



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

Property Address: 578 EAST MARKET ST., Tax Map Parcel/ID: 027 B2 Total Land Area: 0.36 (circled) acres or sq.ft. (circle)
Existing Zoning District: R30 Proposed Zoning District: _____
Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Property Owner Name: Margaret Sheridan Telephone: 540.434.1434
Street Address: 518 EAST MARKET ST. E-Mail: MARGARET@SHERIDANRE.COM
City: HBG State: VA Zip: 22802

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: SAME AS ABOVE Telephone: _____
Street Address: _____ E-Mail: _____
City: _____ State: _____ Zip: _____

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.

Property Owner: Margaret Sheridan DATE: 2-5-21

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning. *NA*
- 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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received: 2/5/21 Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre
Received By: [Signature]

Harrisonburg City Council
Zoning Administrator
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

Re: Removal of proffer #2 for property at 518 East Market Street (027 B 2)

In March 2005 the request for rezoning of this property from R2 to R3C was heard and granted which allowed for my office space with a proffer (#2) of "dwelling units may be occupied by a family or not more than 2 (two) persons except that such occupancy may be superseded by building regulations." When the property was rezoned in 2005 the Comprehensive Plan's Land Use Guide designated this property for professional service oriented uses.

For some time I have been in violation of said above proffer, leasing to more than two residents which was brought to my forefront attention recently. Removal of proffer #2 would not change the traffic or usage of the property as it is presently used.

In 2018 the Comprehensive Plan changed the designation of this section of East Market Street to Mixed Use, which encourages a mix of residential and nonresidential use. In light of that, and wanting to be in compliance of zoning regulations I am requesting the removal of proffer #2 which would allow renting up to 4 people.

I welcome further any further questions.

Thank you for giving this zoning request your attention and consideration.

Sincerely,

Margaret W. Sheridan
540.434.1434

Proffer Statement

In connection with the rezoning request for the property located at 518 E Market St and identified as tax map parcel 27-B-2 the following uses are proffered to be prohibited:

1. Attached townhomes.
2. Churches or other places of worship.
3. Public schools or a private school having a function substantially the same as a public school.
4. Other governmental uses, such as community centers, parks and playgrounds.
5. College and university buildings and functions.
6. Hospitals.
7. Child day care.
8. Private clubs and golf courses.
9. Cemeteries.
10. Public uses.
11. Community buildings for associated townhouse and multiple-family developments.

Special use permits shall be permitted as approved by City Council.

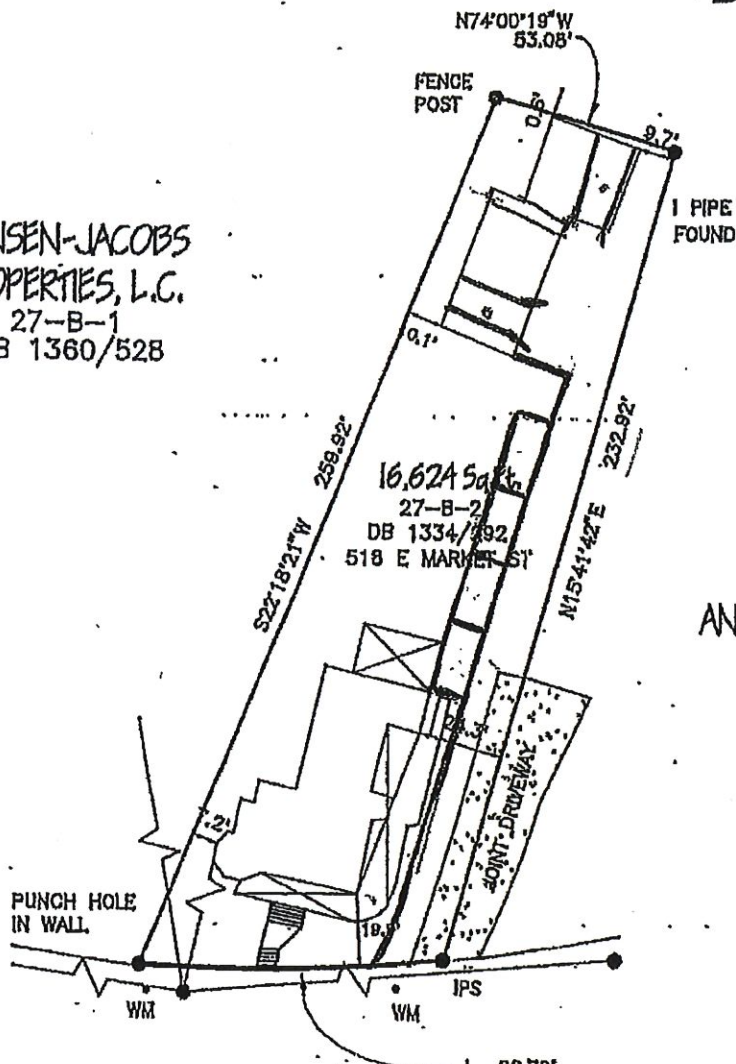
Signature
Margaret Sheridan

Date



518 EAST Mkt ST ELIZABETH STREET

JANSEN-JACOBS
PROPERTIES, L.C.
27-B-1
DB 1360/528



ANNIE B. GOOD, EST
27-B-3
WB 18/328

EAST MARKET STREET

90± TO STERLING STREET

L 86.78'
R 539.46'
CD N88°56'07\"/>

SURVEY OF 16,624 Sq.Ft.
CITY OF HARRISONBURG, VIRGINIA
SCALE: 1"=50' DATE: 3-18-98 JOB#: 98-042
PRESENT OWNER:



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: Telephone: E-mail:	N/A
Owner Name: Telephone: E-mail:	Margaret Sheridan margaret@sheridanre.com
Project Information	
Project Name:	Proffer Amendment for 518 E Market St
Project Address: TM #:	518 E Market St TM 27-B-2
Existing Land Use(s):	1,298 sf real estate office & 1 single family dwelling
Proposed Land Use(s): (if applicable)	1,298 sf real estate office & 1 single family dwelling
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input type="radio"/> Rezoning <input 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)	Amending the 2005 proffers on property to remove zoning occupancy restriction from allowing dwelling units to be occupied by a family or not more than 2 persons. Removal of this proffer will allow the dwelling to have up to four unrelated people.
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 X

Comments:

Accepted by: Johel Zam Felde

Date: 2/4/2021

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 Housing	210	Dwelling Unit	1	1	1
2	Proposed #2	Small Office Building	712	1000 Sq Ft GFA	1.3	2	3
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					3	4
8	Existing #1	Single-Family Detached Housing	210	Dwelling Unit	1	1	1
9	Existing #2	Small Office Building	712	1000 Sq Ft GFA	1.3	2	3
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					3	4
15	Final Total (Total New – Total Existing)					0	0

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.