



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

**Change of Zoning District
(Rezoning) Application**
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION			
439 & 445 Myrtle Street	33-I-17; 33-I-18	0.34	(circle) acres or sq.ft. (circle)
Property Address	Tax Map Parcel/ID	Total Land Area	
Existing Zoning District: <u>R-2</u>	Proposed Zoning District: <u>R-8</u>		
Existing Comprehensive Plan Designation: <u>Neighborhood Residential</u>			
PROPERTY OWNER INFORMATION			
Ritchie Vaughan	804-512-1485		
Property Owner Name	Telephone		
Street Address	Ritchie.Vaughan@RitchieVaughan.com		
	E-Mail		
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
Gil Colman, PE - Colman Engineering	(540) 246-3712		
Owner's Representative	Telephone		
1123 S High Street	gil@colmanengineering.com		
Street Address	E-Mail		
Harrisonburg	VA	22801	
City	State	Zip	
CERTIFICATION			
<p><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></p>			
		<small>dotloop verified 07/31/24 6:32 PM PDT EPQC.GY0X.RHFE.ZPG5</small>	
PROPERTY OWNER		DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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 .			
TO BE COMPLETED BY PLANNING & ZONING DIVISION			
Date Application and Fee Received		Total Fees Due: \$ _____	
		Application Fee: \$550.00 + \$30.00 per acre	
Received By _____			



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

July 30, 2024

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

RE: 439 & 445 Myrtle Street Rezoning Request

Dear Thanh,

The purpose of this letter is to seek rezoning for the properties located at 439 & 445 Myrtle St., identified as TM# 33-I-17 and 33-I-18, to be rezoned from R-2 to R-8.

These two properties have a combined area of approximately 14817.25 sf (0.34 ac) and each property has a single-family home.

The lot size and current zoning can only accommodate the two existing dwelling units. By rezoning these properties to R-8, we can subdivide the properties to create two new properties—rotated to front Effinger St.—and accommodate four total (2 existing and 2 new) single-family detached homes.

Thank you and the staff for your consideration.

Regards,

<i>Ritchie Vaughan</i>	dotloop verified 07/31/24 6:33 PM PDT XVQC-KQDV-WRZ5-3JTA
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Ritchie Vaughan
Property Owner
804-512-1485
Ritchie.Vaughan@RitchieVaughan.com





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

July 30, 2024

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

RE: 439 & 445 Myrtle Street Rezoning Request


Dear Thanh,

As part of our rezoning request for the properties located at 439 & 445 Myrtle St., TM# 33-I-17 and 33-I-18, we offer the following proffers:

1. Proposed lots 3 and 4 along Effinger Street will have a 25 ft front setback.
2. A variable width public sidewalk easement along the front of all proposed lots will be provided for the City to construct a sidewalk in the future. The easement will extend 7.5 ft from the existing back of curb into the property and will be dedicated at minor subdivision. In addition, a 4 ft temporary grading easement beyond the 7.5 ft sidewalk easement will be provided for the City to have sufficient space to install the proposed sidewalk.

Thank you and the staff for your consideration.

Regards,

	dotloop verified 08/30/24 5:57 PM PDT DYZ1-GIVH6EW-AGAH
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Ritchie Vaughan
Property Owner
804-512-1485
Ritchie.Vaughan@RitchieVaughan.com



OWNER: Kristin Yashimura
 ADDRESS: 370 Effinger St
 TM= 33-G-7
 ZONING: R-2

OWNER: Franklin Heights LLC
 ADDRESS: 511 Myrtle St
 TM= 33-G-9
 ZONING: R-2

OWNER: Anderson
 Glenn Vinda W
 ADDRESS: 375
 Effinger St
 TM= 33-16
 ZONING: R-2

PROPOSED 25'
 FRONT SETBACK

PROPOSED PUBLIC
 SIDEWALK EASEMENT FOR
 FUTURE CITY SIDEWALK

OWNER: Douglas Murillo
 ADDRESS: 435 Myrtle St
 TM= 33-19
 ZONING: R-2

PROPOSED
 PROPERTY LINE (TYP)

OWNER: Karen Lopez
 ADDRESS: 433 Myrtle
 St
 TM= 33-20
 ZONING: R-2

- NOTES:
- EXISTING SHEDS WILL BE RELOCATED TO MEET ACCESSORY STRUCTURE SETBACK
 - GENERAL UTILITY EASEMENTS WILL BE PROVIDED AT MINOR SUBDIVISION



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

Rezoning Exhibit

439 & 445 Myrtle St Rezoning
 Ritchie Vaughan
 2414 Riverdale Ave, Los Angeles, CA 90031

PROJECT #:
 CE202443

DATE:
 07/25/2024

DESIGN BY:
 WDC

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.

Contact Information			
Consultant Name:	Colman Engineering		
Telephone:	540-246-3712 // contact@colmanengineering.com		
E-mail:			
Owner Name:	Ritchie Vaughan 804-512-1485		
Telephone:	Ritchie.Vaughan@RitchieVaughan.com		
E-mail:			
Project Information			
Project Name:	439 & 445 Myrtle Street		
Project Address:	439 & 445 Myrtle Street		
TM #:	33-I-17. 33-I-18		
Existing Land Use(s):	Single Family Housing		
Proposed Land Use(s): (if applicable)			
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)	By rezoning these properties to R-8, we can subdivide the properties to create two new properties—rotated to front Effinger Street—and accommodate four total (2 existing and 2 new) single-family detached homes.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	2		
PM Peak Hour Trips:	2		

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenith Mason

Date: 7/30/2024

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 Detached House	210	DUs	4	3	4
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					3	4
8	Existing #1	Single-Family Detached House	210	DUs	2	1	2
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	2
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.