



CITY OF HARRISONBURG  
**COMMUNITY DEVELOPMENT**

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

**PROPERTY INFORMATION**

Property Address: 1064 South High Street Tax Map Parcel ID: 19-D-17 Total Land Area: .33 (acres or sq.ft. (circle))  
Existing Zoning District: M-1 Proposed Zoning District: B-2  
Existing Comprehensive Plan Designation: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Property Owner Name: N. Kolay Bondaruk Telephone: 540-421-2406  
Street Address: 287 Enterprise Rd E-Mail: daniel@prestige-transport.net  
City: Churchville, VA State: VA Zip: 24421

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative: Daniel Bondaruk (son) Telephone: 540-421-2406  
Street Address: 125 Blissful Lane E-Mail: \_\_\_\_\_  
City: Waynes Cave VA State: VA Zip: 24486

**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: [Signature] DATE: 4-4-22

**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: 4/8/22 Total Fees Due: \$ 580 Paid 4/8/22  
Application Fee: \$550.00 + \$30.00 per acre  
Received By: [Signature]

Nikolay Bondaruk, Daniel Bondaruk

April 7, 2022

City of Harrisonburg Planning Commission

To whom it may concern;

1064 South High St, Suit A & B are currently zoned M-1, Suit B (approximately 1600sq.ft.) is currently leased to an auto repair shop, suit A (approximately 1600sq.ft.) is currently available for lease. Several businesses inquired about leasing the said property for general business and office space. The current zoning does not permit these types of businesses to operate at said location.

We are asking to have this property rezoned from M-1 to B-2. To accommodate "General Business and Office space" businesses to operate at said location. It appears that several properties around said property are already zoned B-2.

Thank you for your consideration

Sincerely,

Daniel Bondaruk

**Proffer Statement**

In connection with the rezoning request for the parcel identified as tax map parcel 19-D-17 and addressed as 1064 South High Street, the following is proffered:

All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at its cost: (1) completes a Traffic Impact Analysis approved by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.

  
\_\_\_\_\_  
Nikolay Bondaruk

5/9/22  
Date

  
\_\_\_\_\_  
Augusta Bondaruk

5/9/22  
Date



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.

<b>Contact Information</b>	
Consultant Name: Telephone: E-mail:	
Owner Name: Telephone: E-mail:	Nikolay Bondaruk 540-421-2406 daniel@prestigettransport.net
<b>Project Information</b>	
Project Name:	Daniel Bondaruk
Project Address: TM #:	1064 S High St 19-D-17
Existing Land Use(s):	Industrial M-1
Proposed Land Use(s): (if applicable)	Office / General Business B-2
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)	Currently zoned M-1. Rezoning to B-2 to rent out to office space or general businesses.
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>	
AM Peak Hour Trips:	0
PM Peak Hour Trips:	1

**(reserved for City staff)**

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

Comments:

[Redacted comment area]

Accepted by: Zenetta Mason

Date: 4/11/2022

### 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	Small Office Building	712	Sq Ft	2.5	4	5
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					4	5
8	Existing #1	Single Tenant Office Building	715	Sq Ft	2.5	5	4
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					5	4
15	Final Total (Total New – Total Existing)					0	1

#### 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.