



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

35 Monroe Street
Property Address

41-M-8
Tax Map Parcel/ID

.16
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: R-2
Proposed Zoning District: R-8

Existing Comprehensive Plan Designation: Neighborhood Residential

PROPERTY OWNER INFORMATION

Elba A Herrera de Ojeda - Jose M Gutierrez
Property Owner Name

540-816 9401 540 282 16-13
Telephone

35 Monroe St Harrisonburg 22802
Street Address

elba Herrera 32 @ gimeo.com
E-Mail

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

3-7-2024
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

3/7/24
Date Application and Fee Received

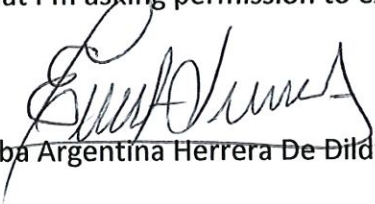
Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre

Received By

03/06/2024

To whom it may concern,

My name is Elba Argentina Herrera De Dildy and reside at 35 Monroe St, Apt A, Harrisonburg, VA, 22802. Reason of this letter is to ask permission to the City of Harrisonburg to extend my home in the back. I have my daughters coming from Honduras and ill like for my family to be comfortable. I was told from the city of Harrisonburg I can extend the home only by 15x30 in the back of the home. If I can do a little extra we would really appreciate it. I want to be clear that I'm asking permission to extend by two levels in the back of the home.



Elba Argentina Herrera De Dildy





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:				
Telephone:				
E-mail:				
Owner Name:	Elba Herrera and Jose Hernandez			
Telephone:	540-816-9401			
E-mail:	elbaherrera32@gmail.com			
Project Information				
Project Name:				
Project Address:	35 Monroe Street			
TM #:	4-M-8			
Existing Land Use(s):	Duplex			
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)	The applicant would like to rezone the property to R-8 to be able to build a 15x30 two story addition			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	1			
PM Peak Hour Trips:	1			

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenithy Mason

Date: 3/8/2024

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 Attached	215	Dwelling Unit	4	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	2
8	Existing #1	Single Family Attached	215	Dwelling	2	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)					1	1

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.