

CITY OF HARRISONBURG
Alley Closing
Behind 267 Cambell Street
Adjacent to Tax Map Parcels:
26-P-10, 11, 38 & 45
+/- 1,359 sq. ft. and
+/- 1,500 sq. ft.

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**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Public Street or Alley Closing Application
<https://www.harrisonburgva.gov/street-alley-closings>

APPLICANT INFORMATION

Steven W. Hottle
Applicant's Name
267 Campbell Street
Street Address
Harrisonburg VA 22801
City State Zip
540-271-5027
Telephone
shottle1947@gmail.com
E-Mail

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

**** AMENDED APPLICATION ****
Applicant's Representative Telephone (work, fax, mobile)
Street Address E-Mail
City State Zip

Property Location: TM 26-P-45 & 26-P-38 - 267 Campbell Street

Estimated Cost of Street/Alley Closing:
Estimated area to be closed (A): 2700 sq. ft.
Estimated cost per sq. ft. (B): \$4.00 per sq. ft.
Estimated total cost (A x B): \$10,800.00¹

Estimated area to be closed can be obtained from the Department of Community Development, City Hall, 2nd Floor.
Estimated cost per sq. ft. must be obtained from the Real Estate Office, City Hall, 1st Floor and documented by e-mail or letter attached to this application, or by staff initials here. Staff Initials: _____ Date: _____

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.

Steven W. Hottle 7/4/22
APPLICANT DATE

REQUIRED ATTACHMENTS

- ☒ Letter providing a description of the proposed closure and reason for the desired closure.
☒ Location sketch of the street/alley to be closed or a survey of the property.²
☐ Email or Letter from Real Estate Office providing estimated costs if staff initials are not provided above.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

7/5/22 50
Date Application and Fee Received Total Fees Due: \$
Application Fee: \$50.00³
[Signature]
Received By

¹ Adjacent property owners are entitled to purchase half of the street/alley and have 60-days to notify the City from the date of notification from the City following the first reading at City Council. If the adjoining property owners do not wish to purchase their half of the street/alley, the applicant will be required to purchase the remaining half. The final cost shall be a fair market value determined by the Real Estate Office and City Manager after the survey is provided by the applicant and after the first reading.

² The Department of Community Development can assist with the location sketch for this application. After the first reading, the applicant is responsible for providing a survey of property and metes and bound description (prepared by a surveyor, engineer, or other person duly authorized by the state). A survey is not required at the time of application for the first reading at City Council.

³ The applicant is responsible for additional fees for newspaper advertisements prior to the first hearing at City Council.

May 20, 2022

CITY OF HARRISONBURG
City Hall
409 South Main Street
Harrisonburg, VA 22801

Re: Application for Alley Closing

Good Morning!

Attached, please find the application for alley closing along with a check in the amount of \$50.00 for the review fee. I am also attaching a copy of the land survey done on July 8, 2019 by Mr. Clint Harmon of Ingram-Hagen Architects, Engineers, and Surveyors located in Verona, Virginia.

I am requesting this closure so that this roughly 2700 square feet can be added to my backyard for the quiet enjoyment by my family. *(Two allies; one located at the front and one at the rear of our back yard.)* We have lived here since April 1991, and have maintained the space of this alley for more than thirty years. We have graded the alley to be passable after every major rain or snow storm where soil was washed away leaving massive gullies. We continue to provide this care today, incurring heavy costs to repair and refill the area. The City of Harrisonburg has not maintained the space, and, to my knowledge, has never been to this site to view the damage done by heavy rain and winter storms, nor have we ever witnessed use by the City of Harrisonburg.

I stand ready to provide additional information, if needed. Looking forward to your reply, I am

Most Sincerely,

A handwritten signature in black ink that reads "Steven W. Hottle". The signature is stylized with a large, sweeping "S" and a distinct "H" and "T" in the last name.

Steven W. Hottle

267 Campbell Street
Harrisonburg, VA 22801
(540) 271-5027

Thanh Dang

From: Shannon L. DeWitt
Sent: Thursday, June 9, 2022 9:52 AM
To: Lisa Neunlist; Thanh Dang
Subject: RE: Request for estimate Cost of Alley behind 267 Campbell St

Good Morning Thanh,

Northern alley

I arrived at \$4.34 per sq ft x 1,359= \$5,898

Thank you

Shannon L DeWitt
Real Estate Program Support Specialist
409 S. Main St
Harrisonburg, Va. 22801
Office: 540.432.7795
Fax: 540.432.8938
Email: shannon.dewitt@harrisonburgva.gov
website: www.harrisonburgva.gov



CITY OF HARRISONBURG
REAL ESTATE

From: Lisa Neunlist <Lisa.Neunlist@harrisonburgva.gov>
Sent: Thursday, June 9, 2022 8:00 AM
To: Thanh Dang <Thanh.Dang@harrisonburgva.gov>
Cc: Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>
Subject: Re: Request for estimate Cost of Alley behind 267 Campbell St

I sent your request to Shannon. We will get back today.

Lisa Neunlist

On Jun 8, 2022, at 7:43 PM, Thanh Dang <Thanh.Dang@harrisonburgva.gov> wrote:

Hi Lisa,

The property owner of 267 Campbell Street (TM 26-F-45) is requesting closure of the alley behind property as shown below. (They also own the landlocked parcel behind it at TM 26-P-38.) The total area of the alley is +/- 1,359 sf. Can you tell me what the estimate cost per square foot is? Thank you!

Thanh Dang

From: Shannon L. DeWitt
Sent: Monday, July 11, 2022 9:37 AM
To: Thanh Dang
Cc: Lisa Neunlist
Subject: RE: Request for estimate Cost of Alley behind 267 Campbell St

Good Morning Thanh,

Southern alley

Lisa and I reviewed the alley purchase cost estimate and we arrived at \$2.10 per square foot.

Thank you,

Shannon L DeWitt
Real Estate Program Support Specialist
409 S. Main St
Harrisonburg, Va. 22801
Office: 540.432.7795
Fax: 540.432.8938
Email: shannon.dewitt@harrisonburgva.gov
website: www.harrisonburgva.gov



CITY OF HARRISONBURG
REAL ESTATE

From: Thanh Dang <Thanh.Dang@harrisonburgva.gov>
Sent: Friday, July 8, 2022 4:31 PM
To: Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>
Subject: RE: Request for estimate Cost of Alley behind 267 Campbell St

Thank you!

Thanh Dang, AICP | Assistant Director of Community Development

From: Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>
Sent: Friday, July 8, 2022 3:40 PM
To: Thanh Dang <Thanh.Dang@harrisonburgva.gov>
Subject: RE: Request for estimate Cost of Alley behind 267 Campbell St

Hi Thanh,
I received and will review my findings with Lisa on Monday and get back with you ASAP before Wednesday.

Thank you

Shannon L DeWitt
Real Estate Program Support Specialist
409 S. Main St

Notes:

Property Zoning: UR

Tax Map: 26-(P)-45 & 38

Address: 267 Campbell Street

Present Owner: Stephen W. Hottle & Faith R. Hottle

See Deed Book 1069, Page 96 for Title Reference.

See Deed Book 153, Page 93 for Subdivision Plat of Heneberger & Grattan Addition to City of Harrisonburg.

Total Combined Area: 34,348 Sq. Ft. (0.788 Acres).

*This plat must be recorded within 60 days of approval, or shall be redereed void.

60 0 60

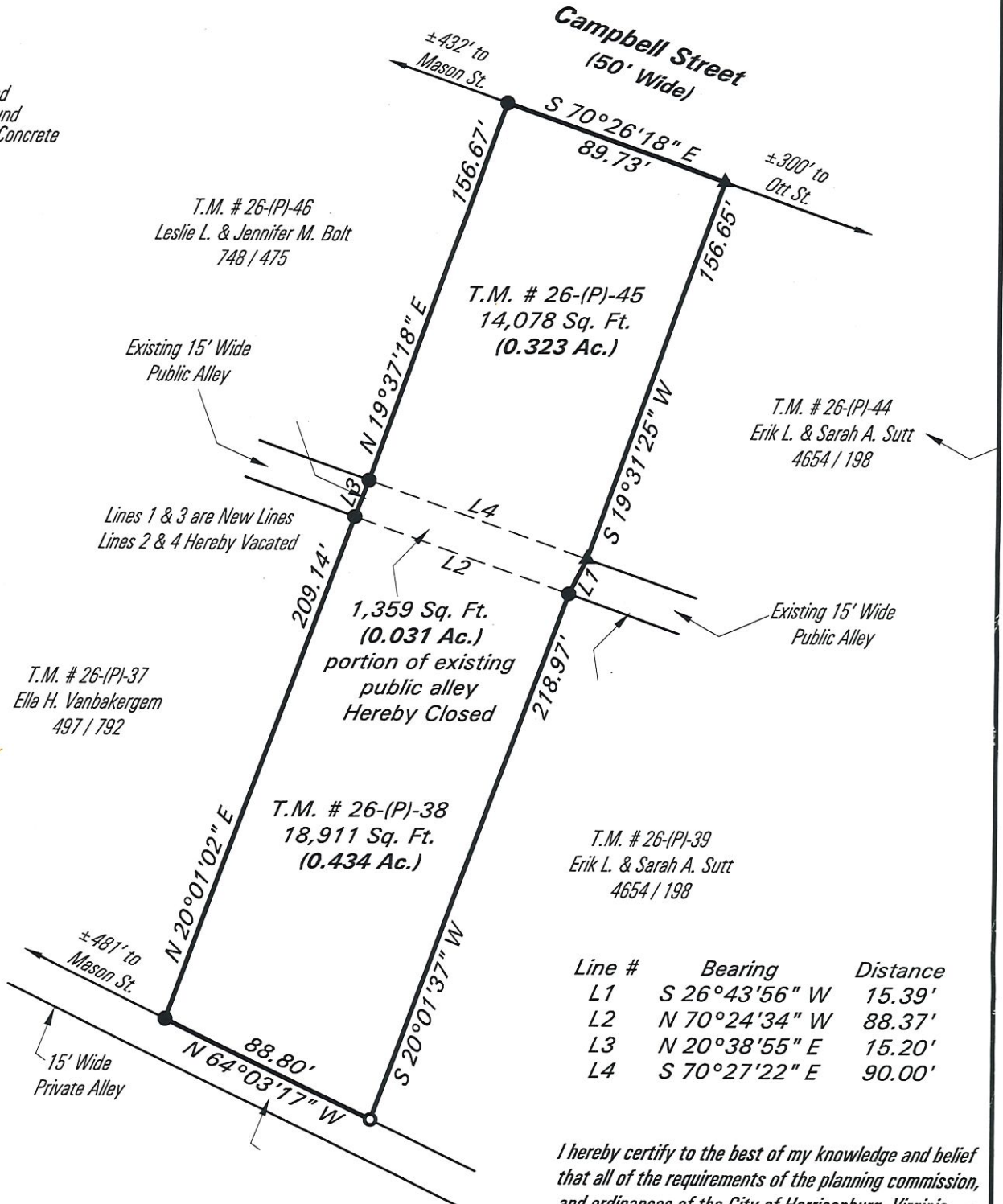


Scale: 1" = 60'

Date: July 8, 2019



- = Iron Pin found
- = Iron Pipe Found
- ▲ = Drill Hole In Concrete



Line #	Bearing	Distance
L1	S 26°43'56" W	15.39'
L2	N 70°24'34" W	88.37'
L3	N 20°38'55" E	15.20'
L4	S 70°27'22" E	90.00'

I hereby certify to the best of my knowledge and belief that all of the requirements of the planning commission, and ordinances of the City of Harrisonburg, Virginia, regarding the platting of subdivisions within the city have been complied with

Given under my hand this 14th day of October, 2019.

Minor Subdivision of Hottle Lots & Vacation of a Portion of Public Alley

(Based on a current field survey)

City of Harrisonburg, Virginia

INGRAM - HAGEN,
A Division of LINEAGE

Architects - Engineers - Surveyors

98 LEE HIGHWAY- P.O. Box 991

VERONA, VIRGINIA 24482

Telephone: (540) 828-2778

Note:

A Current Title Report was not furnished for this survey

Job #23660

Sheet 1 of 2



This is not a true, certified copy unless the signature hereon is an original signing.

Owners Consent & Dedication:

Know all men by these presents, that the subdivision of land shown on this plat, containing 34,348 sq. ft., more or less, and designated as "Minor Subdivision of Hottle Lots & Vacation of a Portion of Public Alley", situated in the City of Harrisonburg, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof.

the said 34,348 sq. ft. of land hereby consolodated having been conveyed unto Stephen W. Hottle and Faith R. Hottle by deed dated May 24, 1991, and recorded in Deed Book 1069, Page 96 in the office of the Clerk of the Circuit Court of Rockingham County, Virginia.

Given under our hands this _____ day of _____, 2019.

Stephen W. Hottle

Faith R. Hottle

County of Rockingham, State of Virginia

*The foregoing instrument was acknowledged before me by
Stephen W. Hottle and Faith R. Hottle, this _____ day of _____ 2019.*

Notary

Notary Registration #: _____

My commission expires: _____

This Subdivision known as "Minor Subdivision of Hottle Lots & Vacation of a Portion of Public Alley" is approved by the undersigned, pursuant to Section 10-2-8 of the Harrisonburg City Code and may be admitted to record.

Director of Planning & Community Development

date

***Minor Subdivision of Hottle Lots &
Vacation of a Portion of Public Alley***

(Based on a current field survey)

City of Harrisonburg, Virginia

***INGRAM - HAGEN,
A Division of LINEAGE***

Architects - Engineers - Surveyors

98 LEE HIGHWAY- P.O. Box 991

VERONA, VIRGINIA 24482

Telephone: (540) 828-2778

Note:

*A Current Title Report was
not furnished for this survey*

Job #23660

Sheet 2 of 2