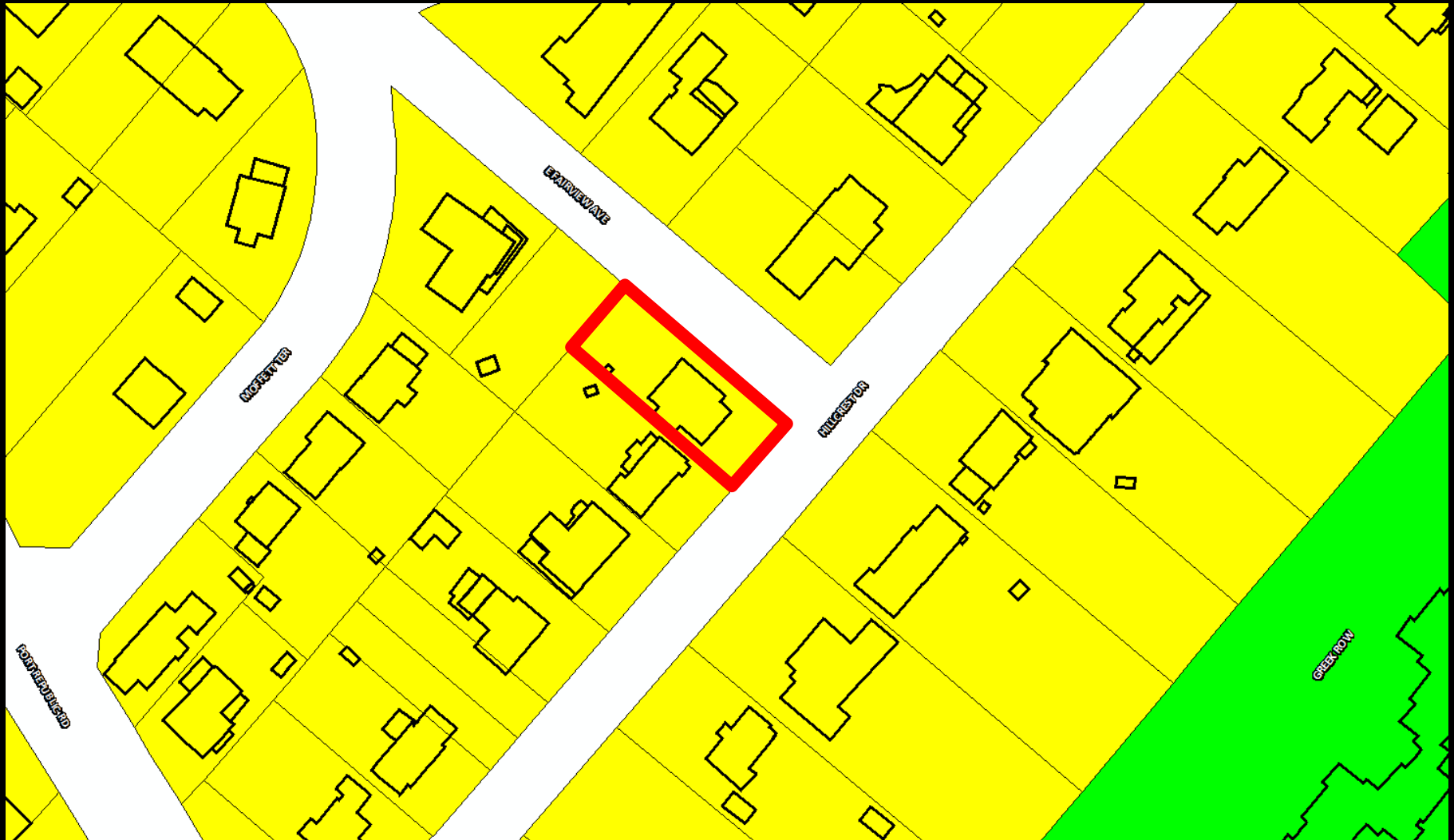


Rezoning - 1205 Hillcrest Drive

R-1 to R-8C



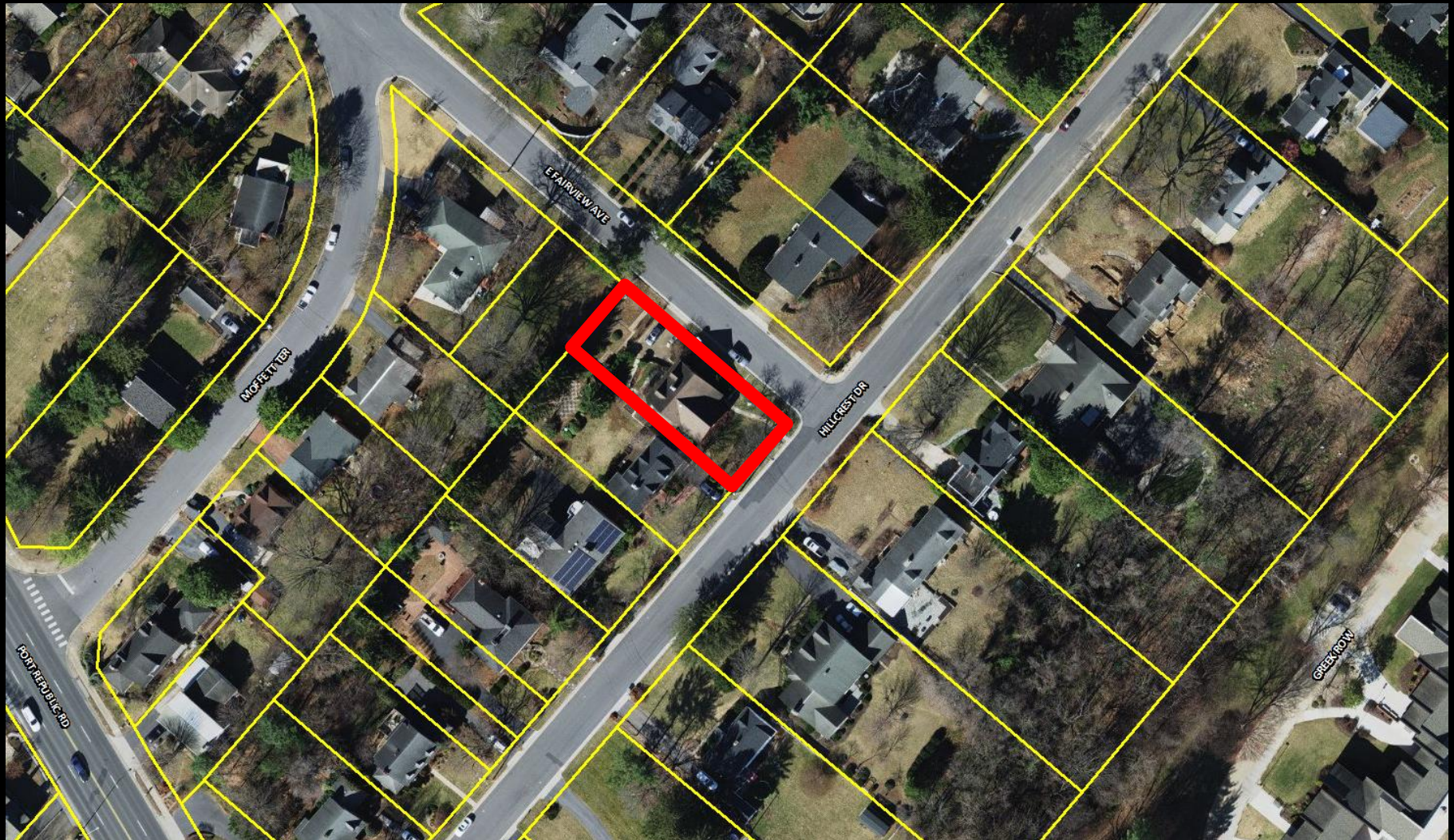
Rezoning - 1205 Hillcrest Drive

R-1 to R-8C



Rezoning - 1205 Hillcrest Drive

R-1 to R-8C





From corner



From Hillcrest



From Fairview

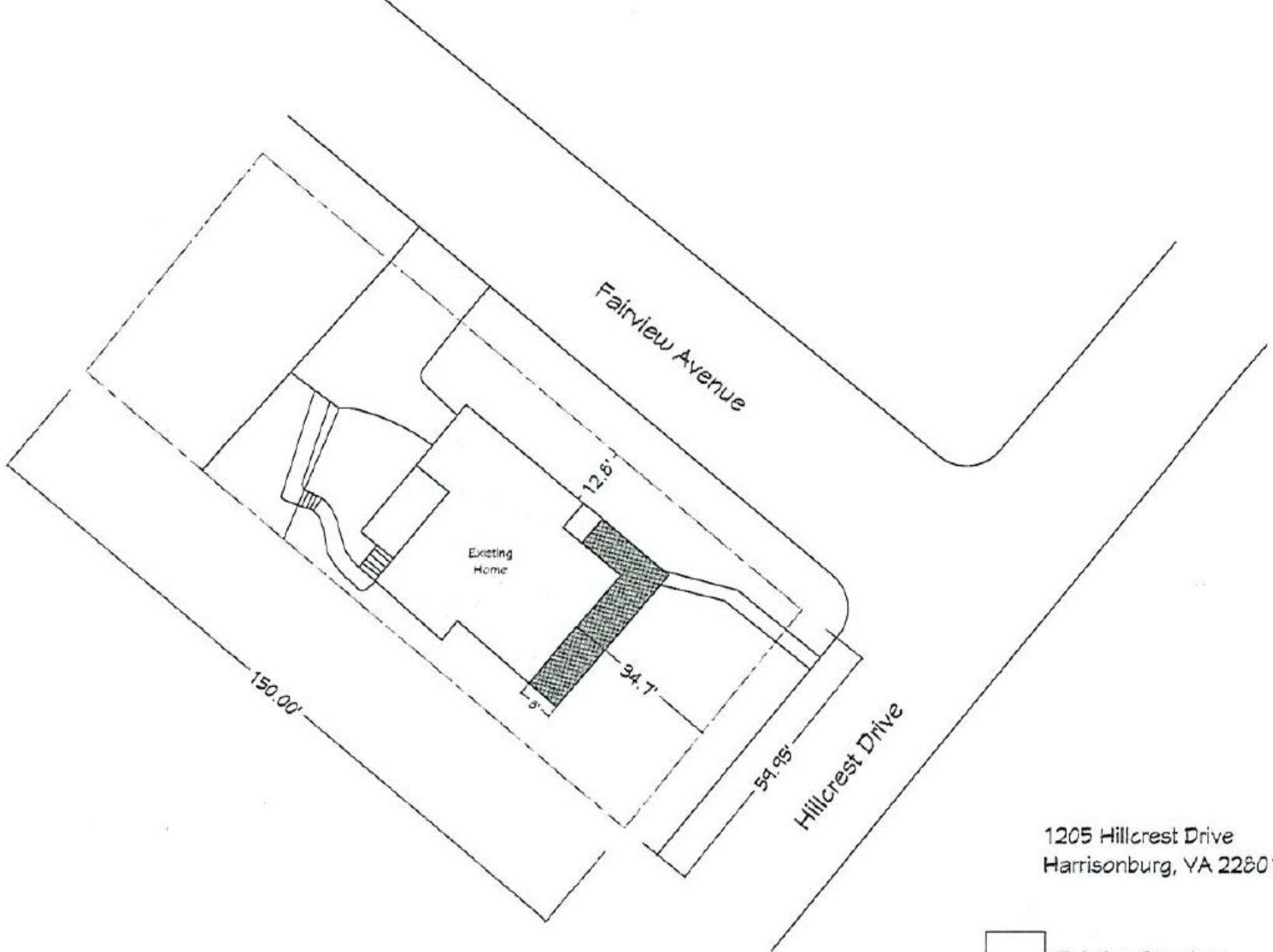
Proffers

1. More than one dwelling is prohibited.
2. The minimum front yard setback along Hillcrest Drive shall be 20 feet.



R-1 vs R-8

		MINIMUM FEET					MAXIMUM	
	Lot Area Sq. Ft	*Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Stories	Ht. Feet
R-1	10,000	80	100	30	10	25	3	35
R-8	2,800	35	60	10	1 or 2 story: 7 3-story: 10	15	3	40

*Measured at the point of required front setback line.



1205 Hillcrest Drive
Harrisonburg, VA 22801

-  Existing Structure
-  Proposed Covered Porch

Recommendation

Staff and Planning Commission (6-0)
recommends approval of the rezoning.