



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

Property Address: 130 W Mosby Rd Tax Map: 007 C4 Total Land Area: 0.48 acres or sq.ft. (circle)  
Existing Zoning Classification: R2  
Special Use being requested: Townhomes in R8

**PROPERTY OWNER INFORMATION**

Property Owner Name: Riadh mamund Telephone: 540 246 6340  
Street Address: 140 W Mosby Rd E-Mail: Riadhmamund@yahoo.com  
City: Harrisonburg State: VA Zip: 22801

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative: Bill Moore Telephone: 540-248-3220  
Street Address: 104 Industry Way, suite 102 E-Mail: Wmoore@balzer.cc  
City: Staunton State: VA Zip: 24401

**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: [Signature] DATE: 5/14/2025

**REQUIRED ATTACHMENTS**

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received: 5/14/23 Total Fees Due: \$ 455  
Application Fee: \$425.00 + \$30.00 per acre  
Received By: [Signature]

Rezoning Letter of Intent

Riadh S Mamund  
140 W Mosby Rd, Harrisonburg, VA 22801  
March 15th

City of Harrisonburg  
409 S Main St, Harrisonburg, VA 22801

To Whom It May Concern

This letter is to inform the city of my intention to change the zoning on TBD W Mosby Rd, 0.48 acres, Harrisonburg, VA 22801 from R2 to R8. For the past few years, I have noticed a huge growth in our City and lots of people are moving down to Harrisonburg. What I have also noticed is that the demand for rental properties have gone up but the supply has been very low. My goal with this change of zoning is to be able to build ~~4~~ townhouses on the subject property and provide affordable rental housing. If you have any questions or concern, feel free to contact me at 540-246-6340

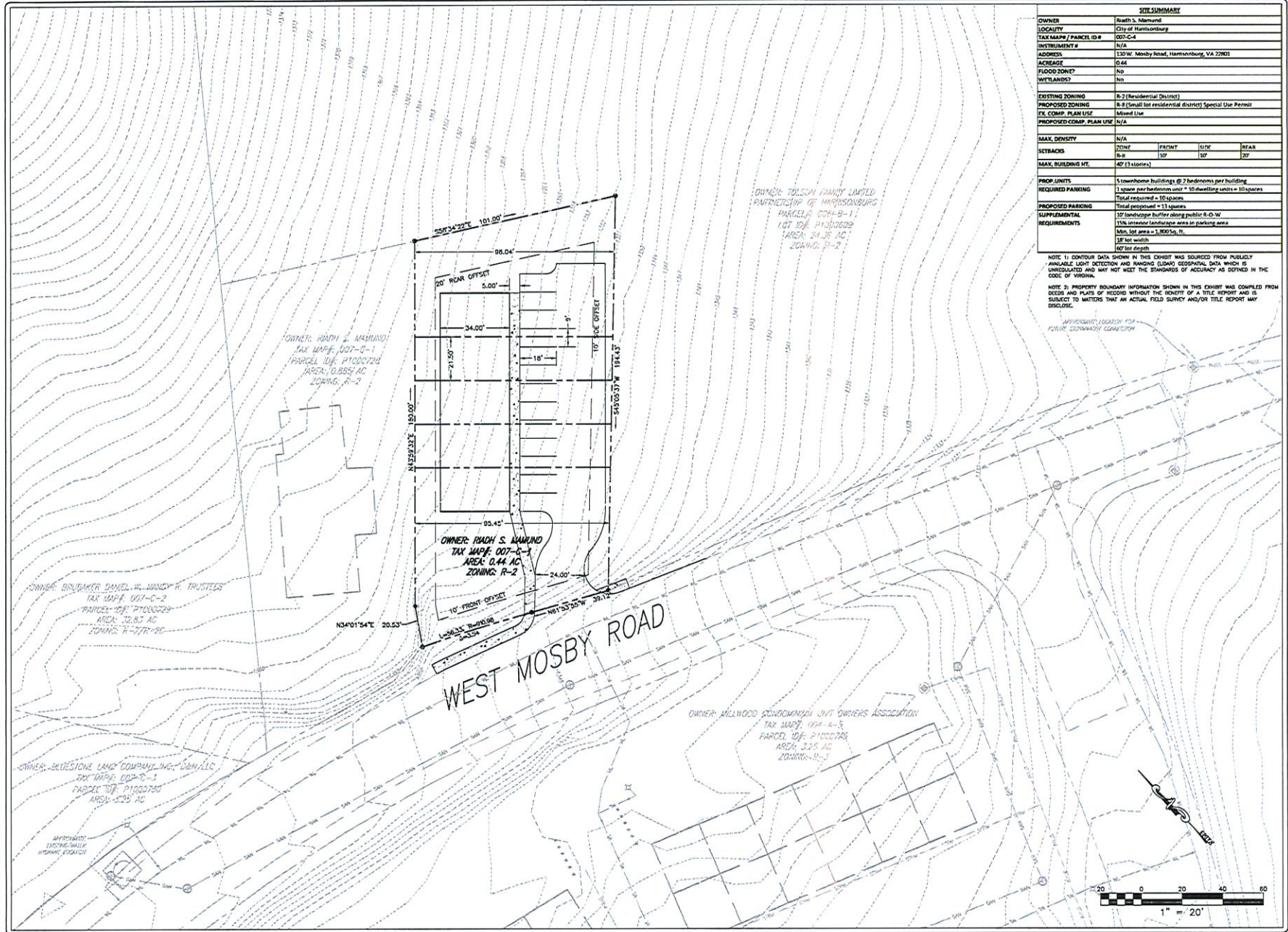
Best Regards,

Riadh S Mamund:

A handwritten signature in black ink, appearing to read 'Riadh S Mamund', is written over a horizontal line. The signature is stylized and cursive.



1:023034/023034.W 1E & 102E F432C43A-002001-C4-04-04-00000 4/25/2011 11:11:14 AM



SITE SUMMARY				
OWNER	Rudith S. Mairand			
LOCALITY	City of Harrisonburg			
TAX MAP# / PARCEL ID#	007-C-4			
INSTRUMENT #	N/A			
ADDRESS	130 W. Mosby Road, Harrisonburg, VA 22801			
ACREAGE	0.44			
FLOOD ZONE?	No			
WETLANDS?	No			
EXISTING ZONING	R-2 (Residential District)			
PROPOSED ZONING	R-8 (Small lot residential district) Special Use Permit			
USE COMPLY PLAN USE	General Use			
PROPOSED COMP. PLAN USE	N/A			
MAX. DENSITY	N/A			
SETBACKS	ZONE	FRONT	SIDE	REAR
	R-8	10'	10'	20'
MAX. BUILDING HT.	40' (3 stories)			
PROP. LIMITS	1 rowhouse buildings @ 2 bedrooms per building			
REQUIRED PARKING	1 space per bedroom unit + 10 dwelling units = 10 spaces Total required = 10 spaces			
PROPOSED PARKING	Total proposed = 13 spaces			
SUPPLEMENTAL REQUIREMENTS	10' landscape buffer along public R-O-W 10% unreserved landscape area in parking area Min. lot area = 1,000 sq. ft. 12' lot width 40' lot depth			

NOTE 1: CONTOUR DATA SHOWN IN THIS EXHIBIT WAS SOURCED FROM PUBLICLY AVAILABLE LIGHT DETECTION AND RANGING (LIDAR) DATA WHICH IS UNREGULATED AND MAY NOT MEET THE STANDARDS OF ACCURACY AS DEFINED IN THE CODE OF VIRGINIA.  
 NOTE 2: PROPERTY BOUNDARY INFORMATION SHOWN IN THIS EXHIBIT WAS COMPILED FROM DEEDS AND PLATS OF RECORD WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO MATTERS THAT AN ACTUAL FIELD SURVEY AND/OR TITLE REPORT MAY DISCLOSE.



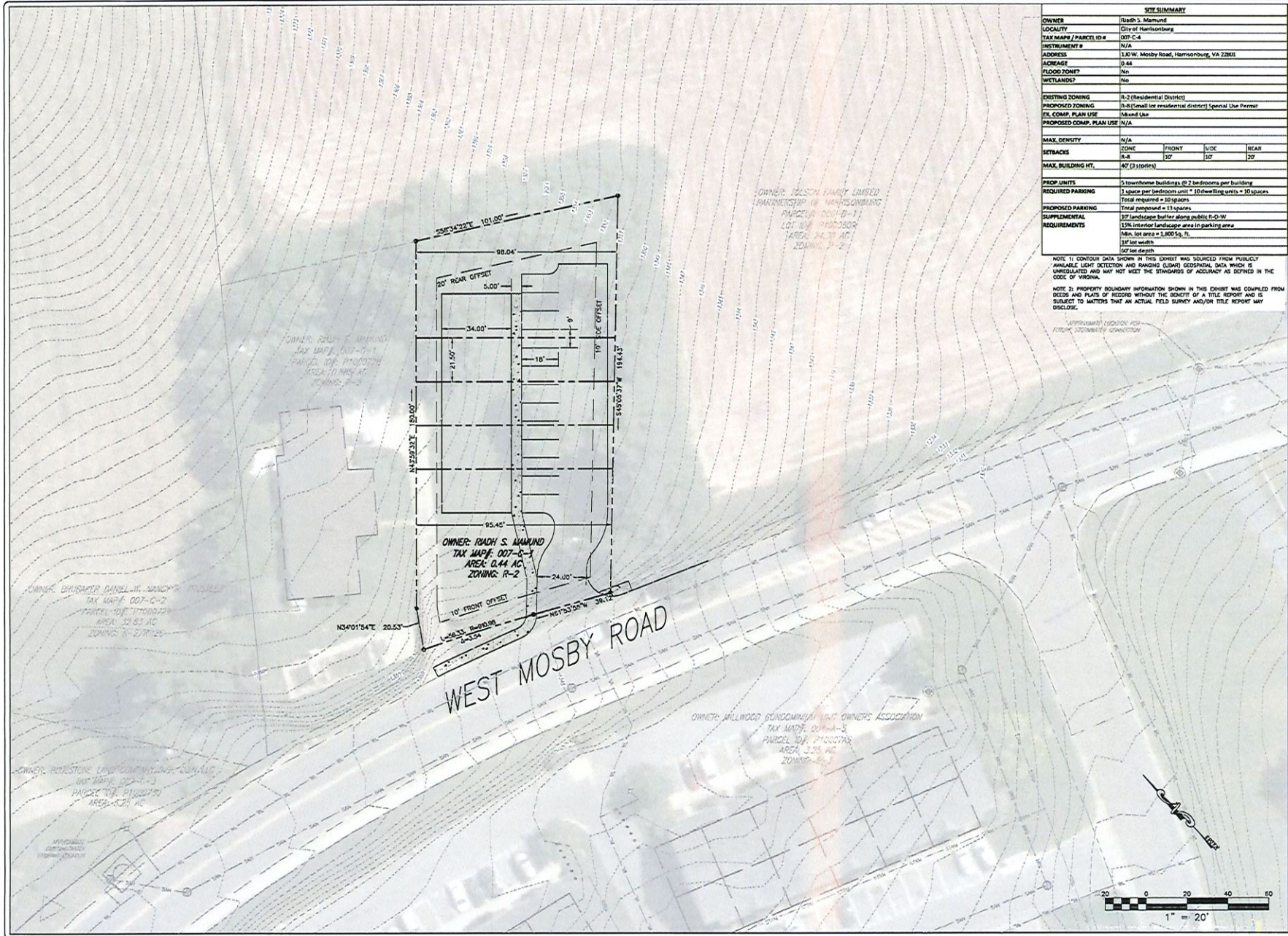
**130 MOSBY ROAD**  
**CONCEPT LAYOUT**  
 1E & 102E F432C43A-002001-C4-04-04-00000

DRAWN BY: YCT  
 CHECKED BY: WGM  
 DATE: 04/27/2013  
 SCALE: 1" = 20'  
 REVISIONS:

**1 OF 1**  
 PROJECT NO. 3420914.00



C:\2025\130 MOSBY RD\130 MOSBY RD\130 MOSBY RD.dwg PLOTTED: 8/23/2025 10:10:58 AM

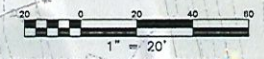


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INSTRUMENT #	N/A			
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ACREAGE	0.44			
FLOOD ZONE?	No			
WETLANDS?	No			
EXISTING ZONING	R-2 (Residential District)			
PROPOSED ZONING	R-8 (Small lot residential district) Special Use Permit			
PL. COMP. PLAN USE	Mixed Use			
PROPOSED COMP. PLAN USE	N/A			
MAX. DENSITY	N/A			
SETBACKS	ZONE	FRONT	SIDE	REAR
	R-8	10'	10'	5'
MAX. BUILDING HT.	40' (3 stories)			
PROP. LIMITS	3 townhome buildings @ 2 bedrooms per building			
REQUIRED PARKING	3 spaces per bedroom unit * 10 dwelling units = 30 spaces Total required = 30 spaces			
PROPOSED PARKING	Total proposed = 11 spaces			
SUPPLEMENTAL REQUIREMENTS	15' landscape buffer along public R.O.W. 15% interior landscape area in parking area Min. lot area = 3,800 Sq. Ft. 18' lot width 60' lot depth			

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APPROXIMATE POSITION FOR  
TYPICAL CONCRETE CURB/STREET



**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley  
Shenandoah Valley  
www.balzer.cc  
104 Industry Way  
Suite 100  
Staunton, VA 24401  
540.248.3229

**130 MOSBY ROAD**  
**CONCEPT LAYOUT**

DRAWN BY: YCT  
DESIGNED BY: WGM  
CHECKED BY: WGM  
DATE: 08/23/2025  
SCALE: 1" = 20'  
REVISIONS:

Ms. Meghan Rupkey  
Planner  
City of Staunton  
409 S Main St  
Harrisonburg, VA 22801

**RE: 130 Mosby Road  
City of Harrisonburg, Virginia**

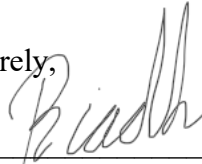
Dear Ms. Meghan:

Riadh S. Mamund, (Property Owner) would like to make the following proffers related to the rezoning of property located along West Mosby Road, identified as Parcel# 007-C-4, comprising about 0.44 total acres in the City of Harrisonburg, Virginia. The property is currently zoned Residential District (R-2). The proposed development is to be attached town-home units. This request is to re-zone the properties to Small Lot Residential District (R-8) zoning with a Special Use Permit to allow lots without street frontage.

The following conditions are made part of the rezoning application:

1. A 5-foot width sidewalk shall be constructed along West Mosby Road frontage including a grass strip. Property shall be dedicated up to 13.5-feet from the existing back of curb-line as depicted in the submitted Concept Layout for public right-of-way. This accommodates a future 6-foot width bike lane (constructed by others), 2-foot width grass strip, 5-foot sidewalk and 0.5' maintenance strip.
2. The Site Entrance shall have a maximum width of 30 feet.

Sincerely,



06/08/2023

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Riadh S. Mamund  
Property Owner





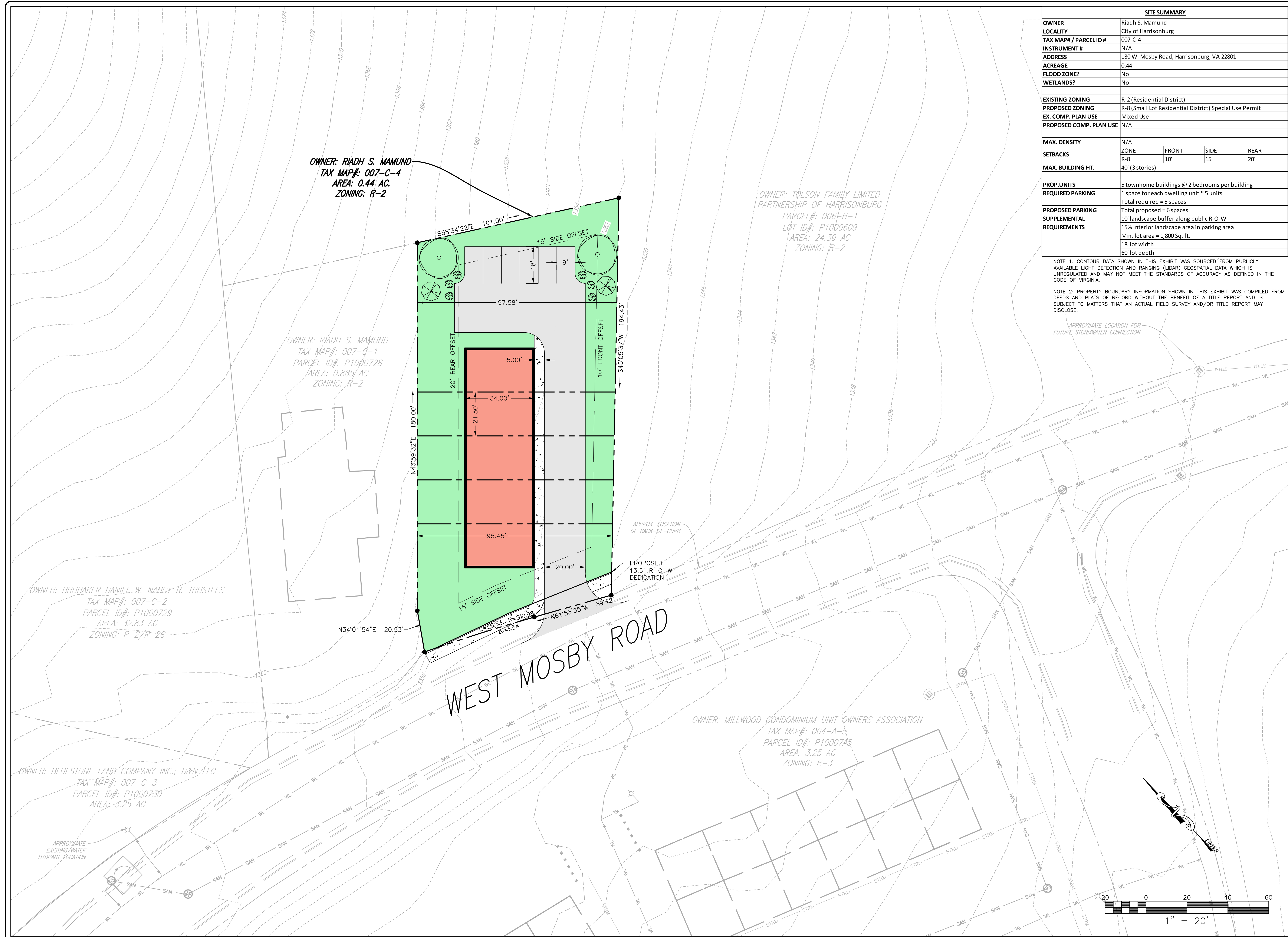
**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley  
Shenandoah Valley  
[www.balzer.cc](http://www.balzer.cc)  
104 Industry Way  
Suite 102  
Staunton, VA 24401  
540.248.3220

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EX. COMP. PLAN USE	Mixed Use		
PROPOSED COMP. PLAN USE	N/A		
MAX. DENSITY	N/A		
SETBACKS	ZONE	FRONT	SIDE
	R-8	10'	15'
MAX. BUILDING HT.	40' (3 stories)		REAR
			20'
PROP. UNITS	5 townhome buildings @ 2 bedrooms per building		
REQUIRED PARKING	1 space for each dwelling unit * 5 units		
	Total required = 5 spaces		
PROPOSED PARKING	Total proposed = 6 spaces		
SUPPLEMENTAL REQUIREMENTS	10' landscape buffer along public R-O-W		
	15% interior landscape area in parking area		
	Min. lot area = 1,800 Sq. ft.		
	18' lot width		
	60' lot depth		

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**130 MOSBY ROAD**

**CONCEPT LAYOUT**

DRAWN BY: YCT  
DESIGNED BY: WSM  
CHECKED BY: WSM  
DATE: 06-06-2023  
SCALE: 1" = 20'  
REVISIONS:

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