



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

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

**PROPERTY INFORMATION**

Property Address \_\_\_\_\_ Tax Map Parcel/ID \_\_\_\_\_ Total Land Area \_\_\_\_\_ acres or sq.ft.  
(circle)

Existing Zoning District: \_\_\_\_\_ Proposed Zoning District: \_\_\_\_\_

Existing Comprehensive Plan Designation: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Property Owner Name \_\_\_\_\_ Telephone \_\_\_\_\_

Street Address \_\_\_\_\_ E-Mail \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**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.*

*Jason Burch*

**2025-02-03**

**PROPERTY OWNER**

**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](http://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 \_\_\_\_\_

**Proffer Statement**

In connection with the rezoning request for 13,314.97 square foot site identified as 380 Sunrise Ave. and identified as tax map parcel 023A1 and 2, I hereby proffer that the use and development of the subject site shall be in strict accordance with the conditions set forth in this submission.

More than one dwelling is prohibited.

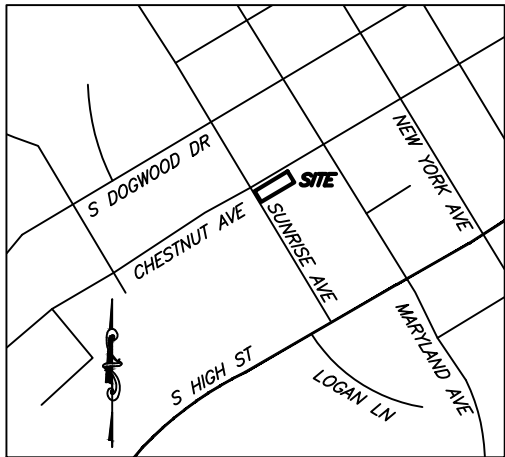
Jason Burch Jason Burch

Date 2025-02-03

Reason for subdivision:

*The proposed use of the structure is to remain the same as the current use as a single-family residence, owner-occupied. Reason for seeking rezoning: The current structure is non-conforming based on property lines and setbacks. The rezoning allows for the current structure and proposed renovations to be conforming.*

Thank you,



VICINITY MAP  
1≈1000'

COMMUNITY DEVELOPMENT APPROVAL

THIS SUBDIVISION KNOWN AS "PLAT SHOWING LOT LINE VACATION BETWEEN LOT 1 AND LOT 2, BLOCK 2, CONRAD REHERD ADDITION" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT

\_\_\_\_\_  
DATE

OWNER'S CONSENT TO VACATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "PLAT SHOWING LOT LINE VACATION BETWEEN LOT 1 AND LOT 2, BLOCK 2, CONRAD REHERD ADDITION" IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF \_\_\_\_\_, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

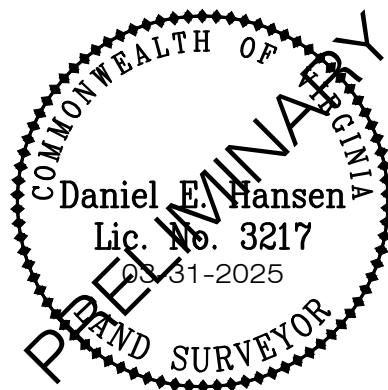
NOTARY: \_\_\_\_\_

NOTES:

- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) PROPERTY IS LOCATED IN FEMA DEFINED ZONE "X" COMMUNITY PANEL NO.: EFFECTIVE DATE: SEPTEMBER 28, 2007
- 4) IT IS THE INTENT OF THIS PLAT TO VACATE THE PROPERTY LINE SHOWN HEREON BETWEEN THE 0.191 ACRE LOT (LOT 1) AND THE 0.115 ACRE LOT (LOT 2). THE RESULTANT IS TO BE TREATED AS ONE PARCEL CONTAINING 0.306 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION, AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITH THE CITY, HAVE BEEN COMPLIED WITH.



PLAT SHOWING  
LOT LINE VACATION BETWEEN LOT 1 AND LOT 2,  
BLOCK 2, CONRAD REHERD ADDITION

DATE: 03-31-2025  
SCALE: 1" = 20'  
JOB: R0067323  
DRAWN BY: BSS

CITY OF HARRISONBURG, VIRGINIA

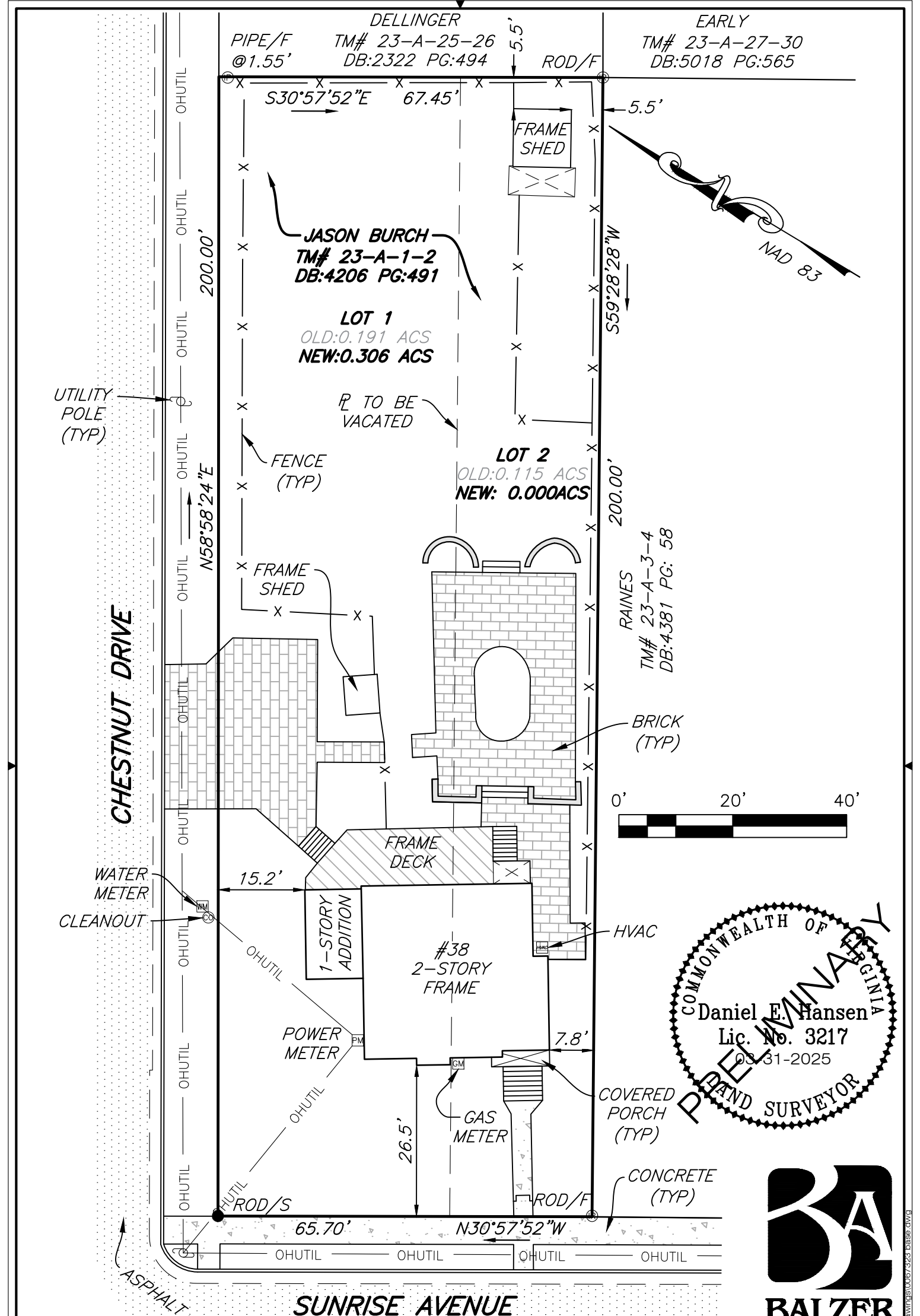
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY

104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / balzer.cc | westwoodps.com

SHEET 01 OF 02

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UTILITY POLE (TYP)

CHESTNUT DRIVE

WATER METER CLEANOUT

**JASON BURCH**  
TM# 23-A-1-2  
DB:4206 PG:491

**LOT 1**  
OLD:0.191 ACS  
NEW:0.306 ACS

**LOT 2**  
OLD:0.115 ACS  
NEW: 0.000ACS

FRAME SHED

FRAME SHED

FRAME DECK

1-STORY ADDITION

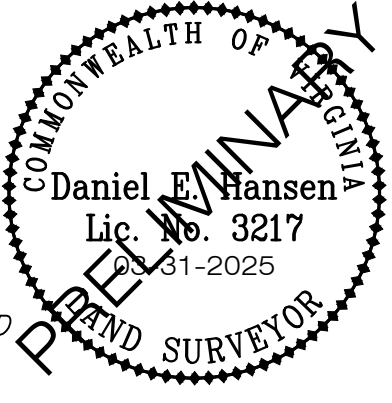
#38  
2-STORY FRAME

POWER METER

GAS METER

COVERED PORCH (TYP)

CONCRETE (TYP)



## PLAT SHOWING LOT LINE VACATION BETWEEN LOT 1 AND LOT 2, BLOCK 2, CONRAD REHERD ADDITION

DATE: 03-31-2025  
SCALE: 1" = 20'  
JOB: R0067323  
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CITY OF HAARRISONBURG, VIRGINIA  
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / balzer.cc | westwoodps.com SHEET 02 OF 02

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Chestnut Dr

Chestnut Dr

ve

Sunrise Ave

023 A 12

380

023 A 34

370

300

300





NOT FOR PERMITTING

PROJECT ADDRESS:  
380 SUNRISE AVENUE  
HARRISONBURG, VA

PROJECT TAX MAP #:  
023 - A - 1 - 2

PRICING SET FOR  
**BURCH ADDITION/REMODEL**

DARREN BIRKY  
HARRISONBURG, VA  
(540) 830-8984



SHEET INDEX:

SHEET SIZE:  
24" x 36"

DATE:  
11/19/2024

SHEET:

**A3**

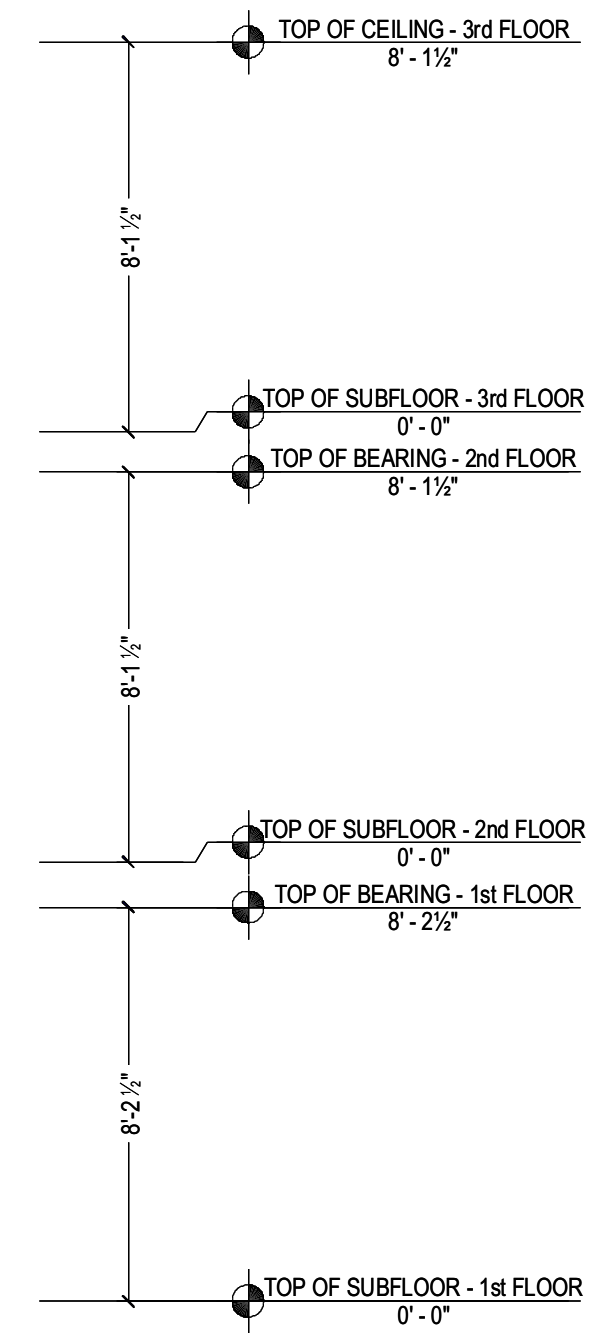
OF 3





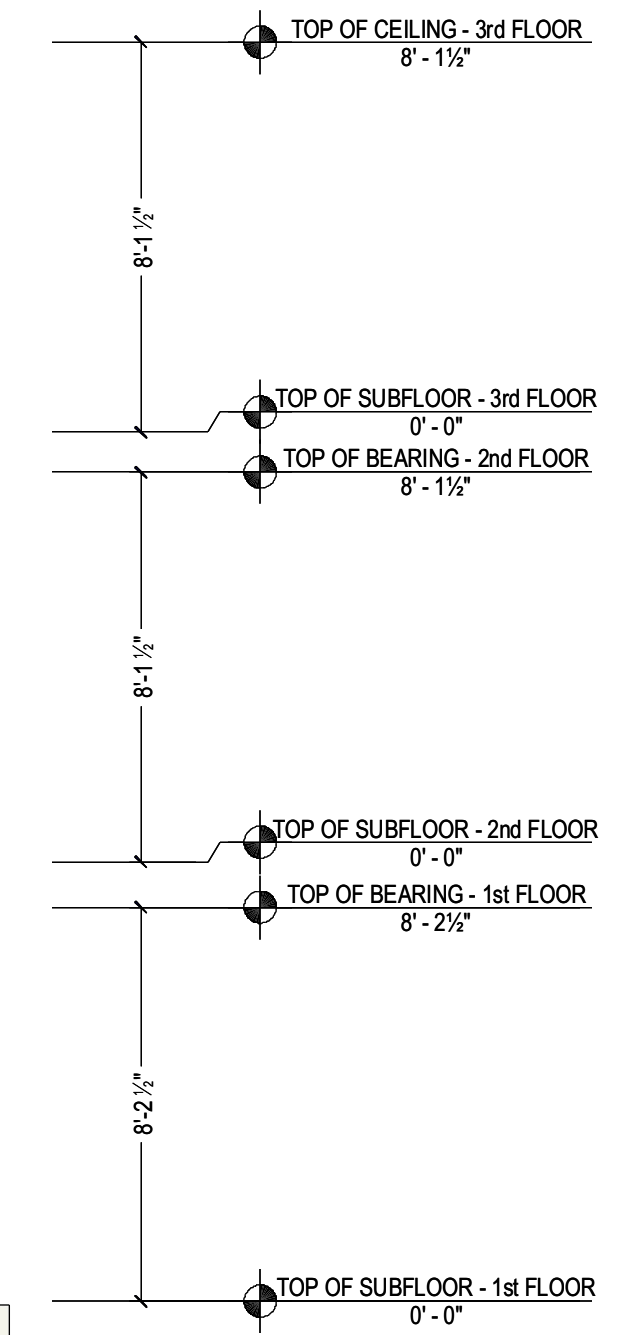
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



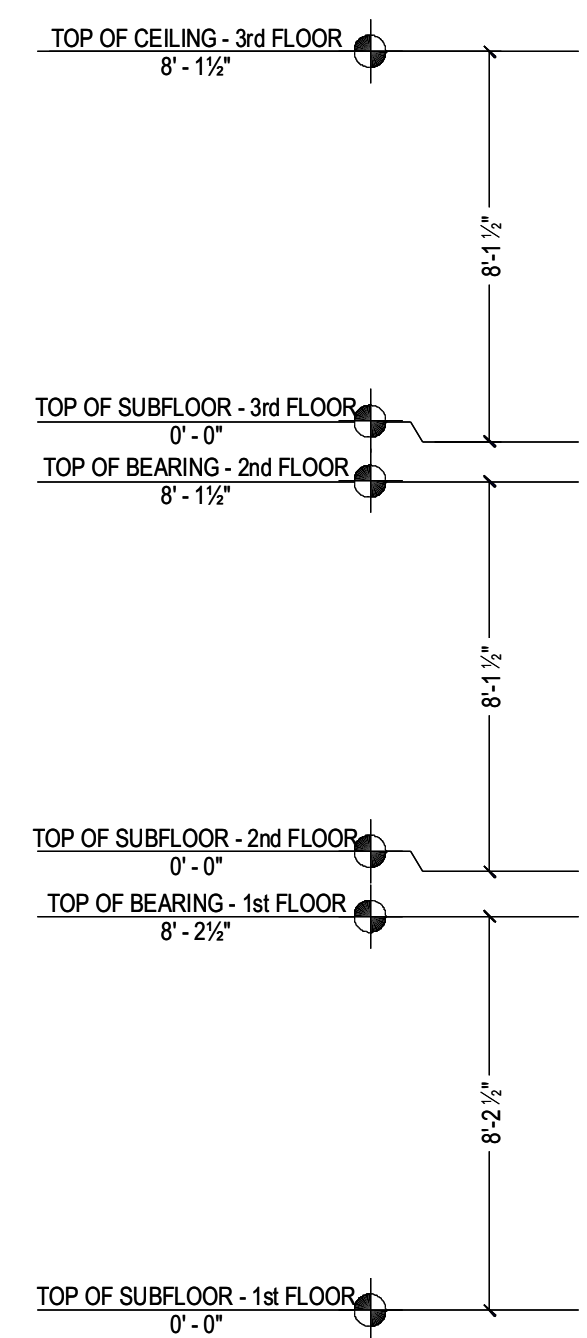
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



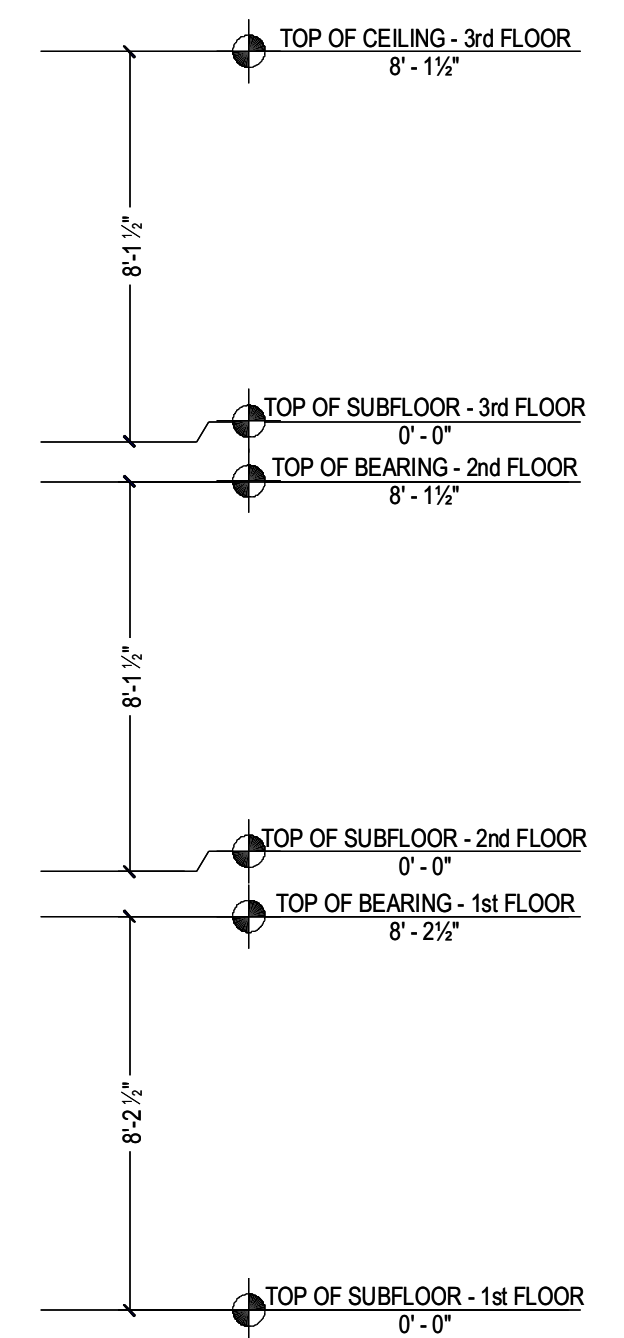
REAR ELEVATION

SCALE: 1/4" = 1'-0"

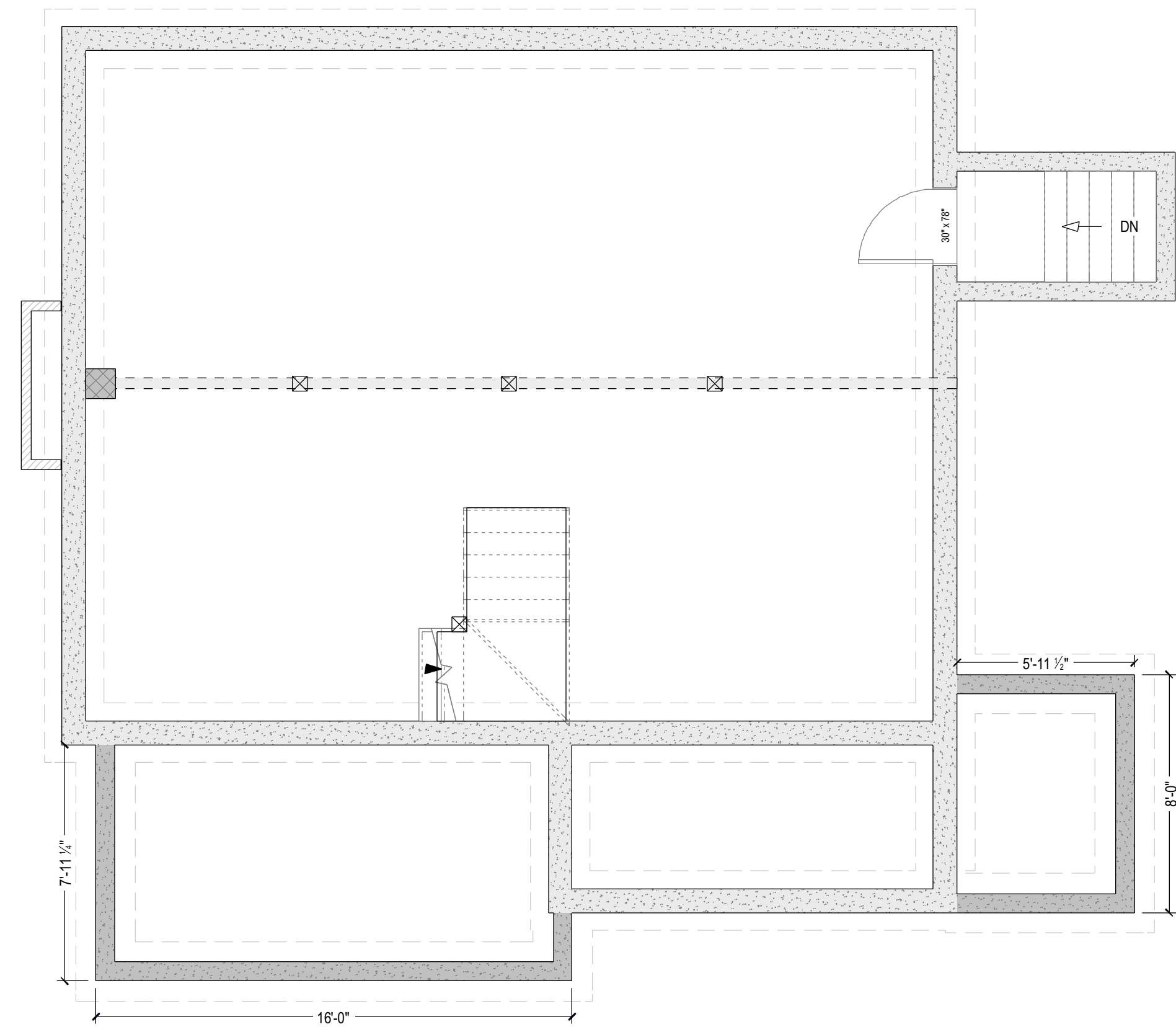


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

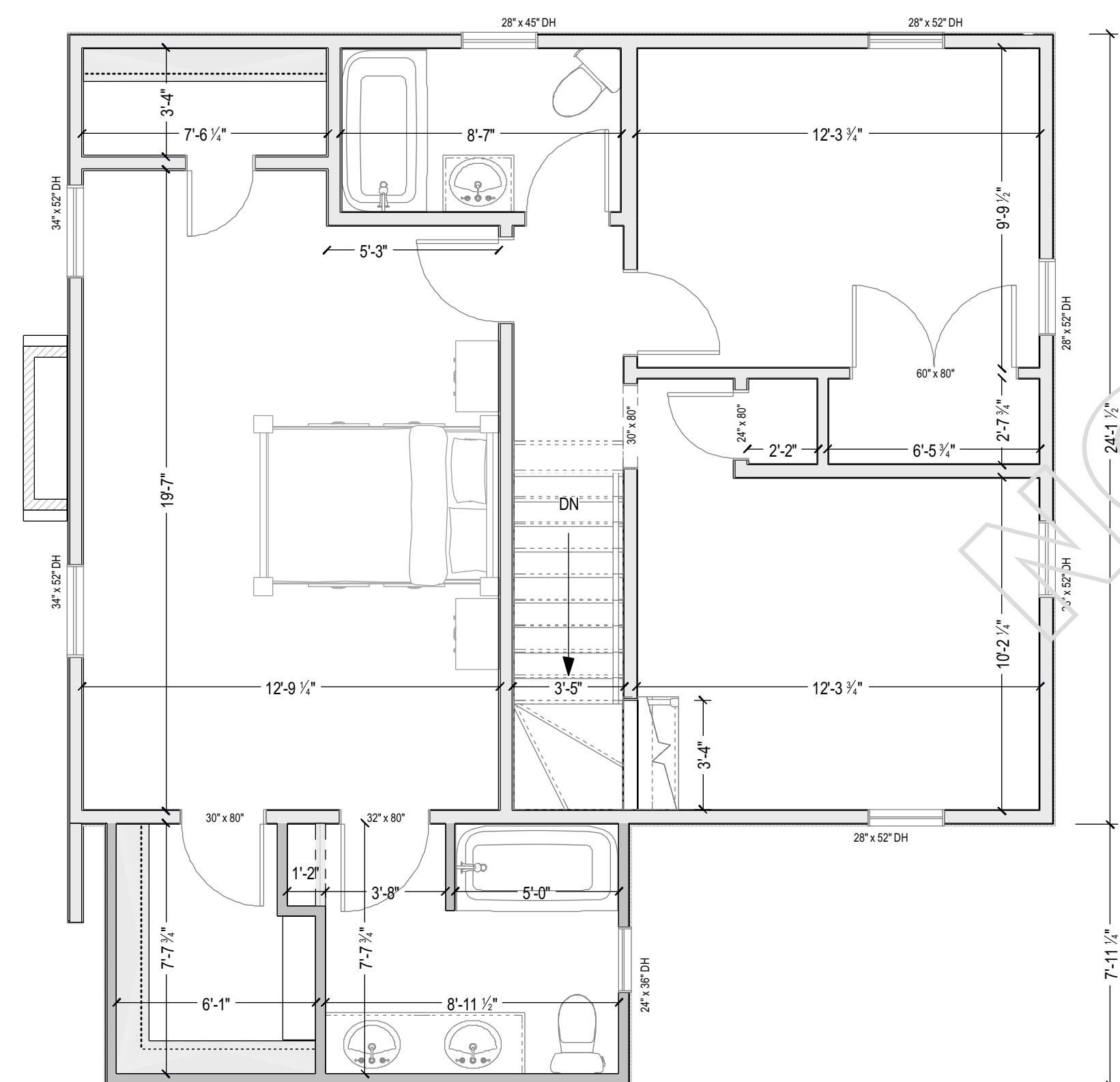






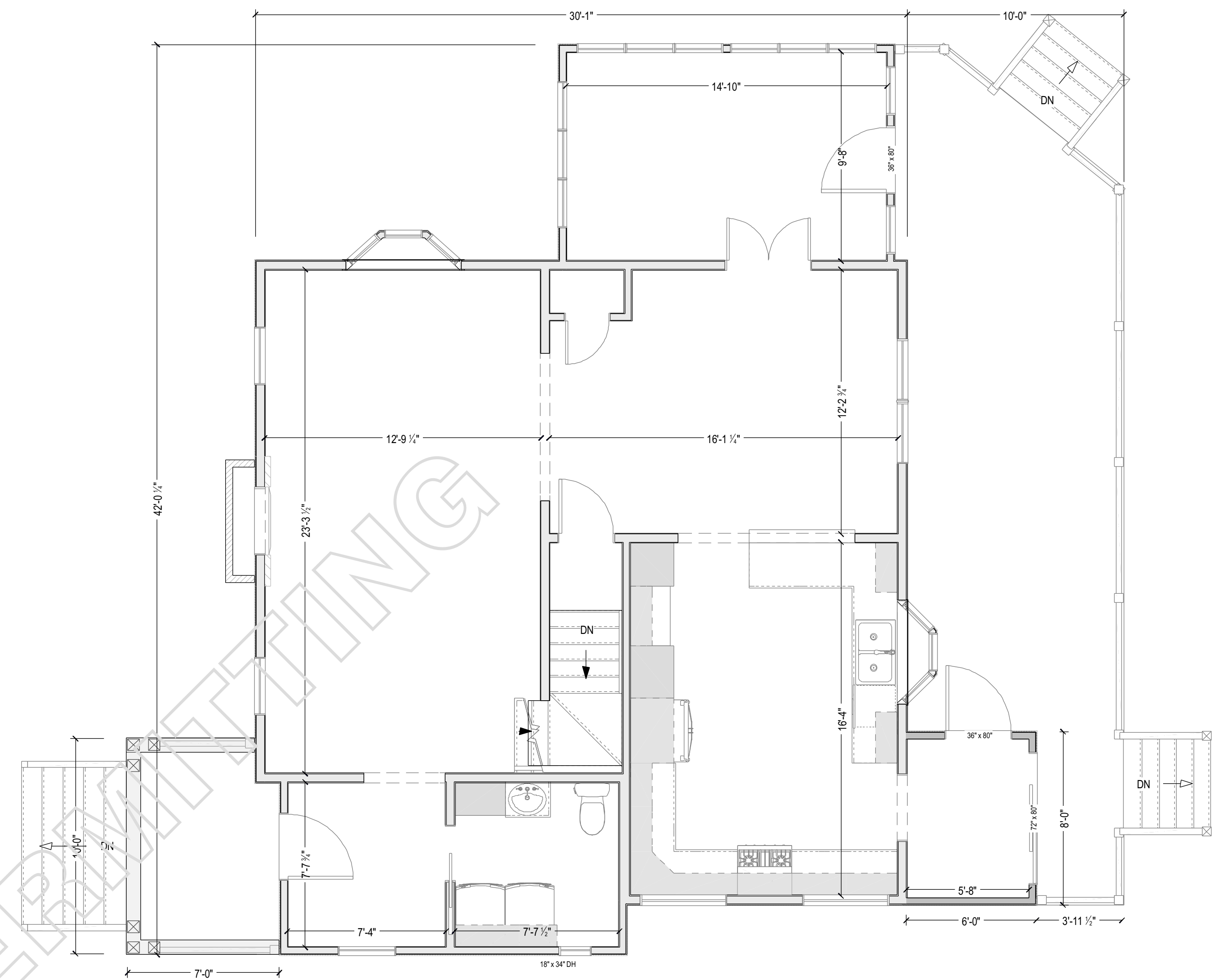
**BASEMENT PLAN**

SCALE: 1/4" = 1'-0"



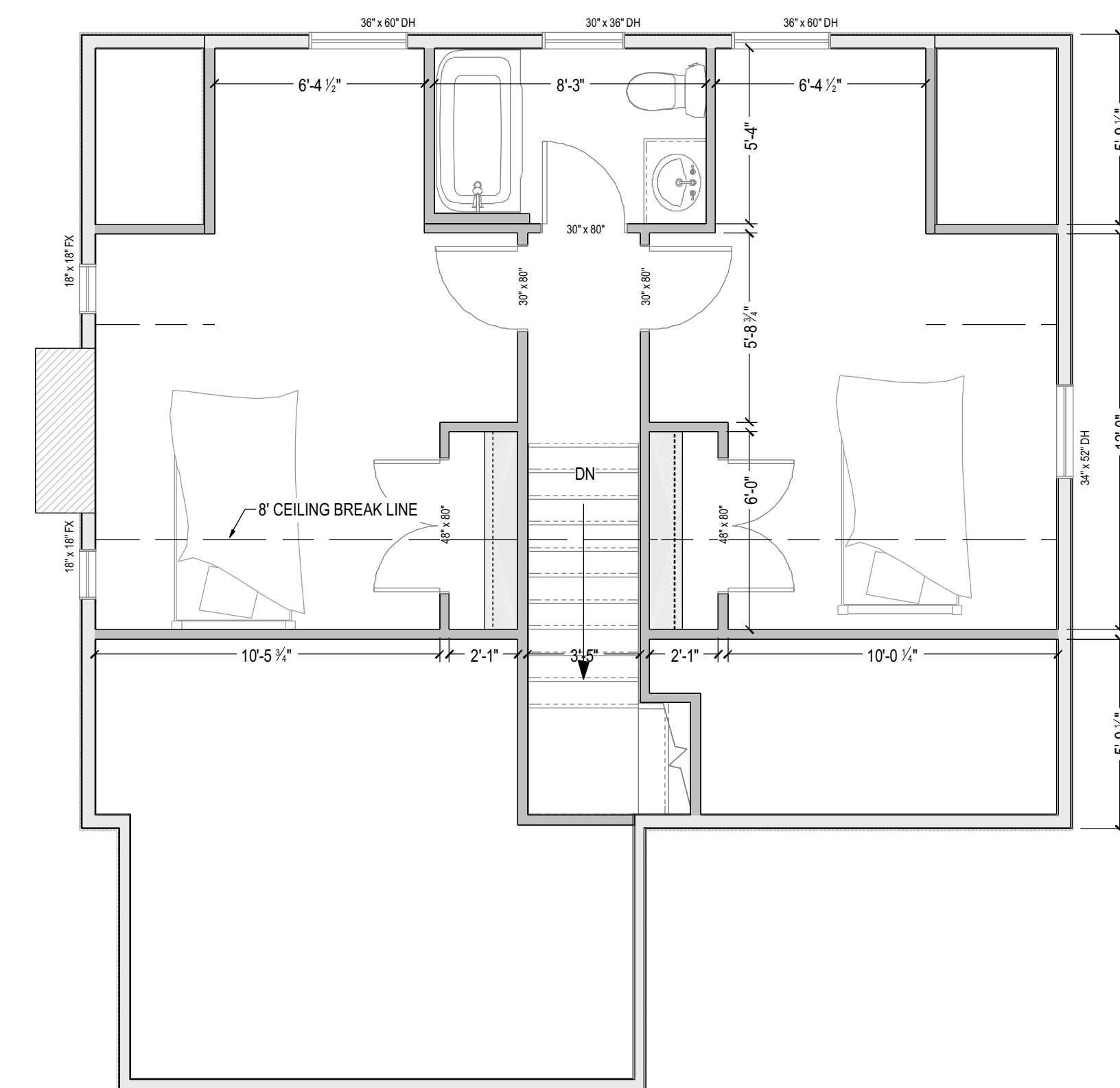
**2nd FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**1st FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**3rd FLOOR PLAN**

SCALE: 1/4" = 1'-0"



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.

<b>Contact Information</b>	
Consultant Name:	Nick Nesaw
Telephone:	540-820-3735
E-mail:	nick.nesaw@amyoder.com
Owner Name:	Jason Burch
Telephone:	
E-mail:	
<b>Project Information</b>	
Project Name:	380 Sunrise Avenue
Project Address: TM #:	380 Sunrise Avenue 023-A-1,2
Existing Land Use(s):	Single Family Residential
Proposed Land Use(s): (if applicable)	Single Family Residential
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 R8 to allow an addition to the top level of the house.
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>	
AM Peak Hour Trips:	0
PM Peak Hour Trips:	0

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No

Comments:

Accepted by: Zenetta Mason

Date: 12/06/2024



## 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
	Proposed #1	Proposed #2					
1	Proposed #1	Single Family Detached	210	Dwelling Unit	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					1	1
8	Existing #1	Single Family Detached	210	Dwelling Unit	1	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)					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.