



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

793 N liberty streets
Property Address

~~HRAR# 613353-0004~~ 40-J-6
Tax Map Parcel/ID

10.64
Total Land Area

5,975
acres or (sq.ft.)
(circle)

Existing Zoning District: M-1 General Industrial

Proposed Zoning District: R-8 Small Lot Residential

Existing Comprehensive Plan Designation: Neighborhood Residential

PROPERTY OWNER INFORMATION

María Soniatrejo
Property Owner Name

540830-76-13
Telephone

793 N liberty st
Street Address

Sonia hernando z 772 @
E-Mail
gmail

Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Austin miller
Owner's Representative

540-575-6886
Telephone

793 N liberty st
Street Address

anoelmiller81@gmail
E-Mail

Harrisonburg VA 22802
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.

MA
PROPERTY OWNER

10-20-22
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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

10/25/2022
Date Application and Fee Received

Total Fees Due: \$ 580.00 10-25-22
Application Fee: \$550.00 + \$30.00 per acre

ajj (mej)
Received By

A quien le interese octubre 17 del año 2022 mi nombre es María Sonia Trejo estoy haciendo Carta la razón es quiero construir un porche en la parte trasera de mi casita porque no tengo mucho espacio aquí adentro y también cuando llueve o cae nieve me pone sucia toda la el patio que había anteriormente y se estaba pudriendo la madera porque aquí no hay pavimento Y también quiero más espacio porque cuando viene mi familia mis hijos y mi nieto no hay suficiente espacio porque mi cocina es pequeña para comer todos juntos ahí afuera quiero construir ese porche ya se lo más amplio y también para poner mis zapatos relajarme también en las tardes y estar un poco más cómoda atentamente de antemano muchas gracias

Att María Sonia Trejo

10-18-22





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.

Contact Information				
Consultant Name:	Austin Miller			
Telephone:	anoelmiller81@gmail.com			
E-mail:				
Owner Name:	Maria Hernandez			
Telephone:	540-830-7613			
E-mail:				
Project Information				
Project Name:	793 N Liberty			
Project Address:	793 N Liberty St			
TM #:				
Existing Land Use(s):	Single Family			
Proposed Land Use(s): (if applicable)				
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)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No TM
Comments:

Accepted by: Zenith Mason

Date: 10/19/22

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	Single Family Detached	210	DU	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Single Family Detached	210	DU	1	1	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)					0	0

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.

Tyler A. Blanks

From: sonia hernandez <soniahernandez772@gmail.com>
Sent: Wednesday, October 26, 2022 9:19 PM
To: Tyler A. Blanks
Subject: Note translate in English

WARNING: This email was sent from outside of your organization.

Who

may be interested October 17 of the year 2022 my name is María Sonia Trejo I am doing Carta the reason is I want to build a porch in the back of my little house because I don't have much space in here and also when it rains or snows it makes me all dirty the patio that was there before and the wood was rotting because there is no pavement here And I also want more space because when my family comes, my children and my grandson there is not enough space because my kitchen is small to eat all together out there

I want to build that porch I already know the widest and also to put my shoes relax also in the afternoons and be a little more comfortable sincerely in advance thank you very much

TRASLATED LETTER