





CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

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

**PROPERTY INFORMATION**

851 Madison St. Harrisonburg VA 22802      041 K 5 6      12,944      acres or sq.ft.  
Property Address      Tax Map Parcel/ID      Total Land Area      (circle)

Existing Zoning District: R2      Proposed Zoning District: R8

Existing Comprehensive Plan Designation: Neighborhood Residential

**PROPERTY OWNER INFORMATION**

Center for Health and Human Development  
Property Owner Name      Telephone

Street Address      E-Mail  
Harrisonburg      VA      22801  
City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Sam Nickels      same  
Owner's Representative      Telephone

same      same  
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.*

Sam Nickels      2/25/26  
**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

From: Center for Health & Human Development (CHHD)

To: City of Harrisonburg

Re: Letter explaining proposed use and reasons for seeking change in zoning and special use permit

2/25/26

Dear City of Harrisonburg,

CHHD seeks an approval to rezone 851 Madison Street, Harrisonburg VA 22802, from R2 to R8. This is necessary so we can build a duplex on the property.

We are also seeking approval of a special use permit (SUP) to exempt CHHD from having to build a parking area on the property in front of the proposed duplex. While we will keep land available for that purpose, should it be needed or desired at any time in the future, at this time we will not need the parking. This is because the target population of only 1 family per unit in the 2 efficiency units will be formerly homeless persons who are very low income (<30% AMI) and who thus rarely have cars or other vehicles needing parking space.

Best regards,

Sam Nickels  
Director, CHHD



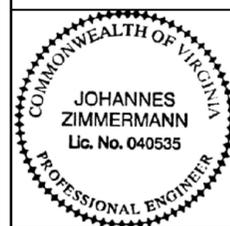
# CHHD Zoning Proposal: R2 to R8

851 Madison Street  
Harrisonburg, VA 22802

Structural Engineer  
**JZ** ENGINEERING

Developer  
CHHD

**CHHD Zoning Proposal**  
851 Madison Street  
Harrisonburg, VA 22802



DATE: 02-25-26

SCALE:  
As Shown

DRAWN BY:  
MA/AB

SHEET TITLE:  
LOTS 96 & 97

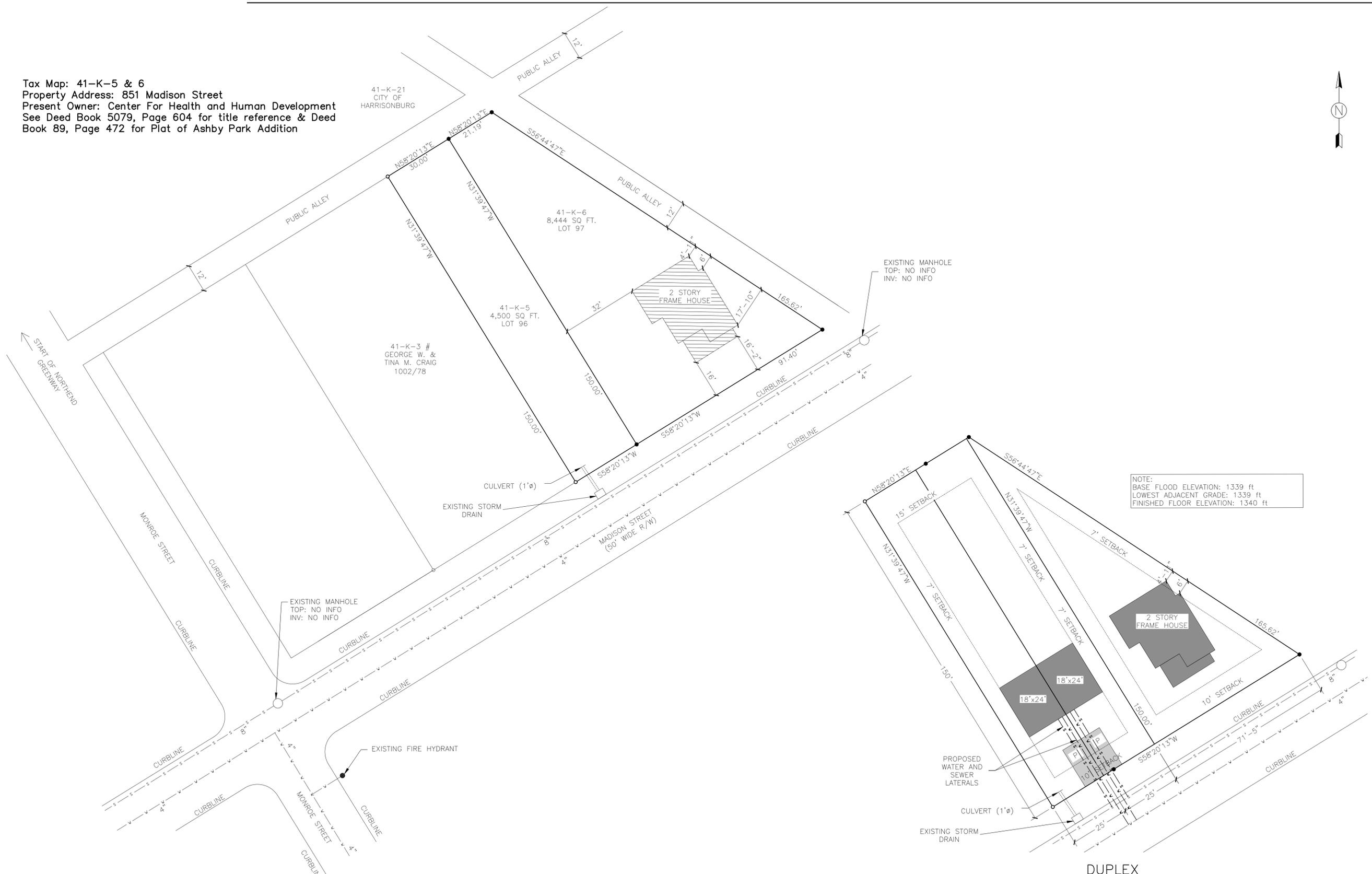
SHEET NO.  
**1**

FULL SIZE SHEET: 22"x34"



PROPOSED  
NOT FOR CONSTRUCTION

Tax Map: 41-K-5 & 6  
 Property Address: 851 Madison Street  
 Present Owner: Center For Health and Human Development  
 See Deed Book 5079, Page 604 for title reference & Deed  
 Book 89, Page 472 for Plat of Ashby Park Addition



**EXISTING BOUNDARY SURVEY**  
 SCALE: 1" = 20'

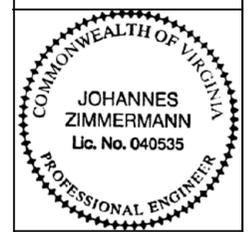
**DUPLEX**  
 SCALE: 1" = 20'

**PROPOSED  
 NOT FOR CONSTRUCTION**

Structural Engineer  
**JZ ENGINEERING**

Developer  
 CHHD

**CHHD Zoning Proposal**  
 851 Madison Street  
 Harrisonburg, VA 22802



DATE: 02-25-26

SCALE:  
 As Shown

DRAWN BY:  
 MA/AB

SHEET TITLE:  
**LOTS 96 & 97**

SHEET NO.  
**2**



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: Telephone: E-mail:			
Owner Name: Telephone: E-mail:	Sam Nickels		
<b>Project Information</b>			
Project Name:			
Project Address: TM #:	851 Madison St 041 K 5 & 6		
Existing Land Use(s):	Residential single-family detached, zoned R-2		
Proposed Land Use(s): (if applicable)	Duplex, zoned R-8		
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 & subdivide property to construct a duplex.		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	2		
PM Peak Hour Trips:	2		

**(reserved for City staff)**

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

Comments:

Accepted by: Zenetta Mason Date: 02/05/2026

### 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	210	Dwelling Unit	1	1	1
2	Proposed #2	215	Dwelling Unit	4	2	2
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				3	3
8	Existing #1	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)				2	2

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.