R-3

LANDES DONALD RAY  
 CAROLYN JEAN LIFE  
 ESTATE  
 182 RESERVOIR ST  
 TM: 27-I-1  
 AREA: 0.26 AC  
 ZONE: R-3

540 HAWKINS CONDO LLC  
 540 HAWKINS ST  
 TM: 27-L-21  
 AREA: 0.22 AC  
 ZONE: R-3



**PROPERTY INFORMATION:**

ADDRESS: 532 HAWKINS ST  
 TAX MAP: 27-L-22  
 ZONE: R-3  
 AREA: 0.21 AC (9,178 sf) Per Recorded Plat.

**REQUEST:**

REZONE TO R-5  
 SETBACKS:  
 FRONT: 10'  
 SIDE: 10'  
 REAR: 25'

**COLMAN**  
 ENGINEERING, PLC  
 1123 South High Street | Harrisonburg, VA 22801  
 Ph: (540) 246-3712  
 Email: contact@colmanengineering.com  
 www.colmanengineering.com

532 Hawkins St Property R-5 REZONING EXHIBIT

532 Hawkins St  
 James Herr  
 532 Hawkins St  
 Harrisonburg, VA 22801

PROJECT #: CE202267  
 DATE: 01/09/2025  
 DESIGN BY: GLC, PE  
 SCALE: 1" = 30'

DWG No.

1



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.

<b>Contact Information</b>	
Consultant Name: Telephone: E-mail:	Colamn Engineering (540) 246-3712 contact@colmanengineering.com
Owner Name: Telephone: E-mail:	James Herr (540) 820 4149 jherr@herrinc.com
<b>Project Information</b>	
Project Name:	532 Hawkins St Property
Project Address: TM #:	532 Hawkins Street 27-L-22
Existing Land Use(s):	R-3 Multi-family Residential
Proposed Land Use(s): (if applicable)	R-5 Multi-family Residential
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)	The property located at 532 Hawkins St was formerly occupied by a single-family and associated structures. The owner is requesting a rezoning of the property to place a 4-unit residential structure and associated off-street parking. See attached concept plan.
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>	
AM Peak Hour Trips:	2
PM Peak Hour Trips:	2

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No

Comments:

Accepted by: Zenitha Mason

Date: 01/14/2025

### Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Single Family Attached	215	Dwelling Unit	4	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	2
8	Existing #1	Vacant	NA			0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					2	2

#### 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.