

**Alison Banks**

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**Subject:** FW: VMRC Master Plan Amendment -1550,1552 College Ave. and 1543 Park Rd

**From:** Duane Swartley <[Duane.Swartley@klinemay.com](mailto:Duane.Swartley@klinemay.com)>  
**Sent:** Monday, January 11, 2021 3:43 PM  
**To:** Thanh Dang <[Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov)>  
**Subject:** VMRC Master Plan Amendment -1550,1552 College Ave. and 1543 Park Rd

**WARNING: This email was sent from outside of your organization.**

Thanh Dang,

I am supportive of allowing VMRC to build on the properties of 1550, 1552 College Ave. and 1543 Park Rd as long as they are single family units or duplexes similar to the ones they built on west side of Park Rd and along Shank Drive.

However, I request that you do NOT grant the front setbacks for units adjoining College Ave, Shank Dr. and Park Rd. to be reduced to be less than **25 ft.**(a reduction from the required 30 ft). Their request was originally to be reduced to 20 ft. and I believe that they now are requesting that they be further reduced to 10 ft. This will destroy the nature of the surrounding neighborhood and make it seem more institutional than residential. Also, it will reduce the sight distances at the intersections of those 3 streets to a dangerous level. With parked cars, walkers and bikers, it can already be a challenge to navigate the streets of Park View.

Thanks for considering these concerns as you review their request.

Duane

Duane Swartley

Cell: 540-810-0034

Email: [Duane.Swartley@KlineMay.com](mailto:Duane.Swartley@KlineMay.com)

1546 Hillcrest Dr.

Harrisonburg, VA 22802

## Alison Banks

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**From:** jlwenger@aol.com  
**Sent:** Friday, February 5, 2021 12:01 PM  
**To:** Alison Banks  
**Subject:** VMRC Zoning request, Park and College lots in Park View

### **WARNING: This email was sent from outside of your organization.**

Hello Alison Banks, and Hello to the Harrisburg Planning Commission

We are J Lowell Wenger and Janet J Wenger, and I (Lowell) am a retired real estate agent living here in Park View on Hillcrest Drive. We consider ourselves friends of VMRC, are on the list to move there some day, and appreciate them as good neighbors. We are glad to see them expanding to these lots, and expect them to build attractive buildings.

However, the relief from setback restrictions that they are asking for is very concerning for us and other neighbors. We understand they are asking for a 10' setback from the street and 5' on sidelines. We know that just because they asked for this does not mean they would plan at this point to build that close to the street and to neighbors, but it could happen.

A building 10 feet from the road would obstruct the view for neighbors who are at the present 30 ft setback, and would be dangerous sight problem for backing out of driveways, and would probably devalue the houses nearby because of it. Also, it would be a traffic hazard at that corner with streets that often have walkers and children because of sight obstruction. So we ask that this change does not pass in its present form.

If the relief were changed to 20 or 25 feet from a street, 10' side lines adjacent to other owners, and 5' sidelines adjacent to other property owned by VMRC, we would have no objections.

We hope this can be worked out in a way that is good for VMRC and for the rest of the community.

If you want additional comment, we can be reached at 540-908-6356 and at [jlwenger@aol.com](mailto:jlwenger@aol.com).

Thanks for your consideration.

Janet and Lowell Wenger

## Alison Banks

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**From:** brasil8184@gmail.com  
**Sent:** Monday, February 8, 2021 8:58 AM  
**To:** Alison Banks; Thanh Dang  
**Subject:** VMRC Rezoning

**WARNING: This email was sent from outside of your organization.**

Alison Banks, Senior Planner  
Thanh Dang, Assistant Director

I am the property owner of our home one street west of College Avenue. I appreciate VMRC being a great neighbor in our community and the great services they provide in the community.

However I have a concern of a trend that will be setting on College Ave. I understand VMRC is asking for a 10' setback from the street and 5' on sidelines. A building 10 feet from the road would obstruct the view for neighbors who are at the present 30 ft setback, and would be traffic hazard entrance/exits out of driveways. This may devalue homes because of the hazard. College Avenue has a high capacity of walkers – many folks come in from out of town to make the “College Loop” .

I would hope that this change doesn't pass.

I propose a concession: change the relief to 20 or 25 feet from a street, 10' side lines adjacent to other owners, and 5' sidelines adjacent to other property owned by VMRC.

Thank you for taking my concern under consideration.

Kevin King  
1550 Hillcrest Dr  
Harrisonburg, VA

To Members of the Planning Commission and City Council

We live at 1570 College Ave and are concerned about the variance request by VMRC for a 10 ft. setback at 1550 College Ave. A 10 ft setback means that a building will be 20 ft closer to College Ave.

When we back out of our drive we need to look not only for cars on College Ave but also cars coming up Shank Drive from Park Road and turning right onto College Ave. With the current house at a 30 ft setback we can see cars turning right onto College Ave sooner than if the building would be 20 ft closer to College Ave. Even with the 30 ft setback we need to watch carefully or a car can get to us quickly. A building at a 10 ft setback will give us less time to see an approaching car both on College Ave and Shank Drive making this a traffic hazard.

A building sticking out 20 ft. farther than all the other buildings along the street will look very odd and destroy the present appearance along this residential street.

For these reasons we ask that the requested variance of a 10 ft setback on College Ave be denied.

Wilmer & Mary Louise Lehman

## Alison Banks

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**From:** Justin King <king.justin22@gmail.com>  
**Sent:** Tuesday, February 9, 2021 7:46 PM  
**To:** Thanh Dang; Alison Banks  
**Subject:** Concern Regarding VMRC Rezoning/Master Plan Amendment

### **WARNING: This email was sent from outside of your organization.**

Hello Alison Banks, Senior Planner, Thang Dang, Assistant Director, and the Harrisonburg Planning Commission:

My wife and I purchased our current property at 1560 College Avenue in 2015 excited about the surrounding neighborhood, particularly appreciating the quiet neighborhood with many people enjoying walks, homes set back from the road in an organized and consistent manner, and mature trees. However, we would like to address our concerns prior to the 2/10/21 meeting.

#### **Regarding the proposed 10' setback from street and 5' setback from adjacent property:**

As the property owners of 1560 College Ave, we are concerned that the rezoning with 10' setbacks from the street and 5' on the sidelines is unreasonable. A home that is set back 10' from the street would negatively impact the view from our front porch, yard, and windows, while significantly decreasing privacy. Furthermore, the house would stick out from the neighborhood of homes not only because it is new construction, but because no other house on College Avenue would have a similar setback. The visibility of the street from the driveway could create potential traffic concerns pulling in and out of the driveway, as well as restricting the sightlines up and down College Ave from Shank Drive while sitting at the stop sign.

As a property owner who is the only directly adjacent property owner (that is not already owned by VMRC), we feel as though being able to build 5' from our property on adjacent property lines will decrease the privacy and yard space between our homes, and could negatively impact our home value since it will be surrounded on three sides by a retirement community.

Replacing a single family home built in the late 1960s/early 70s (like the surrounding houses) with a much larger duplex is a noticeable change for the neighborhood. But even more noticable, is the fact that VMRC is now going to "debut" on College Ave. If this is the inevitable change, we would plead that the property be constructed in a way so as not to negatively impact our home value, sight lines from front yard and driveway and privacy.

While VMRC is an important and respected member of our community, I would hope that the Harrisonburg Planning Commission would be able to find a way forward that doesn't negatively impact its neighbors.

If the relief were changed to 25 feet from the street, 10' side lines adjacent to other owners, and 5' sidelines from other property owned by VMRC, we would have no objections.

Thank you for your time and consideration,  
Justin and Heidi King