



**CITY OF HARRISONBURG**  
**COMMUNITY**  
**DEVELOPMENT**

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

**PROPERTY INFORMATION**

Property Address \_\_\_\_\_ Tax Map Parcel/ID \_\_\_\_\_ Total Land Area \_\_\_\_\_ acres or sq.ft.  
(circle)  
Existing Zoning District: \_\_\_\_\_ Proposed Zoning District: \_\_\_\_\_  
Existing Comprehensive Plan Designation: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Property Owner Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Street Address \_\_\_\_\_ E-Mail \_\_\_\_\_  
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.*

*Jason Burch*

**2025-02-03**

**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 \_\_\_\_\_  
Received By \_\_\_\_\_  
Total Fees Due: \$ \_\_\_\_\_  
Application Fee: \$550.00 + \$30.00 per acre

**Proffer Statement**

In connection with the rezoning request for 13,314.97 square foot site identified as 380 Sunrise Ave. and identified as tax map parcel 023A1 and 2, I hereby proffer that the use and development of the subject site shall be in strict accordance with the conditions set forth in this submission.

More than one dwelling is prohibited.

Jason Burch Jason Burch

Date 2025-02-03

Reason for subdivision:

*The proposed use of the structure is to remain the same as the current use as a single-family residence, owner-occupied. Reason for seeking rezoning: The current structure is non-conforming based on property lines and setbacks. The rezoning allows for the current structure and proposed renovations to be conforming.*

Thank you,

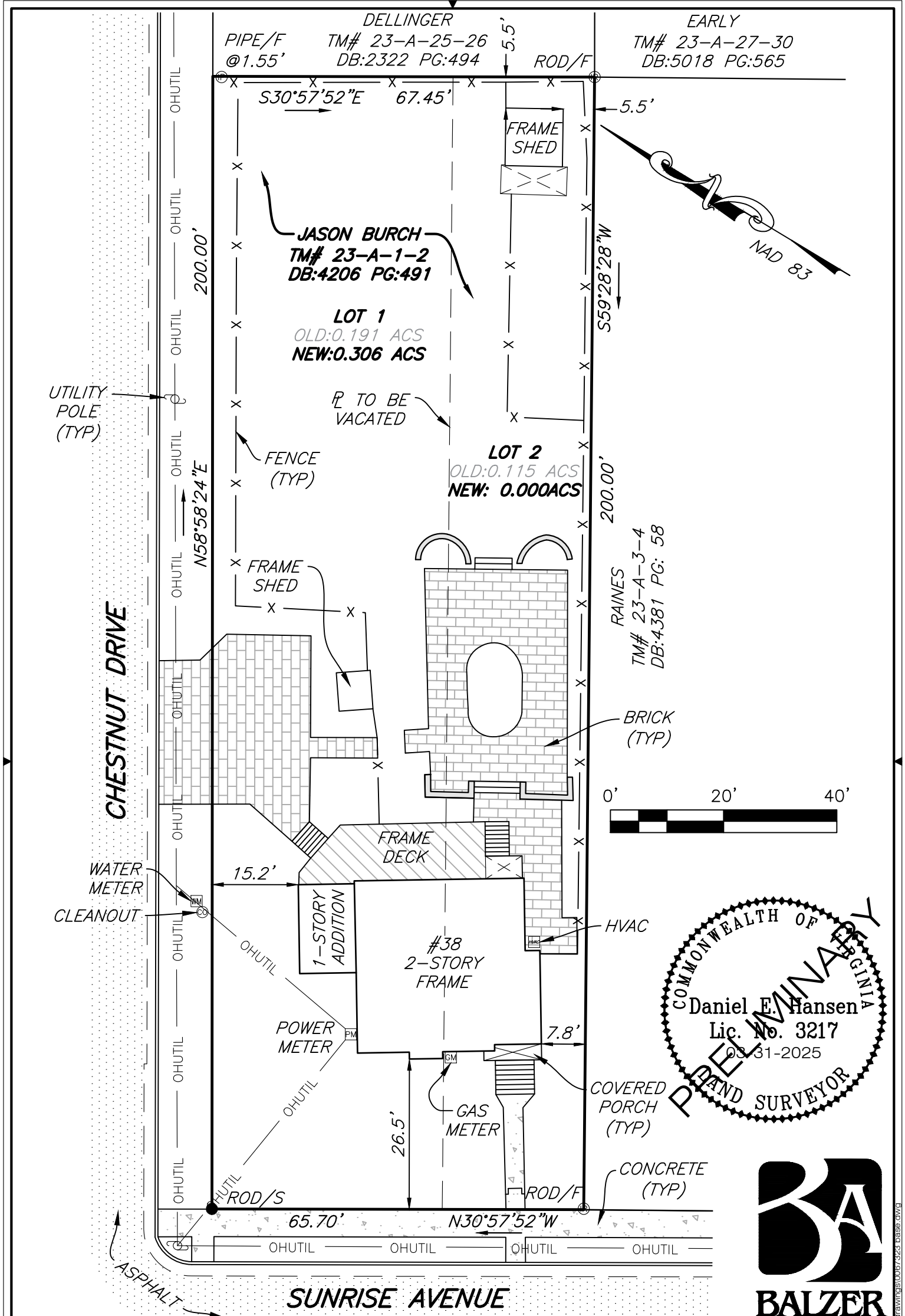


THIS SUBDIVISION KNOWN AS "PLAT SHOWING LOT LINE VACATION BETWEEN LOT 1 AND LOT 2, BLOCK 2, CONRAD REHERD ADDITION" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE \_\_\_\_\_

SHEET 01 OF 02

\\253301353525ms\006732300380\surprise ave\drawings\0067323 base.dwg



**PLAT SHOWING  
LOT LINE VACATION BETWEEN LOT 1 AND LOT 2,  
BLOCK 2, CONRAD REHERD ADDITION**

DATE: 03-31-2025  
SCALE: 1" = 20'  
JOB: R0067323  
DRAWN BY: BSS

CITY OF HAARRISONBURG, VIRGINIA  
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / balzer.cc | westwoodps.com  
SHEET 02 OF 02





Chestnut Dr

Chestnut Dr

ave  
Sunrise Ave

023 A 1 2

380

023 A 3 4

370





PROJECT ADDRESS:  
380 SUNRISE AVENUE  
HARRISONBURG, VA

PROJECT TAX MAP #:  
023 - A - 1 - 2

PRICING SET FOR  
**BURCH ADDITION/REMODEL**

DARREN BIRKY  
HARRISONBURG, VA  
(540) 830-8884



SHEET INDEX:

SHEET SIZE:  
24" x 36"

DATE:  
11/19/2024

SHEET:

**A3**

OF 3





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
380 SUNRISE AVENUE  
HARRISONBURG, VA

PROJECT TAX MAP #:  
023 - A - 1 - 2

PRICING SET FOR  
BURCH ADDITION/REMODEL

DARREN BIRKY  
HARRISONBURG, VA  
(540) 830-8984



SHEET INDEX:

SHEET SIZE:  
24" x 36"

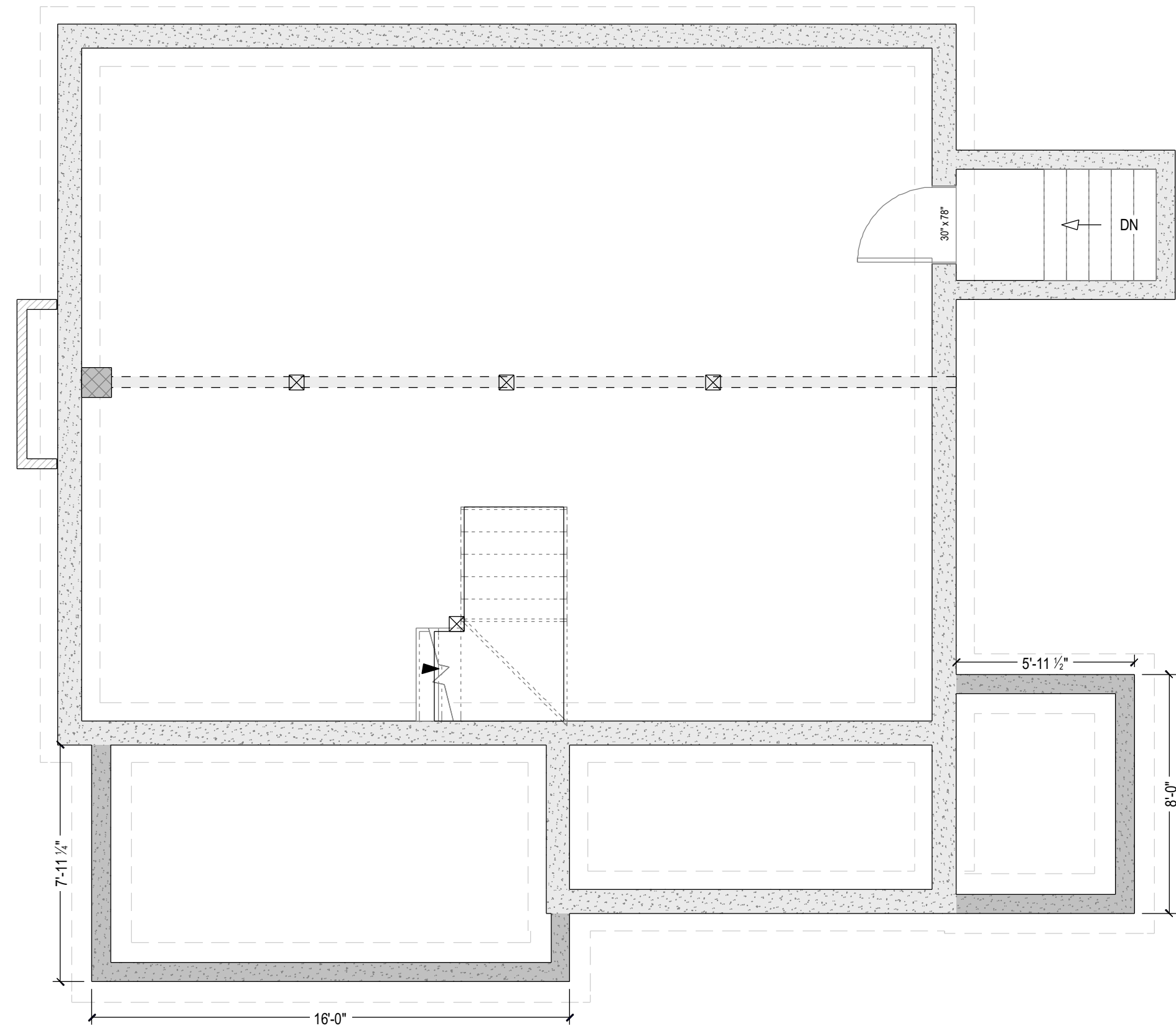
DATE:  
11/19/2024

SHEET:

A2

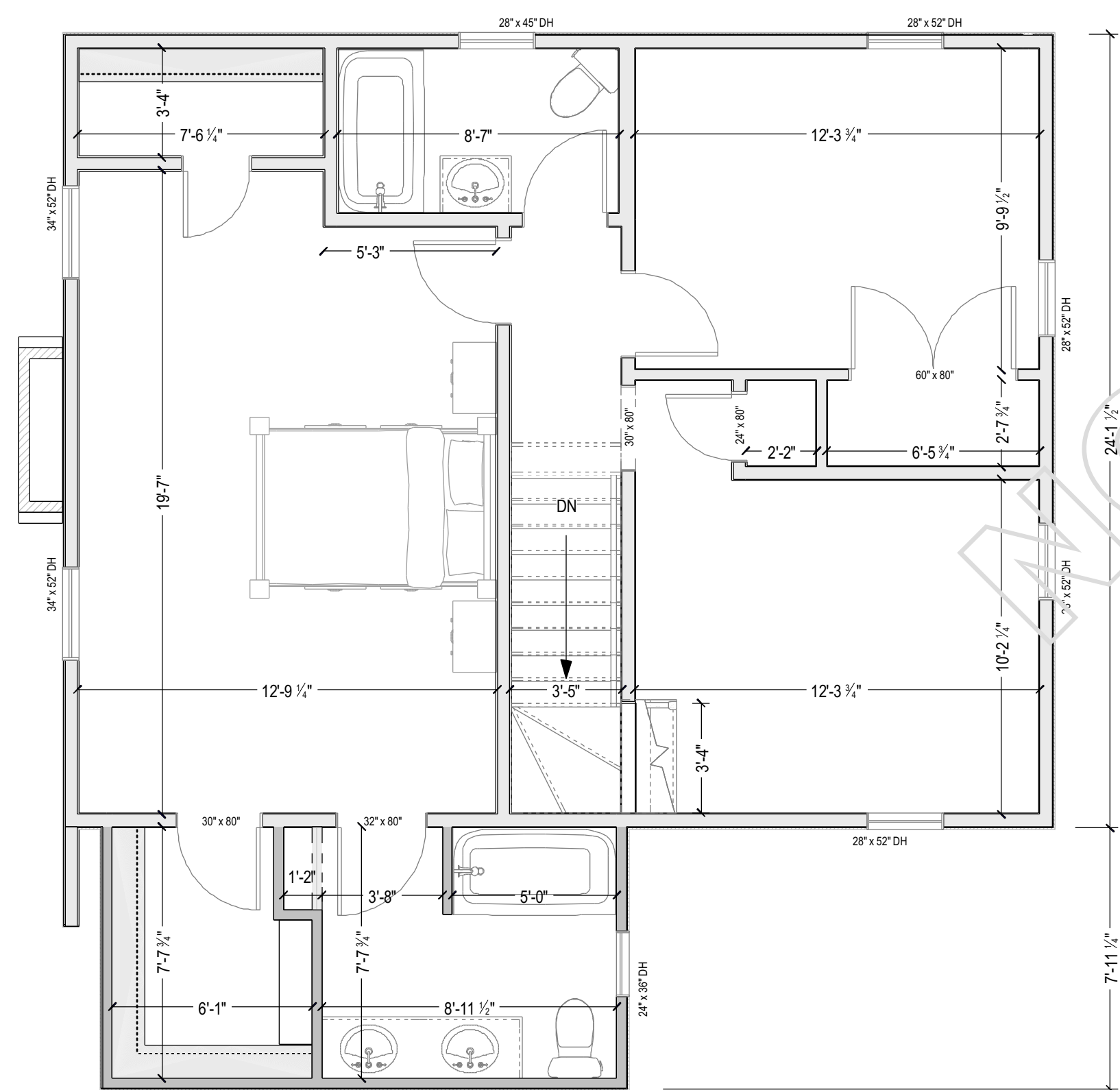
OF 3





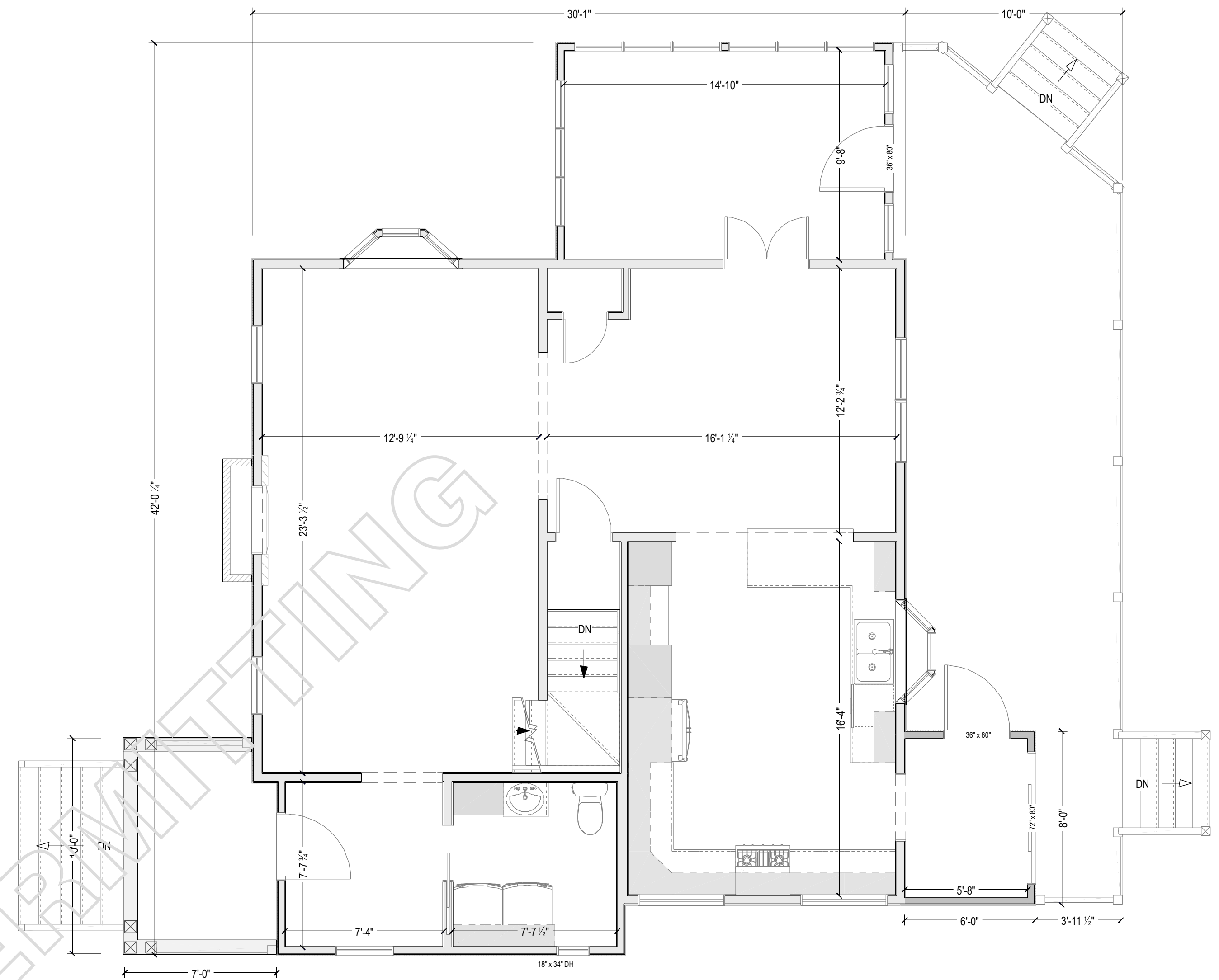
**BASEMENT PLAN**

SCALE: 1/4" = 1'-0"



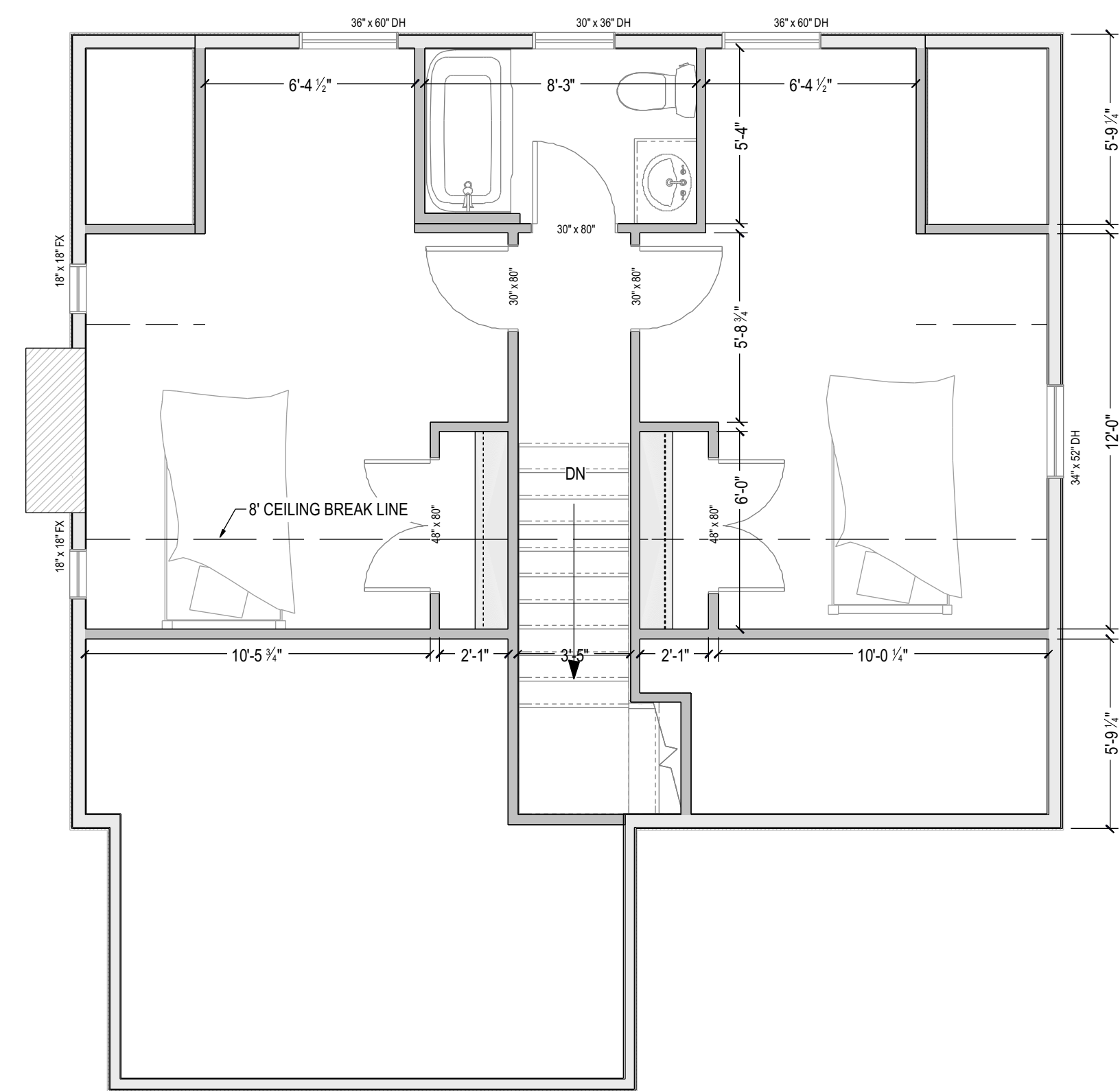
**2nd FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**1st FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**3rd FLOOR PLAN**

SCALE: 1/4" = 1'-0"

PROJECT ADDRESS:  
380 SUNRISE AVENUE  
HARRISONBURG, VA

PROJECT TAX MAP #:  
023 - A - 1 - 2

PRICING SET FOR  
**BURCH ADDITION/REMODEL**

DARREN BIRKY  
HARRISONBURG, VA  
(540) 830-8884  
**Birky Home Design**  
DRAFTING • BLUEPRINTS

SHEET INDEX:

SHEET SIZE:  
24" x 36"

DATE:  
11/19/2024

SHEET:

**A1**

OF 3



City of Harrisonburg, VA  
Department of Public Works

**Determination of Need for a  
Traffic Impact Analysis (TIA)**  
[www.harrisonburgva.gov/traffic-impact-analysis](http://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:	Nick Nesaw		
Telephone:	540-820-3735		
E-mail:	nick.nesaw@amyoder.com		
Owner Name:	Jason Burch		
Telephone:			
E-mail:			
<b>Project Information</b>			
Project Name:	380 Sunrise Avenue		
Project Address:	380 Sunrise Avenue		
TM #:	023-A-1,2		
Existing Land Use(s):	Single Family Residential		
Proposed Land Use(s): (if applicable)	Single Family Residential		
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)	Rezone to R8 to allow an addition to the top level of the house.		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No ☒

Comments:

Accepted by: Zenetta Mason

Date: 12/06/2024



### 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	Dwelling Unit	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					1	1
8	Existing #1	Single Family Detached	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					0	0

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.