



CITY OF HARRISONBURG  
**COMMUNITY  
 DEVELOPMENT**

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

PROPERTY INFORMATION

708 Northfield Ct 32-R-21 ± 4,647 acres or sq.ft.  
 Property Address Tax Map Parcel/ID Total Land Area (circle)  
 Existing Zoning District: R-4 Proposed Zoning District: R-8  
 Existing Comprehensive Plan Designation: Medwm Density Res.

PROPERTY OWNER INFORMATION

Ruth Romero & Teodoro Perez Telephone \_\_\_\_\_  
 Property Owner Name  
708 Northfield Ct E-Mail \_\_\_\_\_  
 Street Address  
Harrisonburg VA \_\_\_\_\_  
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Jose Guadalupe Bartolisa Meza 540-246-2669  
 Owner's Representative Telephone  
708 Northfield Ct Jose meza.1966@966@gmail.com  
 Street Address E-Mail  
Harrisonburg VA \_\_\_\_\_  
 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 Ruth Romero DATE 9-7-23

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

9/7/23 Total Fees Due: \$ 580.  
 Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre  
Ch. P...  
 Received By

261

9-7-2023

To whom it may concern,

The purpose of this letter is to provide further information regarding the proposed rezoning of the property 708 Northfield Ct. from an R4-R8. Our home is a single-family home that sits on Northfield Ct. neighborhood in Harrisonburg. My wife and I have been working on our home this past year, pouring a lot of time and energy and money into renovating our home. As our efforts continue, the next step would be adding a back porch as noted in the attached drawing. The current setback restrictions on the small lot are highly restrictive of any external updates to the home. These setbacks are a hinderance on the Northfield Ct. neighborhood. The proposed porch would extend at the back of the home.

The back porch addition would help extend our life in our old age. This would enhance our way of living and be done tastefully and appear as it were part of original home. Adding the back porch with a roof would help this home stand strong for decades to come. Also the back porch would greatly improve the aesthetic of our home and allow for improved community and socialization between neighbors. The intent is for the property to remain a single-family dwelling. We have taken great efforts in bringing life into this home through our updates. Thank you for your time and consideration in this matter we are very passionate about.

Warm regards,

JOSE Y BAUTISTA MEZA

**Proffer Statement**

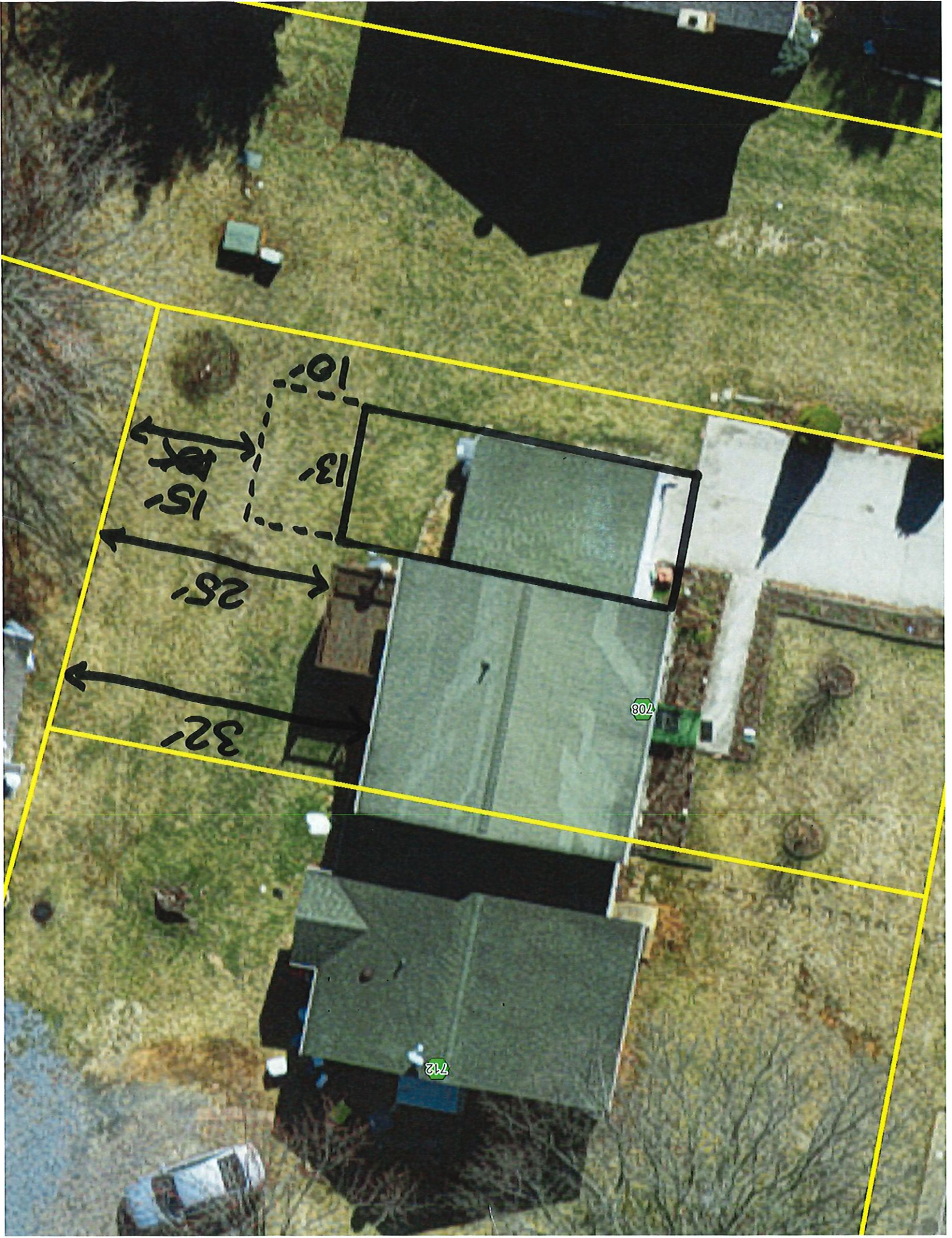
In connection with the rezoning request for the property located at 708 Northfield Court and identified as tax map parcel 32-R-21, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. More than one dwelling is prohibited.
2. The minimum front yard setback along Northfield Court shall be 30 feet.

*Ruth Romero 9-7-23*

Ruth Romero

Date



25'

32'

708

712



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:	Jose Guadalupe Bautatiza Meza
Telephone:	540 246 2669 966
E-mail:	Jose.meza196611@gmail.com
Owner Name:	Romero Ruth Teodoro Perez
Telephone:	
E-mail:	
Project Information	
Project Name:	
Project Address:	708 Northfield Court Harrisonburg, Va. 22801
TM #:	032-R-21
Existing Land Use(s):	Single family housing
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)	Rezone to allow for construction of porch
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

Comments:

Accepted by:   I. Man  

Date:   8/29/23