



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

**Preliminary Subdivision
Plat Application**

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION		
Title of Subdivision:	Zephyr Hill Townhomes	
465 Pear Street, Harrisonburg VA	008-E-3 / 008-E-5	
Property Address(es)	Tax Map Parcel(s)/ID(s)	
2.94 AC / 0.73 AC	42 LOTS	R-8
Total Acreage	Number of Lots Proposed	Zoning Classifications
PROPERTY OWNER INFORMATION		
J & D Group LLC	540-476-2141	
Property Owner Name	Telephone	
PO Box 717	jerryh@ptogen.com	
Street Address	E-Mail	
Dayton	VA	22821
City	State	Zip
OWNER'S REPRESENTATIVE INFORMATION (if applicable)		
Valley Engineering, PC	540.434.6365	
Owner's Representative	Telephone	
4901 Crowe Dr.	csnyder@valleyesp.com	
Street Address	E-Mail	
Mount Crawford	VA	22841
City	State	Zip
SURVEYOR INFORMATION		
Valley Engineering, PC	540.434.6365	
Name	Telephone	
4901 Crowe Dr.	jsimmons@valleyesp.com	
Street Address	E-Mail	
Mount Crawford	VA	22841
City	State	Zip

VARIANCES

No variances requested. (Continue to next section.)

Variance requested. **If a variance is requested, please provide the following information:**

I (we) hereby apply for a variance from:

The Harrisonburg Subdivision Ordinance section(s): 10-2-42(C) & 10-2-43

The Harrisonburg Design and Construction Standards Manual section(s): _____

which requires:

The attached letter shall describe why the applicant believes a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance.)

CERTIFICATION

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

I have read the ordinance requirements. I certify that the information supplied on this application and on the attachments provided (plats 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.

Meredith L. West

05/02/2024

PROPERTY OWNER

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- 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 Form Received _____

Total Fees Due: \$ 1,040

Application Fee: _____

w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 plus \$20.00 per lot

Form Received By _____

**CHECKLIST FOR PLAT OF PROPERTIES MEETING SEC. 10-2-23
PRELIMINARY PLAT – REQUIREMENTS AND CONTENTS**

The preliminary plat, marked as such, shall be presented to the planning commission to scale and meeting the Rockingham County Clerk of Court's Land Recordation Standards (<https://www.rockinghamcountyva.gov/331/Land-Records-Division>) with any supporting data, showing the following:

- Proposed subdivision name, location, acreage and land use.
- Date, north point and graphic scale.
- Names and addresses of the owners of the property, including the existing mortgagee, the subdivider and the designer of the layout.
- Location and names of adjoining subdivisions or names of the owners of adjoining lands.
- Topography: contours at two-foot intervals unless grade is fifteen (15) percent or more, in which case contours shall be at five-foot intervals.
- Existing and proposed streets, easements and other rights-of-way within and adjoining the subdivision including right-of-way and roadway widths, approximate grades and proposed street names.
- Location of existing and proposed utilities adjacent to the tract to be subdivided, including size and elevation.
- Location of building setback lines and zoning district lines.
- Lot lines, lot and block numbers and approximate dimensions. If proposed subdivision is a residential planned unit development structures and approximate dimensions shall be shown.
- Proposed method of water supply, drainage provisions, sanitary sewer layout or other accepted sanitary plan and methods of flood control where applicable. Connections with existing facilities, sizes of proposed facilities and any accessory structure shall also be shown.
- Draft of homeowners' association agreements or protective covenants, if any, whereby the subdivider proposed to regulate land use in the subdivision and otherwise protect the proposed development.
- The location of existing watercourses and other geographic features.
- Preliminary location of stormwater management best management practice (BMP) boundary areas.
- A vicinity sketch or key map at a scale of two hundred (200) feet to the inch shall be shown on or accompany the preliminary plat. This map shall relate the subdivision to existing landmarks and show how streets, alleys and other significant proposals connect or relate to existing facilities in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire area.
- The fee for filing a preliminary plat without a variance shall be one hundred seventy-five dollars (\$175.00) plus twenty dollars (\$20.00) per lot, or if filing a preliminary plat with a variance the fee shall be two hundred dollars (\$200.00) plus twenty dollars (\$20.00) per lot, made payable to the city. The fee shall be paid upon the filing of the plat with the city.

In addition, if the preliminary plat requires a traffic impact analysis (TIA) review by the Virginia Department of Transportation (VDOT), then all additional fees for that review shall be made payable to the Virginia Department of Transportation. If the preliminary plat requires a TIA review, only by the city, then one thousand dollars (\$1,000.00) shall be made payable to the city. The preliminary plat application shall not be considered accepted until the TIA has been reviewed.



April 30, 2024

Thanh Dang, Assistant Director
City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

Subject: Variance Request - Preliminary Plat

Dear Ms. Dang,

This letter accompanies the submitted preliminary plat & application for parcel 8-E-3 & 8-E-5 located at 465 Pear Street. Our client is seeking preliminary plat approval for the project at hand. The subject parcel was previously rezoned to R8-C and approved for special use by permit. By agent of our client, we request variance from the following:

Subdivision Ordinance Section 10-2-42(C) – Blocks and lots.

Defined as: *“Frontage. All lots shall front on a public street and no lot shall embrace any portion of a street or alley.”*

Subdivision Ordinance Section 10-2-43 – Easements.

Defined as: *“A ten-foot-wide utility easement shall be provided along front lot lines or any lot line adjacent to a public right-of-way. In addition, easements at least ten (10) feet wide, centered on the side or rear lot lines, shall be provided for utilities and drainage. Easements may also be required in, along or adjacent to natural watercourses as drains for sanitary sewers and water diversion purposes.”*

We believe that variance for the above should be granted based on the following:

10-2-42(C): The requirement of lots to front public streets would comprise the previously approved density due to the necessary requirements associated with public street design. Furthermore, the proposed private street section is consistent with that of the adjacent Rockingham County development(s) providing for a comparable, interconnected layout.

10-2-43: A public general utility easement is proposed primarily along outer lying lots lines & road frontage rather than the required 10' interior perimeter around individual lots per 10-2-43 as it would encumber easements associated with water and sewer service laterals.

Regards,
Valley Engineering, PC

A handwritten signature in blue ink, appearing to read "Kaleb R. Orndorff".

Kaleb R. Orndorff
Engineer II



CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

November 29, 2023

Carl Snyder, Jr., PE
Valley Engineering.
4901 Crowe Dr
Mount Crawford, VA 22841

RE: Zephyr Hill Traffic Impact Analysis Addendum – Rezoning of TM# 8-E-3 & 8-E-5

Mr. Snyder,

The land use and number of units described in the rezoning application, when combined with the number of units proffered for the portion of the development located in Rockingham County are consistent with the number of trips analyzed in the Traffic Impact Analysis (TIA) accepted by the Department of Public Works in February of 2018 and updated in August of 2022. Therefore, Public Works does not require a TIA Determination Form to be completed for the current rezoning application.

Regards,

Timothy Mason
Public Works - Transportation System Specialist

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
L1	S59° 32' 55"W	80.34'	L35	S46° 26' 29"W	20.13'	C1	10° 09' 03"	290.00'	51.38'	51.31'	S27° 14' 34"E
L1	N23° 39' 05"W	21.34'	L36	S46° 26' 29"W	18.93'	C2	3° 58' 48"	290.00'	20.15'	20.14'	S34° 18' 30"E
L2	N41° 05' 45"W	34.98'	L37	S59° 32' 55"W	2.52'	C3	3° 57' 25"	290.00'	20.03'	20.02'	S38° 16' 37"E
L3	N41° 05' 45"W	20.00'	L38	S59° 32' 55"W	20.26'	C4	3° 18' 11"	290.00'	16.72'	16.72'	S41° 54' 25"E
L4	N41° 05' 45"W	20.00'	L39	S59° 32' 55"W	20.22'	C5	6° 43' 46"	306.94'	36.05'	36.03'	N26° 02' 04"W
L5	N41° 05' 45"W	20.00'	L40	S64° 29' 36"W	31.00'	C6	3° 41' 51"	310.00'	20.01'	20.00'	N31° 13' 53"W
L6	N41° 05' 45"W	20.00'	L41	S21° 15' 31"E	115.72'	C7	3° 42' 31"	310.00'	20.06'	20.06'	N34° 56' 04"W
L7	N41° 05' 45"W	20.00'	L42	S21° 15' 31"E	108.95'	C8	3° 44' 07"	310.00'	20.21'	20.21'	N38° 39' 22"W
L8	N41° 05' 45"W	20.00'	L43	S21° 15' 31"E	104.51'	C9	3° 02' 05"	310.00'	16.42'	16.42'	N42° 02' 29"W
L9	N41° 05' 45"W	38.85'	L44	S25° 30' 24"E	80.22'	C10	92° 03' 47"	15.00'	24.10'	21.59'	N02° 28' 22"E
L10	N48° 54' 15"E	91.24'	L45	N73° 44' 29"E	5.69'	C11	14° 52' 13"	190.00'	49.31'	49.17'	N55° 56' 22"E
L11	N48° 54' 15"E	93.62'	L46	N73° 50' 57"E	25.12'	C12	6° 02' 20"	190.00'	20.03'	20.02'	N66° 23' 39"E
L12	N48° 54' 15"E	94.60'	L47	S16° 15' 31"E	14.95'	C13	4° 19' 40"	190.00'	14.35'	14.35'	N71° 34' 40"E
L13	N48° 54' 15"E	94.23'	L48	N73° 44' 30"E	21.29'	C14	3° 06' 50"	210.00'	11.41'	11.41'	N47° 59' 54"E
L14	N48° 54' 15"E	93.37'	L49	S46° 26' 29"W	29.75'	C15	7° 22' 37"	210.00'	27.04'	27.02'	S53° 14' 38"W
L15	N48° 54' 15"E	92.51'	L50	S46° 26' 29"W	20.04'	C16	6° 20' 41"	210.00'	23.25'	23.24'	S60° 06' 17"W
L16	N48° 54' 18"E	91.65'	L51	S46° 26' 29"W	8.62'	C17	5° 30' 31"	210.00'	20.19'	20.18'	S66° 01' 53"W
L17	N48° 54' 15"E	89.98'	L52	S73° 44' 29"W	1.86'	C18	4° 57' 21"	210.00'	18.16'	18.16'	S71° 15' 49"W
L18	S43° 33' 31"E	3.29'	L53	S73° 44' 29"W	28.96'						
L19	S43° 33' 31"E	20.02'	L54	S16° 15' 31"E	14.70'						
L20	S43° 33' 31"E	20.02'	L55	S72° 22' 43"W	12.67'						
L21	S43° 33' 31"E	20.02'	L56	N43° 09' 06"W	22.34'						
L22	S43° 33' 31"E	38.89'	L57	N39° 46' 31"W	73.00'						
L23	N43° 33' 31"W	11.36'	L58	S39° 46' 31"E	93.34'						
L24	N43° 33' 31"W	100.19'	L59	S39° 46' 31"E	92.01'						
L25	S59° 35' 48"W	92.91'	L60	S39° 46' 31"E	91.00'						
L26	N59° 32' 55"E	93.25'	L61	S30° 46' 41"E	93.58'						
L27	N59° 32' 55"E	95.26'	L62	S16° 15' 31"E	94.50'						
L28	N59° 32' 55"E	98.55'	L63	S16° 15' 31"E	91.79'						
L29	N59° 32' 55"E	103.17'	L64	S16° 15' 31"E	91.00'						
L30	S25° 30' 24"E	36.13'	L65	S25° 08' 48"E	76.91'						
L31	S25° 30' 24"E	20.07'	L66	N50° 13' 29"E	31.00'						
L32	S25° 30' 24"E	20.07'	L67	N50° 13' 29"E	20.00'						
L32	N18° 22' 57"W	29.33'	L68	N50° 13' 29"E	20.00'						
L33	S25° 30' 24"E	20.07'	L69	N50° 13' 29"E	41.62'						
L33	N17° 23' 44"W	11.15'	L70	N50° 13' 29"E	23.55'						
L34	S25° 30' 24"E	33.45'	L71	N73° 45' 15"E	24.46'						

LOT#	SQ.FT.	ACRE
1	3692	0.08
2	1850	0.04
3	1884	0.04
4	1890	0.04
5	1875	0.04
6	1858	0.04
7	1841	0.04
8	3527	0.08
9	3334	0.08
10	1882	0.04
11	1935	0.04
12	2015	0.05
13	3688	0.08
14	4832	0.11
15	2244	0.05
16	2137	0.05
17	4400	0.10
18	2910	0.07
19	1853	0.04
20	1828	0.04
21	3142	0.07
22	3373	0.08
23	1859	0.04
24	1824	0.04
25	3147	0.07



R-8 LOT REQUIREMENTS (SEC. 10-3-59.5.)

UNIT TYPE:	TOWNHOUSES
MINIMUM LOT AREA:	1,800 SF PER UNIT
MINIMUM LOT WIDTH:	18'
MINIMUM LOT DEPTH:	60'
FRONT YARD DEPTH:	10'
SIDE YARD DEPTH:	10' (15' WHEN MORE THAN 4 UNITS GROUPED)
REAR YARD DEPTH:	20'
MAXIMUM HEIGHT / STORIES ALLOWED:	40' / 3

DESIGNER:
VALLEY ENGINEERING, PC
CONTACT: CARL SNYDER JR., P.E.
4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841

PROPERTY OWNER:
J & D GROUP LLC
CONTACT: JERRY HORST
PO BOX 717 DAYTON, VA 22821

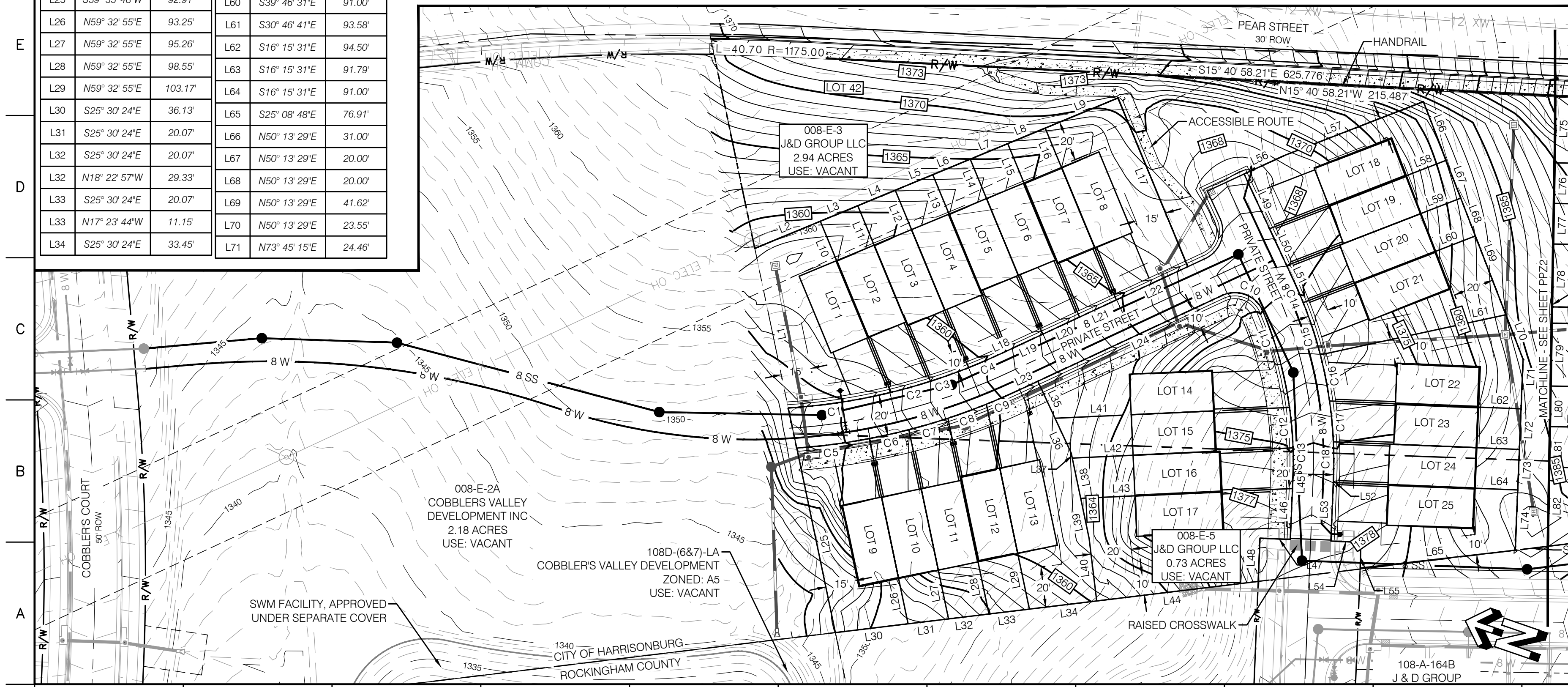
VARIANCE REQUEST:
SUBDIVISION ORDINANCE
10-2-42(C) STREETS NOT FRONTING
ON A PUBLIC STREET.

10-2-43 DEVIATE FROM PUBLIC GENERAL UTILITY REQUIREMENTS

AREA TABULATION:

PEAR ST. ROW DEDICATION = 0.31 ACRES
TH LOTS = 2.38 ACRES (LOTS 1-41)
COMMON AREA = 0.98 ACRES (LOT 42)

NOTE: LOT 42 ENCUMBERS ALL REMAINING AREA NOT ENCUMBERED BY TH LOTS 1-41 OR THE ROW DEDICATION



ZEPHYR HILL TOWNHOMES

465 PEAR STREET
HARRISONBURG, VIRGINIA

VALLEY ENGINEERING

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyesp.com

REVISIONS:
04/30/2024-PER CITY COMMENTS
05/02/2024-PER CITY COMMENTS

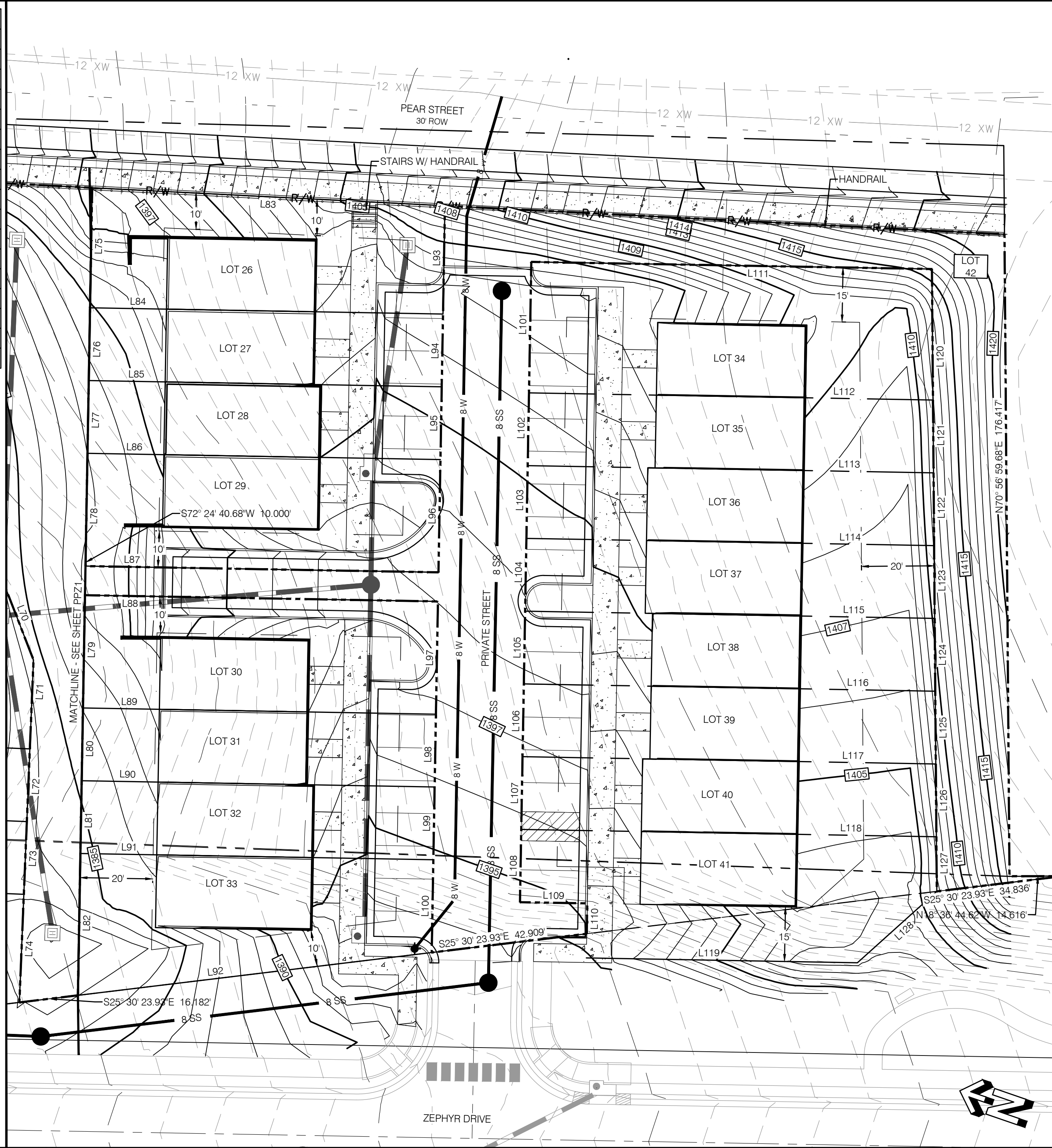
DATE: 04/02/2024
PROJECT No.: 12584-6
EXP./CLIENT No.: 9014-4

PRELIMINARY PLAT

SHEET NO.: **PP-ZH1**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L75	S72° 24' 41"W	32.99'	L112	S17° 35' 19"E	111.02'
L76	S72° 24' 41"W	20.00'	L113	S17° 35' 19"E	111.53'
L77	S72° 24' 41"W	20.00'	L114	S17° 35' 19"E	112.04'
L78	S72° 24' 40"W	31.00'	L115	S17° 35' 19"E	112.55'
L79	S72° 24' 41"W	31.00'	L116	S17° 35' 19"E	113.06'
L80	S72° 24' 41"W	20.00'	L117	S17° 35' 19"E	113.57'
L81	S72° 24' 41"W	20.00'	L118	S17° 35' 19"E	114.08'
L82	S72° 24' 41"W	39.00'	L119	S17° 35' 19"E	74.50'
L83	N15° 40' 58"W	97.05'	L120	N70° 57' 00"E	36.01'
L84	S17° 35' 19"E	97.00'	L121	N70° 57' 00"E	20.01'
L85	S17° 35' 19"E	97.00'	L122	N70° 57' 00"E	20.01'
L86	S17° 35' 19"E	97.00'	L123	N70° 57' 00"E	20.01'
L87	S17° 35' 19"E	97.00'	L124	N70° 57' 00"E	20.01'
L88	N17° 35' 19"W	97.00'	L125	N70° 57' 00"E	20.01'
L89	S17° 35' 19"E	97.00'	L126	N70° 57' 00"E	20.01'
L90	S17° 35' 19"E	97.00'	L127	N70° 57' 00"E	15.01'
L91	S17° 35' 19"E	97.00'	L128	S60° 34' 01"E	29.33'
L92	S25° 30' 24"E	97.93'			
L93	N72° 24' 41"E	29.77'			
L94	N72° 24' 41"E	20.00'			
L95	N72° 24' 41"E	20.00'			
L96	N72° 24' 40"E	31.00'			
L97	N72° 24' 41"E	31.00'			
L98	N72° 24' 41"E	20.00'			
L99	N72° 24' 41"E	20.00'			
L100	N72° 24' 41"E	25.51'			
L101	S72° 24' 41"W	36.00'			
L102	S72° 24' 41"W	20.00'			
L103	S72° 24' 41"W	20.00'			
L104	S72° 24' 41"W	20.00'			
L105	S72° 24' 41"W	20.00'			
L106	S72° 24' 41"W	20.00'			
L107	S72° 24' 41"W	20.00'			
L108	S72° 24' 41"W	20.00'			
L109	S17° 35' 19"E	18.50'			
L110	S72° 24' 41"W	15.00'			
L111	N17° 35' 19"W	110.10'			

LOT#	SQ.FT.	ACRE
26	3043	0.07
27	1940	0.04
28	1940	0.04
29	3007	0.07
30	3007	0.07
31	1940	0.04
32	1940	0.04
33	3128	0.07
34	3980	0.09
35	2225	0.05
36	2235	0.05
37	2245	0.05
38	2256	0.05
39	2266	0.05
40	2276	0.05
41	2137	0.05
42	42643	0.98



ZEPHYR HILL TOWNHOMES

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PRELIMINARY PLAT

SHEET NO.:
PP-ZH2

ZEPHYR HILL TOWNHOMES

465 PEAR STREET
HARRISONBURG, VIRGINIA



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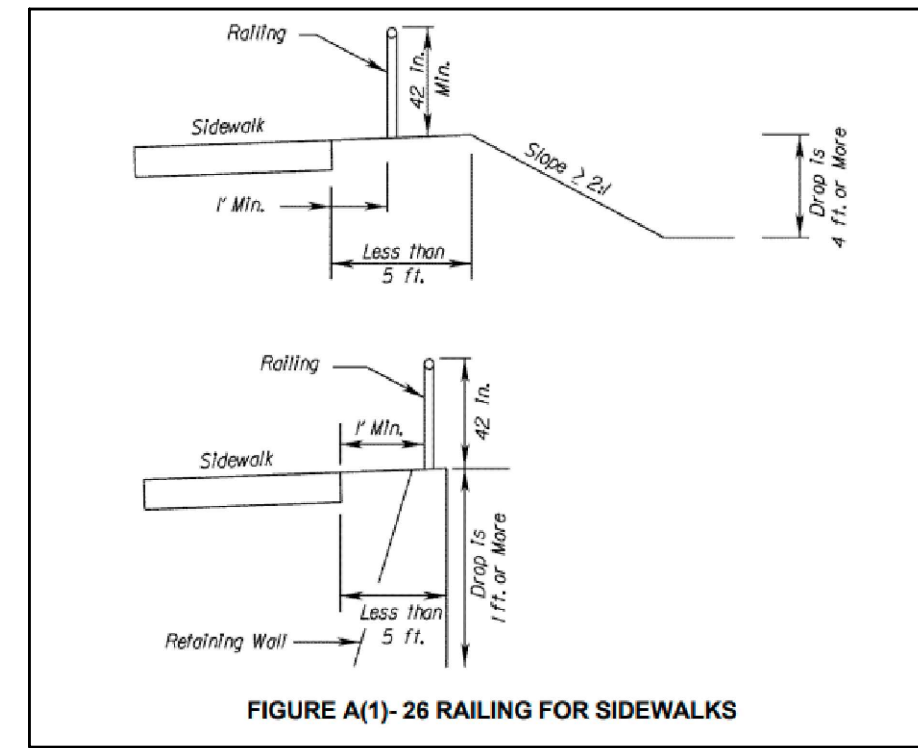
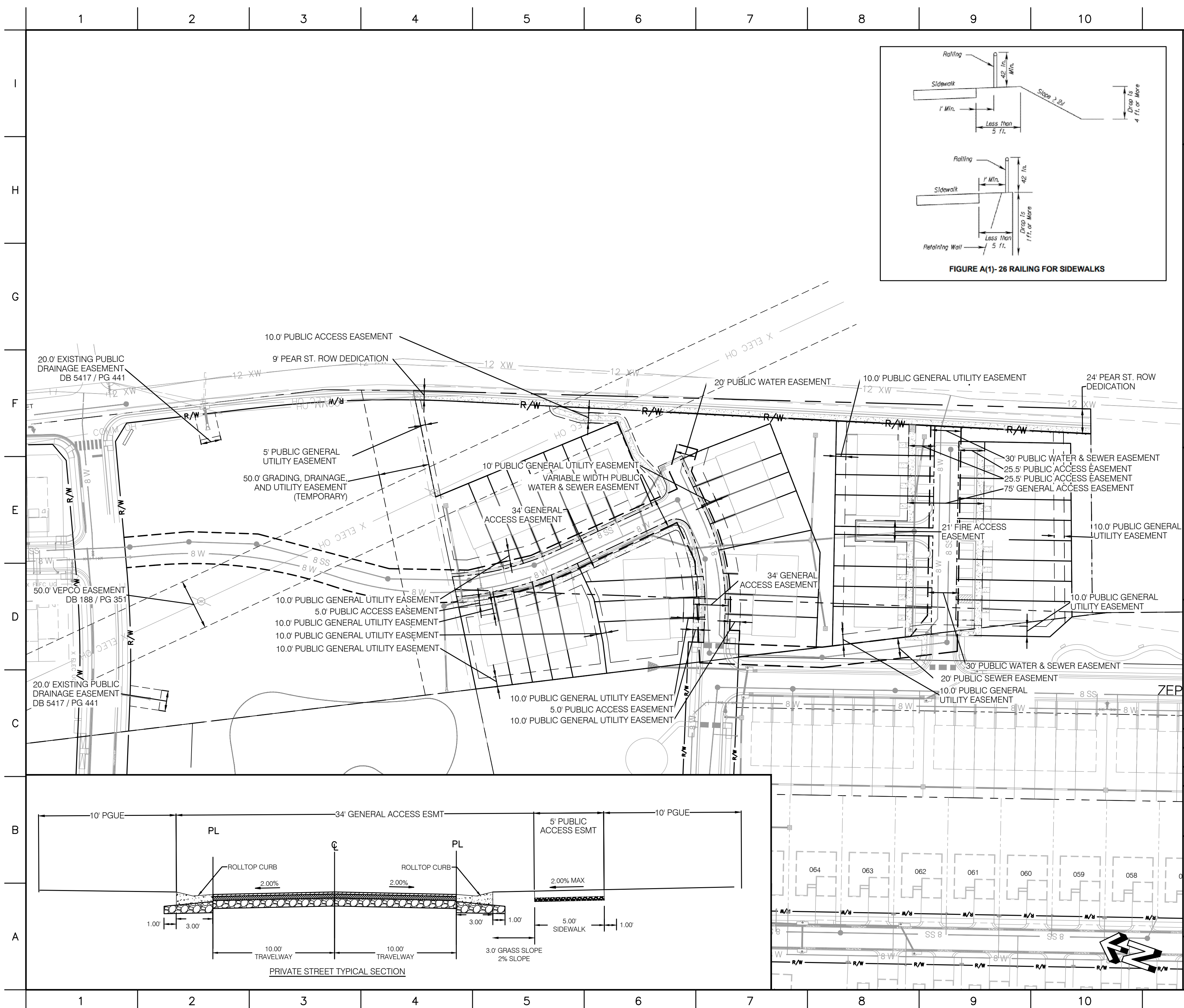
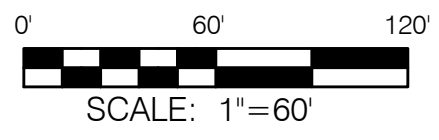


FIGURE A(1)-26 RAILING FOR SIDEWALKS



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EASEMENT PLAN

SHEET NO.:
PP-ZH3

