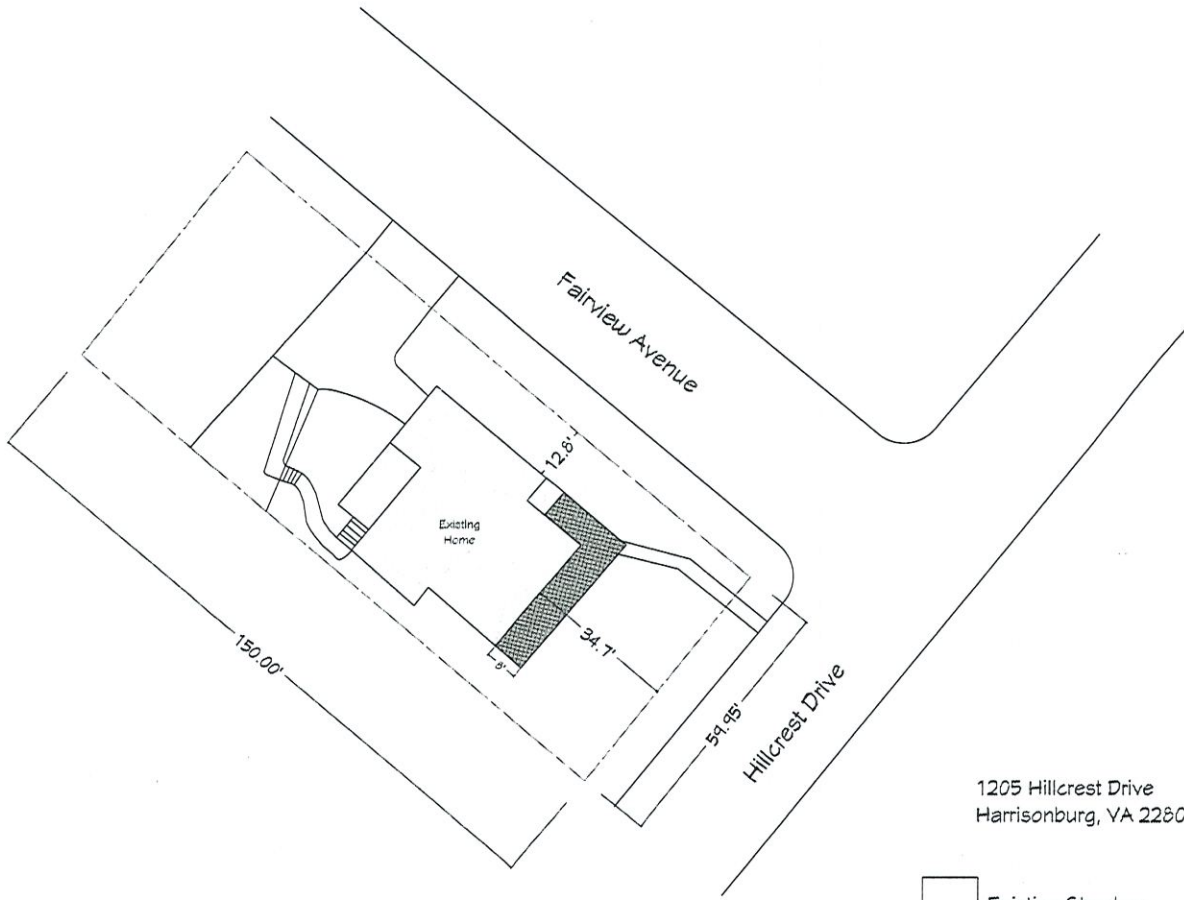






CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION			
1205 Hillcrest Dr.	18-Q-1	8712	acres or sq.ft. (circle)
Property Address	Tax Map Parcel/ID	Total Land Area	
Existing Zoning District: <u>R-1</u>	Proposed Zoning District: <u>R-8</u>		
Existing Comprehensive Plan Designation: <u>Low Density Residential</u>			
PROPERTY OWNER INFORMATION			
Mark and Andrea Williams		678-429-4920	
Property Owner Name		Telephone	
1205 Hillcrest Dr.		mdwilli8@sentara.com	
Street Address		E-Mail	
Harrisonburg	VA	22801	
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
Owner's Representative		Telephone	
Street Address		E-Mail	
City	State	Zip	
CERTIFICATION			
<p><i>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.</i></p>			
Mark D. Williams		7-6-2023	
PROPERTY OWNER		DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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			
Date Application and Fee Received		Total Fees Due: \$ _____ Application Fee: \$550.00 + \$30.00 per acre	
Received By _____			



1205 Hillcrest Drive
Harrisonburg, VA 22801

-  Existing Structure
-  Proposed Covered Porch



Mint Construction
3211 Peoples Drive
Suite 140
Harrisonburg, VA 22801
matt@mintconstructionva.com

Project Name: williams Site_porch
Address: 1205 Hillcrest Drive
Harrisonburg, VA 22801
mintconstructionva.com 540-478-4291

REV DATE:	7
	7
	7
DATE:	10/27/22
SCALE:	1"=20'
SHEET:	

1
Existing
williams Site_porch

TITLE SURVEY

1205 HILLCREST DRIVE
HARRISONBURG, VIRGINIA

SURVEYED LOT 15 LOT 1, BLOCK
C, MAPLEHURST ADDITION 198/405

SURVEYED LOT STANDING IN
NAMES OF JOHN W. RADER
& MARY ELLEN RADER
461/66

SCALE: 1" = 20'
DATE: 6 MAY 94

MARtha CALDWELL
913/351

LOT 15
N40°15'00"E
59.96'

I.P. SET TO
PIPE FOUND
N81°E 0.42'

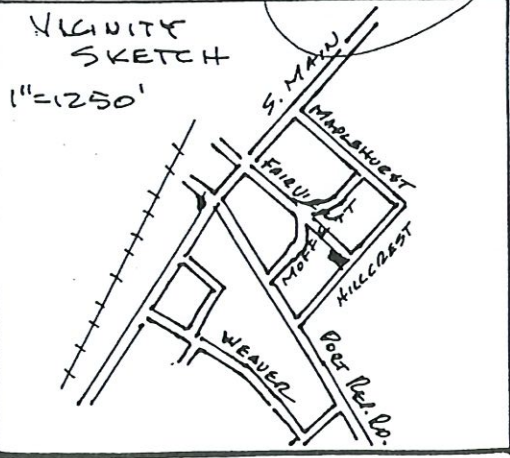
8994

FAIRVIEW AVENUE
S49°45'00"E
150.00'

B1283P287

PURCHASERS:
CHARLES E. & JOAN
KNIGHT

18-Q-1



THE SURVEYED LOT IS IN ZONE
X ACCORDING TO FEMA MAP
DATED 3 NOV 89.

RAY WINE
719/274

HILLCREST DRIVE

To whom it may concern,

The purpose of this letter is to provide further information regarding the proposed rezoning of the property 1205 Hillcrest Dr. from an R-1 to an R-8. Our home is a single-family home built in 1950 that sits on the corner of Hillcrest and Fairview Dr in the quaint Maplehurst neighborhood in Harrisonburg. My wife and I have poured much of our time, energy and money into renovating and restoring every square foot of this home over the 2 years we have owned it. As our efforts continue, the next step would be adding a wrap-around front porch as noted in the attached drawing. The current setback restrictions on the small corner lot are highly restrictive of any external updates to the home. These setbacks are a hinderance on both the Hillcrest and Fairview side. The proposed porch would extend our current porch on the Fairview side of the home and wrap around the front of the home, which is the Hillcrest side.

The front porch addition would fix multiple issues with the home and property. First, it would improve ingress and egress from the Hillcrest Dr. side by eliminating multiple steps up and down that currently exist to access the home. This is especially advantageous to improve ADA access to our home, which is currently vital as we have a 5 month old son and are in and out of the house on 4 wheels many times per day. Secondly, we are currently fighting drainage issues that are causing water damage to the foundation and flooding into the basement of the home due to improper grading of the existing front pathway and front lawn, which we would also fix as part of the front porch addition. Adding a front porch with a roof would solve this very concerning issue and help this house to stand strong for decades to come. Thirdly, a front porch would greatly improve the aesthetic of the home and allow for improved community and socialization between neighbors. The addition would be done tastefully and appear as if it were original to the 1950 home, just like we have done on the interior.

Once the front porch is done and foundation drainage issues are fixed this would further allow us to continue internal home renovations by finishing the basement. With the current flooding problem we are unable to finish the basement. My wife and I feel that rezoning the property to an R-8 zoning would allow for continued, tasteful renovations and additions to an older home in a wonderful neighborhood in Harrisonburg that we have come to call home after moving here 2 years ago. The intent is for the property to remain a single-family dwelling and allow for a reasonable setback from Hillcrest Dr. (as noted in the proffer statement) so that we may build a beautiful front porch that would allow wheelchair/wheeled access, solve water issues causing damage to our foundation and create a greater sense of community in our neighborhood. We have taken great pride in bringing life back into this home through all our efforts thus far and hope to continue doing so. Thank you for your time and consideration in a matter we are very passionate about.

Warm regards,

Mark and Andrea Williams

Proffer Statement

In connection with the rezoning request for the property located at 1205 Hillcrest Drive and identified as tax map parcel 18-Q-1, 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 Hillcrest Drive shall be 20 feet.

M. A. Wilkin

8/1/2023

Andrea Wilkin

8/1/2023



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: Telephone: E-mail:	Mark Williams 678-429-4920 mdwilli8@sentara.com			
Project Information				
Project Name:	Rezoning application - 1205 Hillcrest			
Project Address: TM #:	1205 Hillcrest Dr. Harrisonburg, VA 22801			
Existing Land Use(s):	R-1 Single home residence			
Proposed Land Use(s): (if applicable)	R-8 Single home residence			
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)	Rezoning a corner lot home to a high density single family residence to allow for external additions and improvements to the home as the home is currently limited due to its position on a smaller corner lot. The current proposal is to add a covered L-shaped wrap around front porch to the front of home on the Fairview and Hillcrest portion of the home as noted in the attached file.			
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 T/M

Comments:

Accepted by: Zeneth Mason Date: 7/6/2023

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 House (detached)	210	Dwelling Units	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Single Family House (detached)	210	Dwelling Units	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					0	0

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.