

Date application received: 4/12/2016

**Application for Street or Alley Closing  
City of Harrisonburg, Virginia**

Review fee: \$50.00 Board of Viewers appointment \$ \_\_\_\_\_ Total Paid: \$ \_\_\_\_\_

Applicant's Name: H2 Investments, LLC  
Street Address: 1500 Pleasants Drive E-mail: \_\_\_\_\_

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-564-1986 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Representative (if any): Balzer and Associates, Inc. (James Patton, LS)

Street Address: 128 West Market Street, Suite 103 E-mail: jpatton@balzer.cc

City: Harrisonburg State: Virginia Zip: 22801

Telephone: Work 540-433-1908 Fax n/a Mobile \_\_\_\_\_

**Description of Request**

Location East/West connection of a 10' Alley and a 15' Alley East of Collicello St and South of 3rd St.

Square footage of area to be closed: 1,814.4

Cost per square foot: \$ 4.00 Total cost: \$ 7,257.60

Please provide a detailed description of the proposed closure (  additional pages attached):

A 181.4' length of 10' Alley between TM 40-U-4, and 40-U-9, -10, & -11.

Name and addresses of adjacent property owners ( Additional names listed on separate sheet)

North: Gerald Myers, Gregory Helmick (see attached letter for addresses)

South: H2 Investments, LLC

East: \_\_\_\_\_

West: \_\_\_\_\_

*I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.*

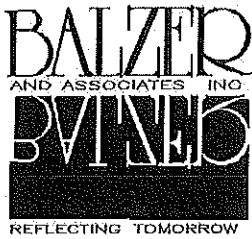
Signature: [Signature]  
Applicant

Date: 4/11/16

**ITEMS REQUIRED FOR SUBMISSION**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Completed application  | <input checked="" type="checkbox"/> Value per square foot of cost to purchase |
| <input checked="" type="checkbox"/> Letter described proposed use.   | <input checked="" type="checkbox"/> Fees paid                                 |
| <input checked="" type="checkbox"/> Adjacent property owners   | <input type="checkbox"/> Other _____  |
| <input checked="" type="checkbox"/> Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State) |   |

*Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.*



April 11, 2016

To whom it may concern,

The proposed use of the portion of the 10' alley proposed for closure is to add width to TM#40-U-4, to provide dimensional requirements for a proposed re-subdivision of 40-U-4 and TM#40-U-3.

The adjoining property owners are:

TM#40-U-11 and 40-U-10:  
Gregory W. Helmick  
113 Third Street  
Harrisonburg, VA 22802

TM#40-U-9:  
Gerald E. Myers  
PO Box 143  
Harrisonburg, VA 22803

TM#40-U-4:  
H2 Investments LLC  
1500 Pleasants Drive  
Harrisonburg, VA 22801

Thank you,

James A. Patton, LS  
Associate  
Balzer and Associates, Inc.

PLANNERS \* ARCHITECTS \* ENGINEERS \* SURVEYORS

ROANOKE \* RICHMOND \* VERONA \* HARRISONBURG \* CHRISTIANSBURG

128 West Market St, Suite 103 \* Harrisonburg, VA 22801 \* (540) 433-1908 \* jpatton@balzer.cc

Date Application Received: 4/12/16

Total Paid: \$280<sup>00</sup>

# Application for Preliminary Subdivision Plat Approval

## City of Harrisonburg, Virginia

**Fee:** w/o Variance Request \$175.00 plus \$20.00 per lot  
Variance Request \$200.00 plus \$20.00 per lot Plus fees for TIA reviews where applicable (see back for details)

I, James A. Patton, LS, hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

### Description of Property

Title of Subdivision: C4 LOFTS  
Location (Street Address): 632 & 634 Collicello Street Sheet: 40 Block: U Lot: 3 & 4  
Total Acreage: 0.838 Number of Lots Proposed: 4 Zoning Classification: R-2

Proposed Use of Property: Keep two existing single family dwellings and add two duplex dwellings.

**Property Owner's Name:** H2 Investments, LLC  
Street Address: 1500 Pleasants Drive Email: hans@momentumearthworks.com  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work 540-564-1986 x106 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

**Owner's Representative (if applicable):** Balzer and Associates, Inc.  
Street Address: 128 West Market Street, Suite 301 Email: jpatton@balzer.cc  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work 540-433-1908 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

**Developer:** H2 Investments, LLC  
Telephone: 540-564-1986 x106 Email: hans@momentumearthworks.com

**Surveyor/Engineer:** James A. Patton, LS  
Telephone: 540-433-1908 Email: jpatton@balzer.cc

### VARIANCES

NOTE: If a variance is requested, please provide the following information:  
I (we) hereby apply for a variance from Section 10-2-42(c) and 10-2-41(A) of the City of Harrisonburg Subdivision Ordinance and/or Section \_\_\_\_\_ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):  
All lots shall front on a public street and no lot shall embrace any portion of a street or alley.

I (we) believe a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question (See Section 10-2-2 of the Subdivision Ordinance):  
The subject parcels do not have enough road frontage along Collicello Street for the proposed lots to have road frontage and meet width requirements.

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

**Certification:** I have read the ordinance requirements. I also certify that the information contained herein is true and accurate.  
Signature: [Signature] Property Owner  
Signature: [Signature] Applicant, if different from owner

**See Back for Additional Application Fees Regarding TIA Reviews**



May 27, 2016

City of Harrisonburg  
Department of Planning & Community Development  
Attn: Alison Banks  
409 South Main Street  
Harrisonburg, Virginia 22801  
540-432-7700  
[alisonb@ci.harrisonburg.va.us](mailto:alisonb@ci.harrisonburg.va.us)

Re: Variance Request to 10-2-41(a)  
632 & 634 Collicello Street  
Balzer Project # 45160005

Ms. Banks,

On behalf of the property owner, Balzer and Associates, Inc. is providing this summary letter to address the required conditions outlined in City Ordinance Section 10-2-41(a):

1. The proposed pedestrian facilities will better achieve the walkable, pedestrian and bicycle-oriented environment the City desires because the sidewalks are completely separated from vehicular traffic. The sidewalk extend along the proposed building fronts, adjacent to parked vehicles, crosses the driveway, and extends as a separate sidewalk along the property boundary. This minimizes potential vehicle-pedestrian interaction. Also, this driveway is a dead-end facility only serving six residences; is only of 350-foot in length; and contains a sinuous alignment to discourage high speeds. Therefore, vehicular traffic will be extremely limited with very low speeds. Accordingly, bicycle traffic will easily be able to utilize the main driveway for access without concern for high vehicular speeds or volumes.
2. The proposed pedestrian facilities will not cause undue inefficiencies for service vehicles, nor a reduction in pedestrian safety. As described in item #1 above, the separation of the sidewalk from the vehicular lane is expected to improve pedestrian safety through reduced vehicle-pedestrian movement conflicts. Service vehicles would also be expected to have improved efficiencies due to the pedestrian facility separation.
3. The proposed pedestrian facilities would better balance the needs of pedestrians and vehicles primarily due to the maximum separation from each other. This better achieves the goals of the comprehensive plan for the pedestrian environment.

BALZER AND ASSOCIATES, INC.

William S. Moore, PE  
Associate

Planners · Architects · Engineers · Surveyors

Roanoke · Richmond · New River Valley · Staunton · Harrisonburg

128 West Market Street, Suite 103 · Harrisonburg, Virginia 22801 · (540) 433-1908 · [www.balzer.cc](http://www.balzer.cc)

1. GENERAL INFORMATION  
 ACREAGE: 0.838 AC (36,489.3 SQ.FT.)  
 PROPOSED USE: DUPLEX LOTS  
 CURRENT ZONING: R2  
 CURRENT USE: SINGLE FAMILY RESIDENTIAL

2. OWNERSHIP:  
 H2 INVESTMENTS, LLC  
 1500 PLEASANTS DRIVE  
 HARRISONBURG, VA 22801  
 DB:4544 PG:345

3. SUBDIVIDER/DESIGNER  
 BALZER AND ASSOCIATES, INC.  
 128 WEST MARKET STREET, SUITE 103  
 HARRISONBURG, VA 22801

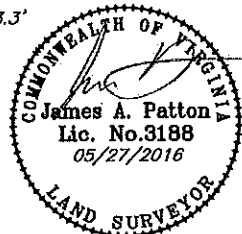
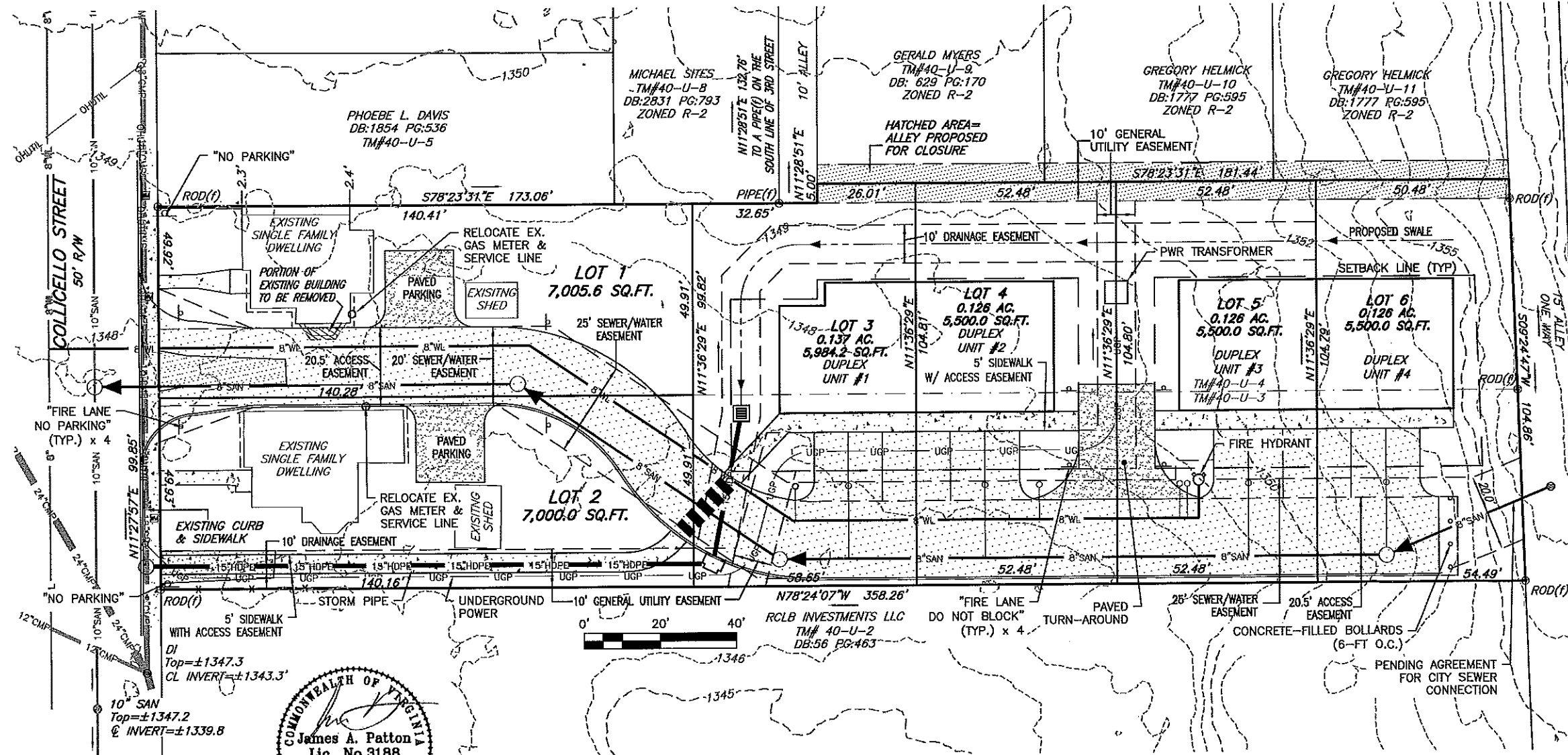
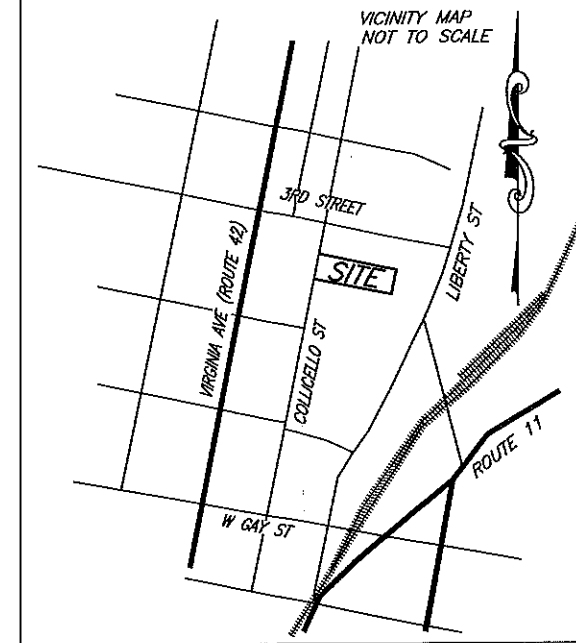
4. EASEMENTS: A 19'-20' INGRESS/EGRESSEASEMENT WILL BE DEDICATED FOR PROPOSED ACCESS DRIVE. A 10' GENERAL UTILITY EASEMENT, AN 18' COMBINED WATER AND SEWER EASEMENT, AND A 10' DRAINAGE EASEMENT WILL BE DEDICATED FOR UTILITIES.

GENERAL NOTES

1. TOPOGRAPHY AND IMPROVEMENTS SHOWN HEREON ARE COMPILED FROM PUBLICLY AVAILABLE DATA AND LIMITED FIELD SURVEYING.

2. PORTIONS OF THE SUBDIVISION SHOWN HEREON ARE WITHIN THE LIMITS OF A 10' ALLEY PROPOSED FOR CLOSURE.

3. BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY. A TITLE REPORT WAS NOT PROVIDED AND ALL MATTERS AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN.



PLANNERS • ARCHITECTS  
 ENGINEERS • SURVEYORS  
 Richmond  
 Roanoke  
 Staunton  
 Christiansburg

128 W Market Street • Suite 103  
 Harrisonburg, Virginia 22801  
 Phone: 840-433-1908  
 EMAIL: jpatton@balzer.co

C4 LOFTS  
 PRELIMINARY PLAT  
 CITY OF HARRISONBURG, VA

DRAWN BY: JAP  
 DESIGNED BY:  
 CHECKED BY: WSM  
 DATE: 05/27/2016  
 REVISIONS:

SCALE: 1"=20'  
 SHEET NO.  
 1 OF 1  
 JOB NO.  
 45160005

**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.

**GERALD MYERS**  
 TM#40-U-9  
 DB: 629 PG:170  
 ZONED R-2

**GREGORY HELMICK**  
 TM#40-U-10  
 DB:1777 PG:595  
 ZONED R-2

**GREGORY HELMICK**  
 TM#40-U-11  
 DB:1777 PG:595  
 ZONED R-2

298.8 SQ.FT. TO  
 BECOME PART  
 OF TM#40-U-9

300.0 SQ.FT. TO  
 BECOME PART  
 OF TM#40-U-10

308.0 SQ.FT. TO  
 BECOME PART  
 OF TM#40-U-11

**MICHAEL SITES**  
 TM#40-U-8  
 DB:2831 PG:793  
 ZONED R-2

N11°28'51"E 132.76'  
 TO A PIPE(f) ON THE  
 SOUTH LINE OF 3RD STREET

10' ALLEY

PIPE(f) 10.00'

S78°23'31"E 59.75'

S78°23'31"E 60.00'

S78°23'31"E 61.51'

N78°23'31"W 181.44'

181.62'

S78°23'31"E 354.68' (OVERALL)  
 FROM A ROD(f) ON THE EAST LINE  
 OF COLLICELLO STREET

**10' ALLEY  
 HEREBY VACATED**

EXISTING PARCEL  
 LINE HEREBY  
 VACATED (TYP)

907.7 SQ.FT. TO  
 BECOME PART  
 OF TM#40-U-4

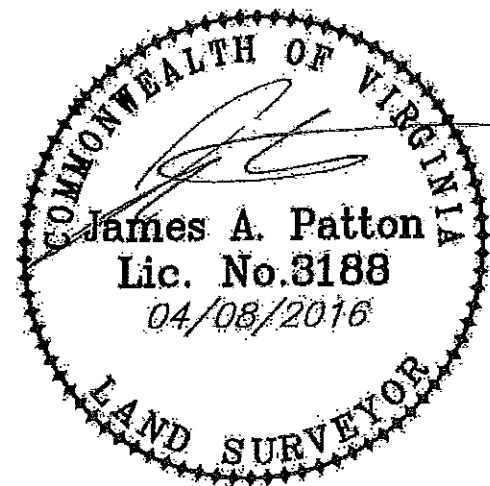
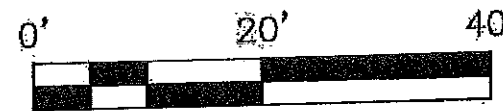
ROD(f)

S09°24'47"W 49.93'

15' ALLEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N11°28'51"E	5.00'
L2	N11°28'51"E	5.00'
L3	S11°16'35"W	5.00'
L4	S11°16'35"W	5.00'
L5	S09°24'47"W	5.00'
L6	S09°24'47"W	5.00'

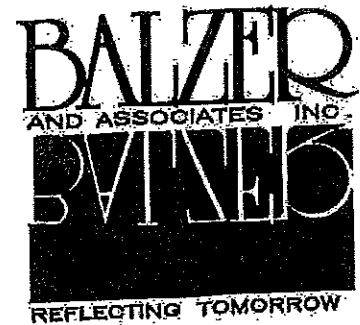
**H2 INVESTMENTS, LLC**  
 TM#40-U-4  
 DB:4544 PG:345  
 ZONED R-2



**PLAT SHOWING A PORTION OF AN EXISTING  
 10' PUBLIC ALLEY TO BE VACATED**

DATE: 04/06/2016  
 SCALE: 1"=20'  
 JOB NO: 45160005.00  
 DRAWN BY: JAP  
 SHEET 1 OF 1

**CITY OF HARRISONBURG, VIRGINIA**  
 PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS  
 ROANOKE • RICHMOND • STAUNTON • HARRISONBURG • CHRISTIANBURG  
 128 West Market Street • Suite 103 • Harrisonburg, VA 22601 • (540)433-1908 • jpatton@balzer.cc



45160005.00 COLLICELLO STREET PROJECT SURVEY DRAWING 45160005.00 Alley Vacate Exhibit.dwg