

Date Application Received: 10/1/2015

Total Paid: \$405.00 *AB*

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Edwin Joya
Street Address: 960 Confederacy Dr. Email: edwinautosales@gmail.com
City/State/Zip: Penn Laird VA 22846
Telephone (work): 540-437-0017 (home or cellular): 540-560-2640 (fax): 540-564-0017

Section 2: Owner's Representative Information

Name: Same
Street Address: _____ Email: _____
City/State/Zip: _____
Telephone (work): _____ (home or cellular): _____ (fax): _____

Section 3: Description of Property

Location (street address): 707 North Main St
Tax Map Number: Sheet: 40 Block: T Lot: 9 Total Land Area (acres or square feet): 7449
Existing Zoning District: R2 Proposed Zoning District *: M1 *(Per GIS 7,461 sq ft) AB*
Existing Comprehensive Plan Designation: Commercial

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No _____

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No _____


If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: _____
East: _____
South: _____
West: _____

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: 
Property Owner

See Back for Items Required for Submission



566 East Market Street · (540) 432-9555 · (540) 434-7604 fax · www.BlackwellEngineering.com

September 23, 2015

Written on behalf of: Edwin Joya

Re: Description of Proposed Use for 707 N. Main St. (TM: 40-T-9)

Harrisonburg City,

Currently Tax Map # 40-T-9 is zoned R-2 and I am wishing to rezone it to M-1 to better align itself with the surrounding properties.

I will leave the current residential structure located at 707 N. Main St.; however, it will be used as a storage unit for my property and will not be used for residential use. I fully understand that once my property is rezoned to M-1 the "home" at 707 N. Main St. can not be used for residential purposes.

My desire is to:

1. Rezone the property on 707 N. Main St. from R-2 to M-1.
2. Vacate the property line between 707 N. Main St. and 705 N. Main St. (of which I am also the owner).
3. After vacating the property line I would like to construct a two or three bay automobile garage and office area. The garage bays will be to service the vehicles for my business, and the office space will replace the current office space I am occupying on 705 N. Main St.

I am aware of the setbacks required from the adjacent properties and the garage\office I want to build will safely fit well within those boundaries once it is rezoned to M-1.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Clark', is written over a horizontal line.

Jon Clark-

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801



60 2010 00018569

Instrument Number: 2010-00018569

As

Recorded On: July 09, 2010

Deed of Bargain & Sale

Parties: SHIFFLETT GEORGE E

To

JOYA EDWIN E

Recorded By: WEST VIEW TITLE AGENCY INC

Num Of Pages: 4

Comment: PARCEL HBURG

**** Examined and Charged as Follows: ****

Deed of Bargain & Sale	6.50	10 or Fewer Pages	14.50	Deed Processing Fee	20.00
Transfer Fee City	1.00				
Recording Charge:	42.00				
		Consideration Amount	RS#/CS#		
Transfer Tax Grantee	897.33	269,200.00		State Grantor Tax	0.00 214 Grantee City Tax 224.33
				State Grantee Tax	673.00 220 Grantor County 0.00
				213 Grantee County Ta:	0.00 223 Grantor City 0.00
Transfer Tax Grantor	269.50	269,200.00		State Grantor Tax	134.75 214 Grantee City Tax 0.00
				State Grantee Tax	0.00 220 Grantor County 0.00
				213 Grantee County Ta:	0.00 223 Grantor City 134.75
Tax Charge:	1,166.83				

Purchase price \$263,000.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For ROCKINGHAM COUNTY, VA

File Information:

Document Number: 2010-00018569
 Receipt Number: 174823
 Recorded Date/Time: July 09, 2010 03:33:30P
 Book-Vol/Pg: Bk-OR VI-3730 Pg-296
 Cashier / Station: A Pittman / Cash Station 3

Record and Return To:

WEST VIEW TITLE AGENCY INC
 C/O CHRISTOPHER A JONES
 370 NEFF AVE SUITE VA
 HARRISONBURG VA 22801



THE STATE OF VIRGINIA }
 COUNTY OF ROCKINGHAM }

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.

Chaz W. Evans-Haywood
 Clerk of Court
 ROCKINGHAM COUNTY, VIRGINIA

VE&Z
Doc Bk Vol Page of Pgs
00018569 OR 3730 296 4
Jul 09, 2010

Please Return this Document to:
West View Title Agency, Inc.
370 Neff Avenue, Suite V
Harrisonburg, Virginia 22801

D E E D

THIS DEED made this 6th day of July, 2010 by and between George E. SHIFFLETT, Grantor, and Edwin E. JOYA, Grantee.

For the sum of TEN DOLLARS (\$10.00) and other consideration, of which Grantor acknowledges receipt prior to the delivery of this Deed, George E. Shifflett, Grantor, grants and conveys with General Warranty and English Covenants of title, subject to easements and restrictions of record, the following described real estate located in the City of Harrisonburg, Virginia to Edwin E. Joya, Grantee:

PARCEL ONE: All that certain tract or parcel of land, together with any improvements thereon and all rights, privileges, easements, appurtenances, and rights-of-way thereunto belonging or in anywise appertaining, situate on the northeastern side of West Washington Street in the City of Harrisonburg, Virginia, and more particularly described by the following metes and bounds description:

Beginning at the northeastern corner of Washington Street and the Valley Turnpike or North Main Street, and thence with the line of Washington Street N 62 2/8 W 215 feet to the east bank of Black's Run, and along the bank of the same, N 34 1/4 E 97.5 feet to a stake, thence along the line of Everette Snyder S 50 3/8 E 152.5 feet to a post near a thorny locust, thence S 28 3/4 E 89.5 feet to a fence post on line of Valley Pike (U.S. Highway No. 11) and along the west line of same S 61 3/8 W 26.8 feet to the beginning, containing 59.6 poles.

LESS AND EXCEPT, HOWEVER, all that certain tract or parcel of land containing 5,436 square feet, conveyed by Russell P. Eagle and Frances C. Eagle, husband and wife, by deed dated July 21, 1960, to Glendon R. Spitzer, which deed is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 280, page 301.

Tax Map # 40 T 7, 40 T 8, 40 T 8A and 40 T 9

This instrument was prepared by:
David W. Earman, Attorney at Law
57 S. Main Street, Suite 206, Harrisonburg, Virginia 22801
Tel (540) 434-7306 Fax (540) 434-1411

PARCEL TWO: All those two (2) certain tracts or parcels of land, together with any improvements thereon and all rights, privileges, easements, appurtenances, and rights-of-way thereunto belonging or in anywise appertaining, situate in the City of Harrisonburg, Virginia, and described as follows:

TRACT ONE: All that certain lot or parcel of land situate on the west side of North Main Street, and described by a survey made by A. R. Myers, S.R.C. on May 24, 1933, as follows:

Beginning at a notch cut in the pavement in the northwest line of North Main Street, A. V. Lawson's corner, said notch being 26 feet from the intersection of the north line of West Washington Street with the northwest line of North Main Street; thence, with Lawson's line, N. 28 W. 89.5 feet to an iron pin; N. 51 3/4 W. 152.5 feet to an iron pin on the east bank of Black's Run, Lawson and George W. Webster's corner; thence, with Webster's lines, N. 27 E. 17 feet to an iron pin; N. 55 3/4 E. 85.4 feet, to an iron pin at the intersection of the south line of a 12 foot alley and the east line of a 12 foot alley, Webster and Frank Melhorn's corner; thence, with Melhorn's lines, S. 28 3/4 E. 250 feet, to a notch cut in the pavement in the northwest line of the street, Melhorn's corner; and thence, with the line of said Street, S. 62 W. 42 feet to the beginning.

TRACT TWO: All that certain tract or parcel of land situate north of West Washington Street, and bounded and described as follows:

Beginning at a point in a rock fence, a corner of Fultz and Webster; thence, by a new line through the lot northwestward 56 feet crossing the creek, to a rock on the right bank of same; thence, northeastward 65 feet, re-crossing creek, to a 12 foot alley; thence, with the south line of said alley, eastward 35 feet to a proposed 20 foot street; and, thence with same, southward to the beginning.

LESS AND EXCEPT, HOWEVER, from Parcels One and Two above, 1,449 square feet, more or less, for improvements to Washington Street conveyed by Certificate dated July 15, 1994, to the City of Harrisonburg, recorded in the aforesaid Clerk's Office in Deed Book 1291, page 343.

PARCEL THREE: All that certain tract or parcel of land, together with any improvements thereon and all rights, privileges, easements, appurtenances, and rights-of-way thereunto belonging or in anywise appertaining, situate and fronting thirty feet (30') on the west side of North Main Street in the City of Harrisonburg, Virginia, said lot extending westward therefrom by parallel lines a distance of 250 feet, and being the northern half of Lot No. Two (2) as shown on the plat and plan of PRICE AND SHUNK ADDITION to the City of Harrisonburg, which plat is recorded in the Clerk's Office of Rockingham County, Virginia, in Hustings Court Deed Book No.1, at page 45.

This instrument was prepared by:
David W. Earman, Attorney at Law
57 S. Main Street, Suite 206, Harrisonburg, Virginia 22801
Tel (540) 434-7306 Fax (540) 434-1411

The above described property is a portion of the real estate conveyed to the Grantor herein by deed dated the 14th day of May 2010 from David W. Earman, Substitute Trustee, which deed is of record in the Clerk's Office of the Circuit Court of Rockingham County in Deed Book 3706 at page 433, reference to which is made for derivation of title to the property conveyed herein.

WITNESS the following signature and seal.

x. George E. Shifflett (SEAL)
George E. Shifflett, Grantor

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 9th day of July, 2010, by George E. Shifflett, Grantor.

My commission expires: November 30, 2013

Angela Renee Schrimsher
Notary Public

MAIL TO: 679 Stonewall Dr.
Harrisonburg, VA 22801

Angela Renee Schrimsher
Notary of Public
Commonwealth of Virginia
Registration # 329797
My Commission Expires 11/30/2013

This instrument was prepared by:
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