



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

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

**PROPERTY INFORMATION**

Property Address: 979 Roberts Ct Tax Map Parcel/ID: 40-B-68 Total Land Area: +/- 6,608 acres or sq.ft. (circle)  
 Existing Zoning District: R-7 Proposed Zoning District: R-7 master plan  
 Existing Comprehensive Plan Designation: Medium Density mixed Residential amendment

**PROPERTY OWNER INFORMATION**

Property Owner Name: Mehretu Tekle & Rahel Y. Hailu Telephone: 540-705-0575  
 Street Address: 979 Roberts Court E-Mail: vm7t.1982@gmail.com  
 City: Harrisonburg State: VA Zip: 22802

**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.*

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**

Date Application and Fee Received: 3/27/24 Total Fees Due: \$ 580. paid  
 Received By: THD Application Fee: \$550.00 + \$30.00 per acre

*Letter explaining proposed use and reasons for seeking change in zoning*

**CITY of HARRISONBURG**  
Community Development Office  
Change of Zoning District (Rezoning) Application

DATE: March 26, 2024

Property Address: 979 Roberts Court, Harrisonburg, Virginia

Owner: Mehretu Tekle

I request a change in zoning which will lead to the expansion of the kitchen and living room in my home at 979 Roberts Court in Harrisonburg, Virginia. My four reasons for this request follow:

1. My expanding family. With the recent birth of my child, I now have four children. The living room is now a cramped family space for the family to sit together. Additional space is needed.
2. Expansion of the kitchen will allow for proper preparation of Habesha (East African) foods. The typical Habesha meal involves multiple dishes of food and it is not unusual for mother and the daughter or son to prepare the meals in the kitchen. Expansion of the kitchen will allow additional room for two to prepare meals in the kitchen.
3. Communal eating. Most traditional Ethiopian foods are eaten with the hands and this is done by tearing off a piece of injera (Habesha bread) and using it to pick up morsels of food from the various dishes. Traditional meals with many are eaten from a communal plate about the size of a large pizza pan. The current living room does not allow this method of consumption. With the expansion of the living room, this will happen adhering to the cultural ways of East Africans.
4. Quality of home life. The expansion of the kitchen and living room area will lead to an improved quality of life for the family.

(signed)   
Mehretu Tekle  
540-705-0575

## **Brookside Park Subdivision Master Plan - Amendment**

**April 30, 2024**

To add the following exceptions for tax map parcel 40-B-68.

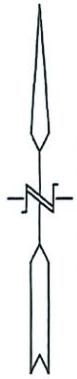
- i. Lot dimensions (minimum)
  - A. Width = 25 ft. @ Setback,
  - B. Depth = 90 ft.
  - C. Area = 3,000 sq. ft.
- ii. Setbacks (minimum):
  - A. Front = 40 ft.
  - B. Side along Suter Street = 10 ft.
  - C. Back = 20 ft.
- iii. House Types: This parcel is not bounded to any House Type.



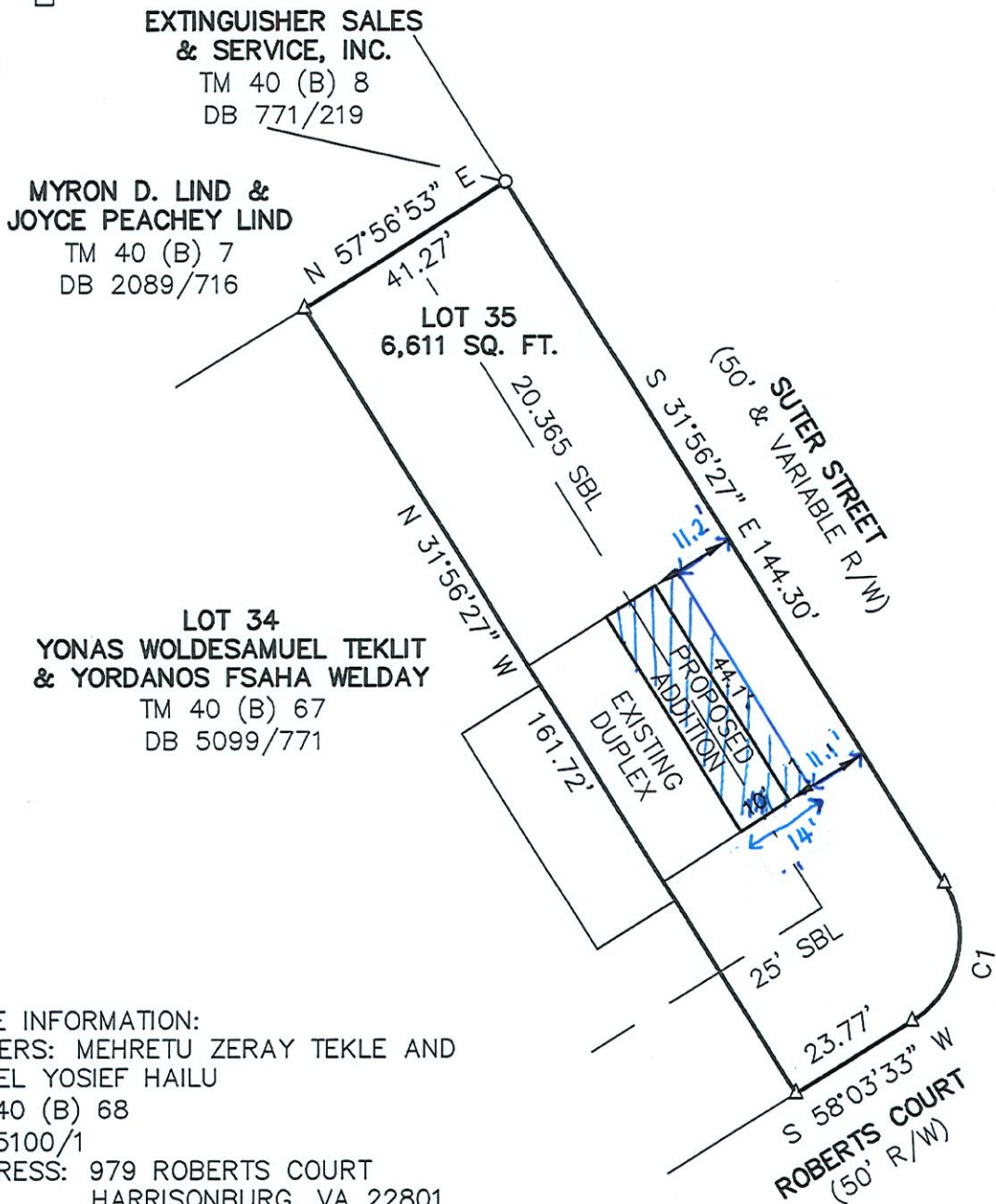
NOVEMBER 30, 2023  
 SCALE: 1"=30'

○ = FOUND IRON PIN  
 △ = POINT

SBL = SETBACK LINE  
 R/W = RIGHT-OF-WAY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17.50'	27.49'	24.75'	S 13°03'33" W	90°00'00"



TITLE INFORMATION:  
 OWNERS: MEHRETU ZERAY TEKLE AND  
 RAHEL YOSIEF HAILU  
 TM 40 (B) 68  
 DB 5100/1  
 ADDRESS: 979 ROBERTS COURT  
 HARRISONBURG, VA 22801  
 SUBDIVISION: BROOKSIDE PARK SUBDIVISION  
 SUBDIVISION DB 3127/517

# PLOT PLAN

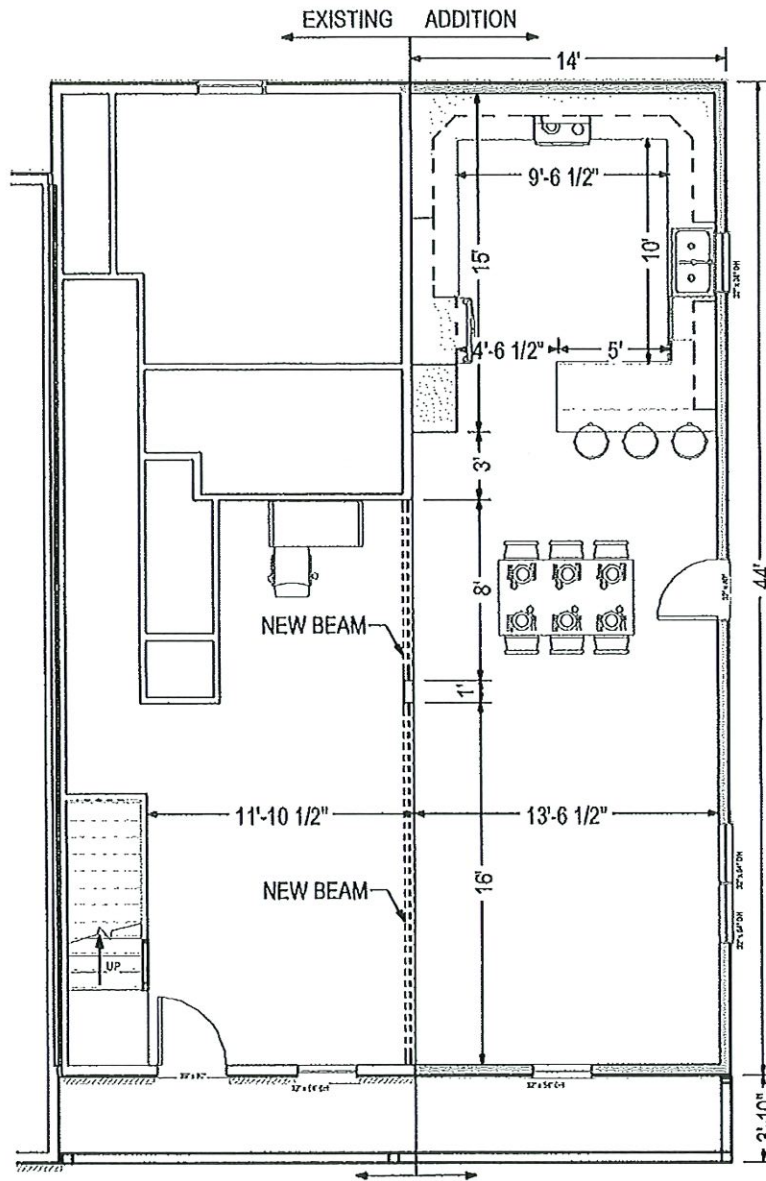
## LOT 35

### BROOKSIDE PARK SUBDIVISION

CITY OF HARRISONBURG, VIRGINIA

**BENNER & ASSOC., INC.**  
 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 110623  
 DRAWING: 110623.dwg  
 CRD: 110623





**FLOOR PLAN**

SCALE: 1/8" = 1'0"

NEW ADDITION: 616 sq. ft.

NEW PORCH: 54 sq. ft.

SHEET:

**1**

SHEET SIZE:

8 1/2" x 11"

DATE:

2/5/2024

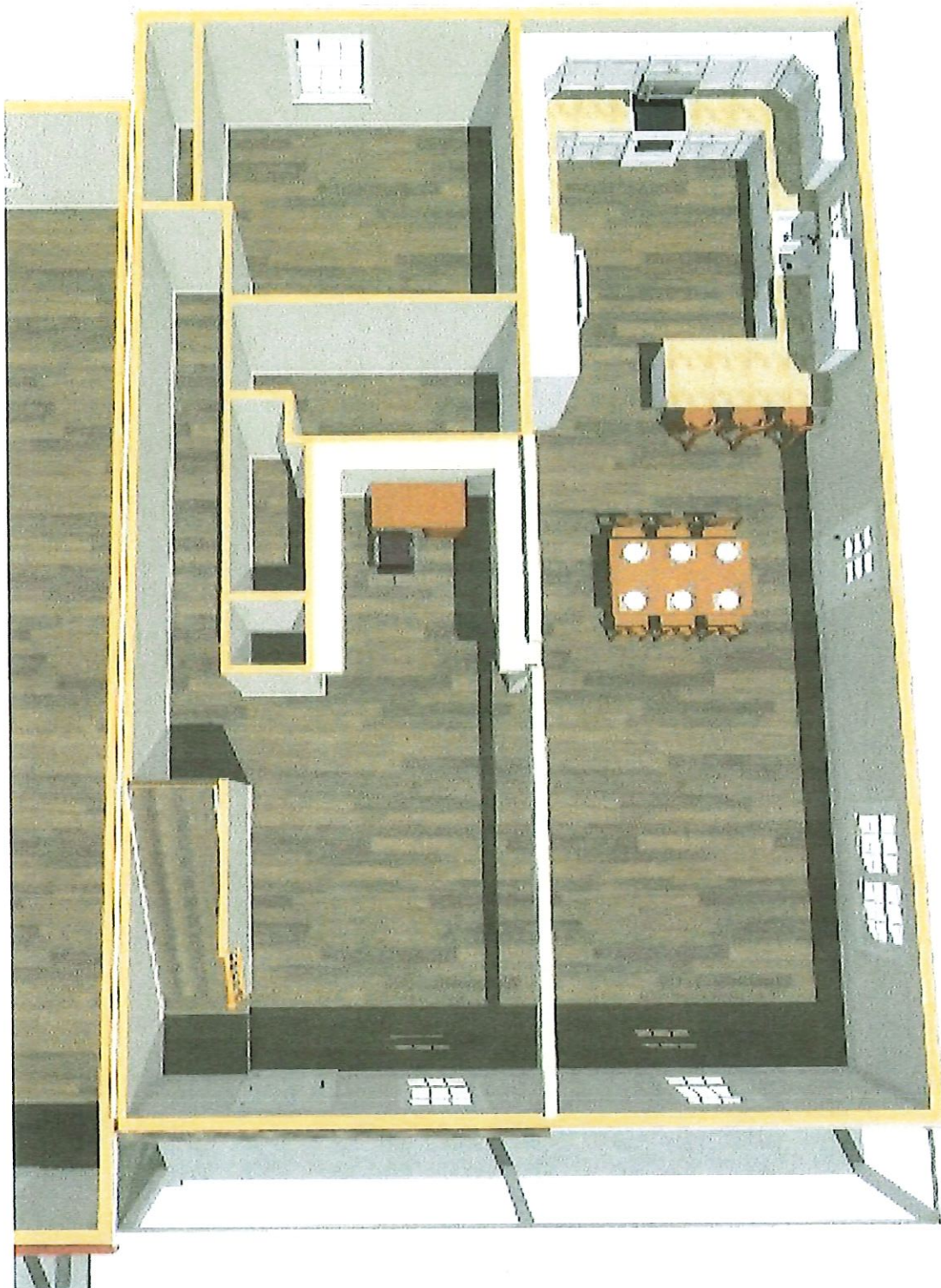
DESIGN OPTION FOR:

**MEHRETU ZERAY TEKLE**

979 ROBERT'S COURT







SHEET:

2

SHEET SIZE:

8½" x 11"

DATE:

2/5/2024

DESIGN OPTION FOR:

**MEHRETU ZERAY TEKLE**

979 ROBERTS COURT

  
**Birky Home Design**  
DRAFTING + BLUEPRINTS  
845.430.6724





SHEET:

3

SHEET SIZE:

8 1/2" x 11"

DATE:

2/5/2024

DESIGN OPTION FOR:

**MEHRETU ZERAY TEKLE**

979 ROBERTS COURT

  
**Birky Home Design**  
DRAWING • BLUEPRINTS  
514.832.6124



We build strength, stability, self-reliance and shelter.

Mehretu Tekle and Rahel Hailu

979 Roberts Ct.

Harrisonburg VA 22802

February 21, 2024

Dear Mehretu and Rahel,

The plans for the addition to your house that you submitted have been reviewed by the Building Committee. You need to be aware that there is a right of way maintained by the City of Harrisonburg along the street and a setback that must be honored. The plat shows that this setback is in the middle of your proposed addition and will not be allowed by the City. You verify this information at the City Planning office.

I am also attaching another copy of the procedure to obtain Central Valley Habitat approval for the project. Please note that in addition to the information that you have provided, you will need to provide who is doing the work, anticipated costs for the project, and how you anticipate paying for the project. Remember that there cannot be any further liens against the house.

After this information is received, I will approach the Board of Directors for a final recommendation.

Laodeng

David Wenger, Executive Director

Central Valley Habitat for Humanity





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:				
<b>Project Information</b>				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No TM  
Comments:

Accepted by: Zeneth Mason Date: 3/27/2024

### Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

**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.