



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

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

**PROPERTY INFORMATION**

705 N Main St 040-T-8 \_\_\_\_\_ acres or sq.ft.  
Property Address Tax Map Parcel/ID Total Land Area (circle)  
Existing Zoning District: M-1 Proposed Zoning District: B-1  
Existing Comprehensive Plan Designation: Mixed Use

**PROPERTY OWNER INFORMATION**

Edwin Joya 540-560-2040  
Property Owner Name Telephone  
960 Conspiracy Dr. edwinanto sales@gmail.com  
Street Address E-Mail  
Penn Laird VA 22846  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

\_\_\_\_\_  
Owner's Representative 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.

[Signature] 1-4-24  
PROPERTY OWNER 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**

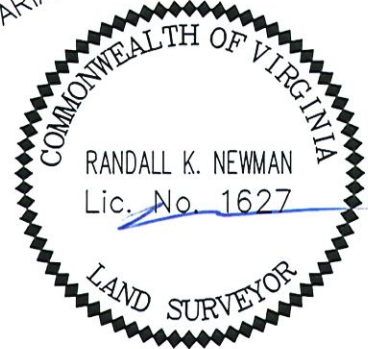
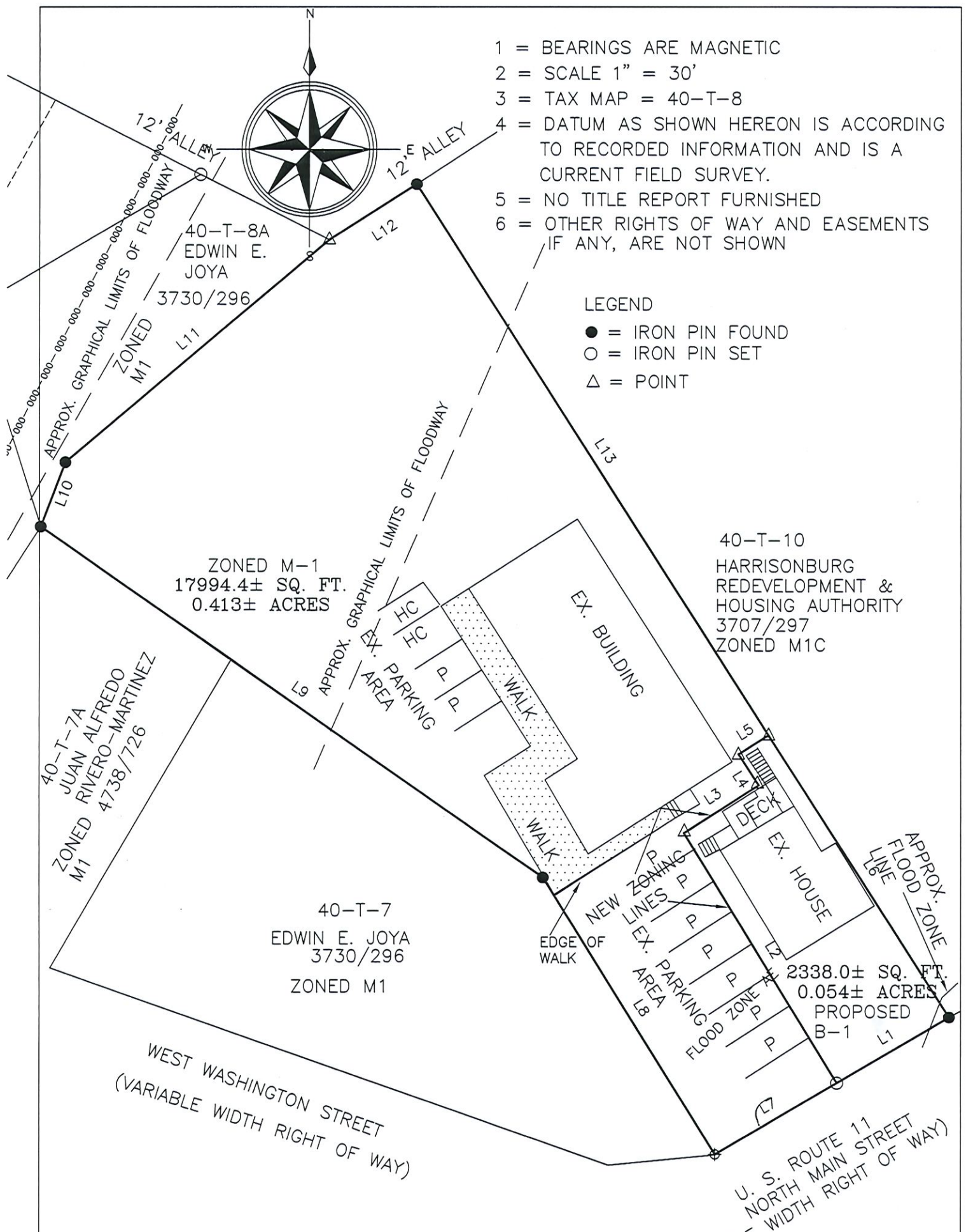
1/4/2024 Total Fees Due: \$ 580.00  
Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre  
[Signature]  
Received By



- 1 = BEARINGS ARE MAGNETIC
- 2 = SCALE 1" = 30'
- 3 = TAX MAP = 40-T-8
- 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 = NO TITLE REPORT FURNISHED
- 6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- △ = POINT



PROPOSED ZONING BOUNDARIES

LOCATED IN THE CITY OF HARRISONBURG, VIRGINIA.

OWNER EDWIN E. JOYA  
 REFERENCE: DEED BOOK 3730. PAGE 296  
 REFERENCE: DEED BOOK 4760. PAGE 577  
 JOB NO. H40-T-5 DECEMBER 15, 2023 SHEET 1 OF 2

**NEWMAN SURVEYING**  
 Licensed Land Surveyor  
 GROTTOS, VIRGINIA 24441  
 (540) 421-6232



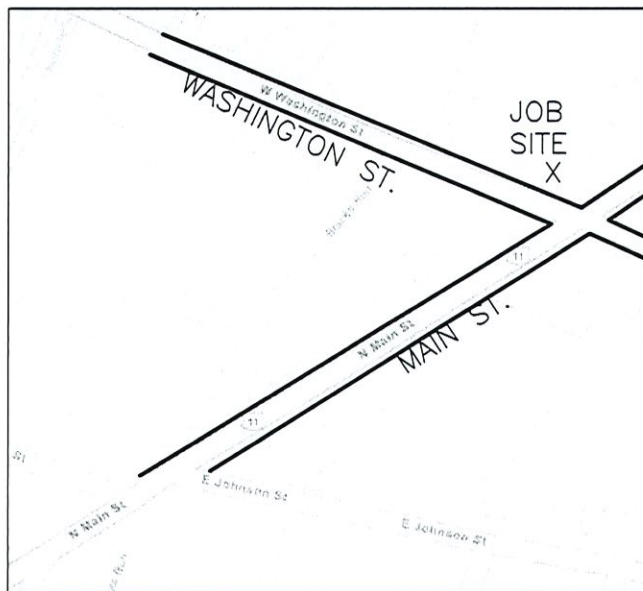
CURRENTLY ZONED M-1  
 THE 2,206.2 SQUARE LOT PROPOSED TO BE ZONED B-1

CURRENT SETBACKS FOR M1  
 FRONT = 30 FEET  
 SIDE = 10 FEET  
 REAR = 10 FEET

CURRENT SETBACK FOR B1  
 FRONT = NONE  
 SIDE = NONE  
 REAR = NONE

LINE	BEARING	DISTANCE
L1	S 59°38'28" W	31.92'
L2	N 31°21'38" W	71.95'
L3	N 57°23'03" E	21.72'
L4	N 32°36'57" W	9.07'
L5	N 57°25'15" E	8.66'
L6	S 32°34'45" E	82.25'
L7	S 59°38'28" W	34.59'
L8	N 31°49'34" W	80.01'
L9	N 55°01'29" W	150.23'
L10	N 21°05'24" E	16.83'
L11	N 49°50'15" E	84.54'
L12	N 57°25'15" E	25.41'
L13	S 32°34'45" E	160.31'

VICINITY MAP



PROPOSED ZONING BOUNDARIES

LOCATED IN THE CITY OF HARRISONBURG,  
 VIRGINIA.

OWNER EDWIN E. JOYA

REFERENCE: DEED BOOK 3730. PAGE 296

REFERENCE: DEED BOOK 4760. PAGE 577

January 3, 2023

City of Harrisonburg

Community Development

409 South Main Street

Harrisonburg, VA 22801

Rezoning Application

To whom it may concern,

This application requests approval for rezoning 707 North Main Street from M-1 to B-1. The proposed rezoning changes the commercial designation to a mixed residential and commercial designation. Due to the existing apartment units on the property, it makes practical and economic sense to align the zoning with the current land use. The apartments have been a part of the property and the change in zoning would allow potential residents to use this space. This change benefits the City by keeping the existing use and providing options for housing.

Thank you for your time and consideration. If there are any questions, please do not hesitate to contact me.

Sincerely,

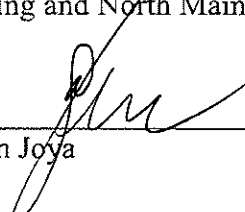
 2.1-24

Edwin Joya

Proffer Statement

In connection with the rezoning request for a +/- 2,338-square foot portion of the property located at 705 and 707 North Main Street and identified as tax map parcel 40-T-8, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. 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 their 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, in whole or in part, completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.
2. Drive-through facilities are prohibited.
3. No parking lot (including travel lanes and drive aisles) shall be located between any building and North Main Street.

  
\_\_\_\_\_  
Edwin Joya

2-8-24  
Date



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:	EDWIN JOYA 540-560-2040 edwinautosales@gmail.com			
<b>Project Information</b>				
Project Name:				
Project Address: TM #:	703, 705, 707 N MAIN ST 40-T-8			
Existing Land Use(s):	Residential and Used Car Sales			
Proposed Land Use(s): (if applicable)	Used Care Sales			
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)	Looking to rezone to B-1 to allow for residential uses. The downstairs space is currently vacant and does not currently does not have a planned use. The proposed rezoning is for +/- 2260 square feet.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	1			
PM Peak Hour Trips:	1			

**(reserved for City staff)**

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

Comments:

Accepted by: Zenetta Mason

Date: 1/3/2023



### 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	Used Car Sales	841	Sq Ft	3000	6	12
2	Proposed #2	Multifamily Housing (Low-Rise)	220	Dwelling Units	2	1	1
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					7	13
8	Existing #1	Used Car Sales	841	Sq Ft	3000	6	12
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					6	12
15	Final Total (Total New – Total Existing)					1	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.