

Total Fees Due: \$ 610 total for three parcels
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 5/12/19
Received by: 1417

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 706 Greenbriar Drive
Tax Map Number: Sheet: 12 Block: I Lot: 1 Total Land Area: _____ acres or sq. ft.
Existing Zoning District: R1 Proposed Zoning District: R3
Existing Comprehensive Plan Designation: Low Density

Section 2: Property Owner's Information

Property Owner's Name: Delaware Bay, LLC
Street Address: 807 Meadow Ln Email: jennison41@gmail.com
City: Vienna State: VA Zip: 22180
Telephone: Work: _____ Fax: _____ Mobile/Home: 202 534 8286

Section 3: Owner's Representative Information

Owner's Representative: Julian Pena & Johann Vargas
Street Address: 714 Greenbriar Dr Email: s.varg20@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 571-296-2445 Fax: _____ Mobile/Home: 571-296-2445

Section 4: 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.

Signature: Andrew Jennison, on behalf, Delaware Bay, LLC
Property Owner

Section 5: Required Attachments to be provided by Applicant

- ☒ Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
 - ☒ Statement of 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Proffer Statements for 706 Greenbriar Dr.

In connection with the re-zoning request for the property located on 706 Greenbriar Dr (Tax Map: 12-I-1) the following is hereby proffered.

Prohibited Uses:

- Duplex dwelling units with limitations as required by area and dimensional regulations.
- Attached townhouses of not more than eight (8) units.
- Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.
- Child day care.
- Adult day care.
- Cemeteries.
- Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- Community buildings for associated townhouse and multiple-family developments.

Uses Permitted by Special Use Permit:

- Special use permits shall be permitted as approved by the City Council.

Screening/Buffer

- A fence that is a minimum of 4 feet tall shall be installed and maintained along the northeast property line adjacent to Oak Hill (See Appendix A). The fence shall be installed within 120 days of rezoning approval.
- There will be no entrances for vehicular access permitted from Oak Hill Drive onto the subject property.

Easement Path for Forest Hills Dr.

- Easement dedication, from tax map parcel 12-I-1, to extend 30-feet to the east of the double yellow painted centerline on Forest Hills Road, shall be dedicated for future shared use path. As depicted on Appendix B. (Green Line)
- In addition, a 15-foot temporary construction easement, as measured from the east of the new right-of-way line, shall be dedicated for future shared use path construction. As depicted on Appendix B. (Red Line)
- Such dedications shall be completed and recorded within 90 days of approval.

Delaware Bay LLC
706 Greenbriar Dr.
Harrisonburg, VA, 22801

Owner(s) Signature: _____

DocuSigned by:

Andrew Jennison

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Date: 5/2/2019

Total Fees Due: \$ 610 total for 3 parcels
Application Fee: \$550.00 plus \$30.00 per acre

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Received by: THO

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 710 Greenbriar Dr.
Tax Map Number: Sheet: 12 Block: 1 Lot: 12 Total Land Area: _____ acres or sq. ft.
Existing Zoning District: R-1 Proposed Zoning District: R-3 [REDACTED]
Existing Comprehensive Plan Designation: _____

Section 2: Property Owner's Information

Property Owner's Name: Robert L Frank
Street Address: 374 S. Carlton St Email: frob222@gmail.com
City: Harrisonburg State: Va. Zip: 22801
Telephone: Work: _____ Fax: _____ Mobile/Home: 540-383-9041

Section 3: Owner's Representative Information

Owner's Representative: Julian Pena & Johann Vargas
Street Address: 714 Greenbriar Drive Email: s.varg@gmail.com
City: Harrisonburg State: Virginia Zip: 22801
Telephone: Work: 571-296-2445 Fax: _____ Mobile/Home: 571-206-2445

Section 4: 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.

Signature: 
Property Owner

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- ☒ 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Proffer Statements for 710 Greenbriar Dr.

In connection with the re-zoning request for the property located on 710 Greenbriar Dr (Tax Map: 12-I-2) the following is hereby proffered.

Prohibited Uses:

- Duplex dwelling units with limitations as required by area and dimensional regulations.
- Attached townhouses of not more than eight (8) units.
- Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.
- Child day care.
- Adult day care.
- Cemeteries.
- Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- Community buildings for associated townhouse and multiple-family developments.

Uses Permitted by Special Use Permit:

- Special use permits shall be permitted as approved by the City Council.

Screening/Buffer

- A fence that is a minimum of 4 feet tall shall be installed and maintained along the northeast property line adjacent to Oak Hill (See Appendix A). The fence shall be installed within 120 days of rezoning approval.
- There will be no entrances for vehicular access permitted from Oak Hill Drive onto the subject property.

Robert & Carolyn Frank
710 Greenbriar Dr.
Harrisonburg, VA, 22801

Owner(s) Signature: _____

DocuSigned by:

Rob Frank & Carolyn Frank

AD1798D7D55B4F7...

Date: 5/2/2019

Total Fees Due: \$ 580 610 total for 3 parcels
Application Fee: \$550.00 plus \$30.00 per acre parcels

Date Application & Fee Received: 5/12/19
Received by: JHD

Application for Change of Zoning District (Rezoning)

City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 714 Greenbriar Dr
Tax Map Number: Sheet: 12 Block: I Lot: 3 Total Land Area: 1.06 acres or sq. ft.
Existing Zoning District: R1 Proposed Zoning District: R3
Existing Comprehensive Plan Designation: Low Density

Section 2: Property Owner's Information

Property Owner's Name: Johann Vargas & Julian Pena
Street Address: 714 Greenbriar Dr Email: s.varg20@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 571-296-2445 Fax: _____ Mobile/Home: 571-296-2445

Section 3: Owner's Representative Information

Owner's Representative: Johann Vargas & Julian Pena
Street Address: 714 Greenbriar Dr Email: s.varg20@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 571-296-2445 Fax: _____ Mobile/Home: 571-296-2445

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Signature: 
Property Owner

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- ☒ 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Proffer Statements for 714 Greenbriar Dr.

In connection with the re-zoning request for the property located on 714 Greenbriar Dr (Tax Map: 12-I-3) the following is hereby proffered.

Prohibited Uses:

- Duplex dwelling units with limitations as required by area and dimensional regulations.
- Attached townhouses of not more than eight (8) units.
- Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.
- Child day care.
- Adult day care.
- Cemeteries.
- Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- Community buildings for associated townhouse and multiple-family developments.

Uses Permitted by Special Use Permit:

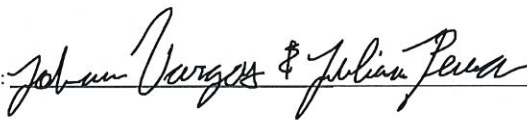
- Special use permits shall be permitted as approved by the City Council.

Screening/Buffer

- A fence that is a minimum of 4-feet tall OR trees that are 4-ft in height at planting and spaced 2-ft apart shall be installed and maintained along the northeast property line adjacent to Oak Hill (See Appendix A) The fence or trees shall be installed within 120 days of rezoning approval.
- There will be no entrances for vehicular access permitted from Oak Hill Drive onto the subject property.

Johann Vargas & Julian Pena
714 Greenbriar Dr.
Harrisonburg, VA, 22801

Owner(s) Signature:



Date:

5/2/19

City Council
City of Harrisonburg
409 S. Main Street
Harrisonburg, VA 22801

Dear City Council,

On behalf of the property owners of 706, 710, and 714 Greenbriar Dr. we are submitting this letter explaining our proposed use with supporting reasons for seeking a change in zoning from R-1 to R-3.

Current Use and Proposed Use

706 Greenbriar Dr.

Current Use: Nonowner occupied occupancy by four unrelated adults and includes 4 vehicles. This is a non-conforming use in the R-1 zoning district. This property will be conforming by right after rezoning.

Proposed Use: A nonowner-occupied residence for not more than four unrelated adults.

710 Greenbriar Dr.

Current Use: Nonowner-occupied occupancy by a family of five - parents with 3 college children and includes 6 vehicles.

Proposed Use: A nonowner-occupied residence for not more than four unrelated adults.

714 Greenbriar Dr.

Current Use: Owner-occupied with rental for two other tenants and includes 4 vehicles.

Proposed Use: A nonowner-occupied residence for not more than four unrelated adults.

Addressing Neighborhood Concerns and Negative Perception

We identified and addressed the following concerns of neighbors and the Community Development Staff.

The neighborhood cannot handle the increase in occupancy – From the current occupancy, both vehicle and persons' occupancy would decrease from an approved re-zoning. The properties currently provide legal residence to a total of 13 adults. From an approved re-zoning, the number of adults would be limited to 12, or 4 per household.

There is not enough parking in the neighborhood – All three properties have large driveways which currently support 14 cars. From our proposed re-zoning request, there will be a limit of 12 cars (4 per household), but with the potential for less, given the walkability of our homes and potential easement path. Therefore, this would result in a decrease in the amount of car parking from the current state.

There will be an increase in traffic in the neighborhood – Contrary to what is perceived, there will be less tenants and less cars from a re-zoning. The City of Harrisonburg has also determined that there is no traffic impact from this proposed re-zoning and thus, a Traffic Impact Analysis is not required. Additionally, we support the City's efforts in providing the necessary infrastructure that supports the use of cycling, scooters, or alternative uses of transportation, which is why we support the use the

construction of a public use lane to be created on Forest Hills. (Included in 706 Greenbriar proffer letter)

The homes will be turned into townhomes or duplexes – As noted in our proposed use, we have no interest or intention in building multiple dwelling units. All three owners have submitted proffers prohibiting the construction of townhomes or duplexes.

Re-zoning will lower the market value of homes in the neighborhood – It is no secret to future homebuyers of Greenbriar Dr., that the neighborhood is a mixed-use neighborhood with R-3/R-4 housing. Therefore, the buyer is aware that the neighborhood contains characteristics that are not representative of an R-1 neighborhood, which is factored into the housing price. For homes on Oak Hill Dr. and Ridgewood, their homes are isolated, buffered, and completely protected and would not have any impact from our homes being re-zoned. The proposed re-zoning of our homes constitutes 3% of the entire community (Oak Hill, Greenbriar, and Ridgewood) which does not directly impact, nor change the nature of the rest of 97% of the neighborhood. Below is a list of properties on Greenbriar Dr. which are currently legally occupied by 4 unrelated adults. Each of these properties provides housing to at least 4 unrelated adults.

703 Greenbriar Drive	719 Greenbriar Drive
706 Greenbriar Drive	723 Greenbriar Drive
707 Greenbriar Drive	948 Greenbriar Drive
711 Greenbriar Drive	973 Greenbriar Drive
715 Greenbriar Drive	

A re-zoning will ruin the sanctity of the neighborhood – Greenbriar Dr. is already a mix-used neighborhood with both Village Lane and Forrest Hills providing residency to 4 unrelated adults. Re-zoning three properties which are directly impacted by these two streets will not change the dynamic of the neighborhood. The Oak Hill Dr./Ridgewood neighborhood is not cognizant of the predominant mixed use at the entrance of Greenbriar Dr., which contains 78% mixed-use (contains 4 unrelated adults). This is a circumstance that neither Oak Hill Dr. nor the Ridgewood community are affected by, given their own separate entrance at Oak Hill Dr., natural vegetation buffers, and a steep incline hill for limited visibility into the rest of the neighborhood.

To further demonstrate our commitment to upholding the sanctity of the neighborhood, we have proffered the requirement to build and maintain a fence at a minimum of 4 ft. to a maximum of 6 ft. (per the City of Harrisonburg limit requirements) between our properties and any neighboring Oak Hill residences which are already isolated from vegetation, a steep hill which limits visibility, and in certain circumstances, 160 ft.+ of separation and a natural barrier ditch. Additionally, we have also proffered out the ability to create an entrance for vehicles between our neighborhood into the Oak Hill Dr. neighborhood.

The re-zoning is not supported by the Harrisonburg Comprehensive Plan – Though the re-zoning is not directly supported by the Land Use guide, it is supported by the overall Comprehensive Plan. As quoted by the Mayor on the new Comprehensive Plan -- “the plan is not perfect but a good starting point”. Evidence of Staff supporting similar re-zonings which did not align with Land Use guide (Lucy Drive. Rezoning aligns with the plans goal of providing mix-use housing and affordable housing (there are almost no single-family homes available for renting for multiple adults in Harrisonburg, why are young adult professionals forced to live in overpriced apartments? A single-family home split 4 ways is much cheaper than two 2br apartments)” (Comprehensive Plan Meeting, November 2018).

Our proposed re-zoning aligns with Staff’s view that density should increase near busy roads and near commercial areas (Hotel, JMU Outpost, new development construction, etc.) – also aligning with future development plans for the area which the City is seeking to re-route traffic from 81 right

through Forrest Hills affecting the 706 Greenbriar home. Additionally, a re-zoning aligns with the Comprehensive Plan's goal of sustaining the rapid growth of the City of Harrisonburg.

The re-zoning is not supported by the neighborhood – The majority of the neighborhood understands the nature of our homes to support our request for an R-3 zoning classification. Additionally, the neighboring residents in Village lane also identify 706, 710, and 714 Greenbriar homes as isolated from the rest of Greenbriar Dr., given the dividing entrance of Village Lane. Given Village Lane as a criterion for assessing the first quadrant of Greenbriar Dr., which includes our homes, 78% of homes in this first quadrant are homes that contain 4 unrelated adults. Additionally, a petition was gathered to demonstrate the support of our proposed re-zoning, as seen in Appendix B.

Future re-zoning requests – Our homes are unique to the neighborhood, given the location, proximity to commercial usage, and respective isolation from Oak Hill Dr./Ridgewood through vegetative and fencing barriers, a natural ditch barrier, and a natural uphill barrier which limits and prevents visibility to our homes. Homes in Oak Hill Dr., nor the rest of Greenbriar Dr. share the same properties as our homes, and therefore cannot replicate or share the same justifications to apply or consider a re-zoning. All homes on Oak Hill Dr./Ridgewood do not have mix-used homes and no homes have adjacent or front-facing homes that contain different zoning classification extremes.

We believe that Village Lane is a clear divider of where Medium-Density Residential ends and where Low-Density Residential begins on Greenbriar Drive. This is due to the location of the first quadrant of Greenbriar Dr. and the entrance into Village Lane which contains various townhomes which are occupied by unrelated adults.

Reasons for Seeking a Change in Zoning

As property owners who have succumbed to the rest of the neighborhood's problems of being a "buffer" and have personally experienced that our homes are representative of an R-3 zoning neighborhood. This is a result of cumulative experience in the neighborhood, the first three homes (706, 710, and 714) bear the burden with a zoning classification that is too restrictive for providing affordable housing to those who identify with the surrounding neighborhood. It is irregular and non-existent in the City of Harrisonburg for homes which are direct neighbors, that have no buffer and direct visibility to be justified for two different zoning extremes. We have also taken the time to receive feedback from the neighborhood on their perception of our homes, of which, the respondents believe our homes are not properly zoned in an already mixed-use neighborhood.

We also believe that we have often been mischaracterized from neighborhoods which as isolated from a steep incline hill, mass amounts of vegetation, fencing buffers, and large separation from our homes. We hope the City of Harrisonburg takes this into consideration when assessing our homes for an informed decision.

We appreciate the City's positive consideration of this request.

Respectfully,

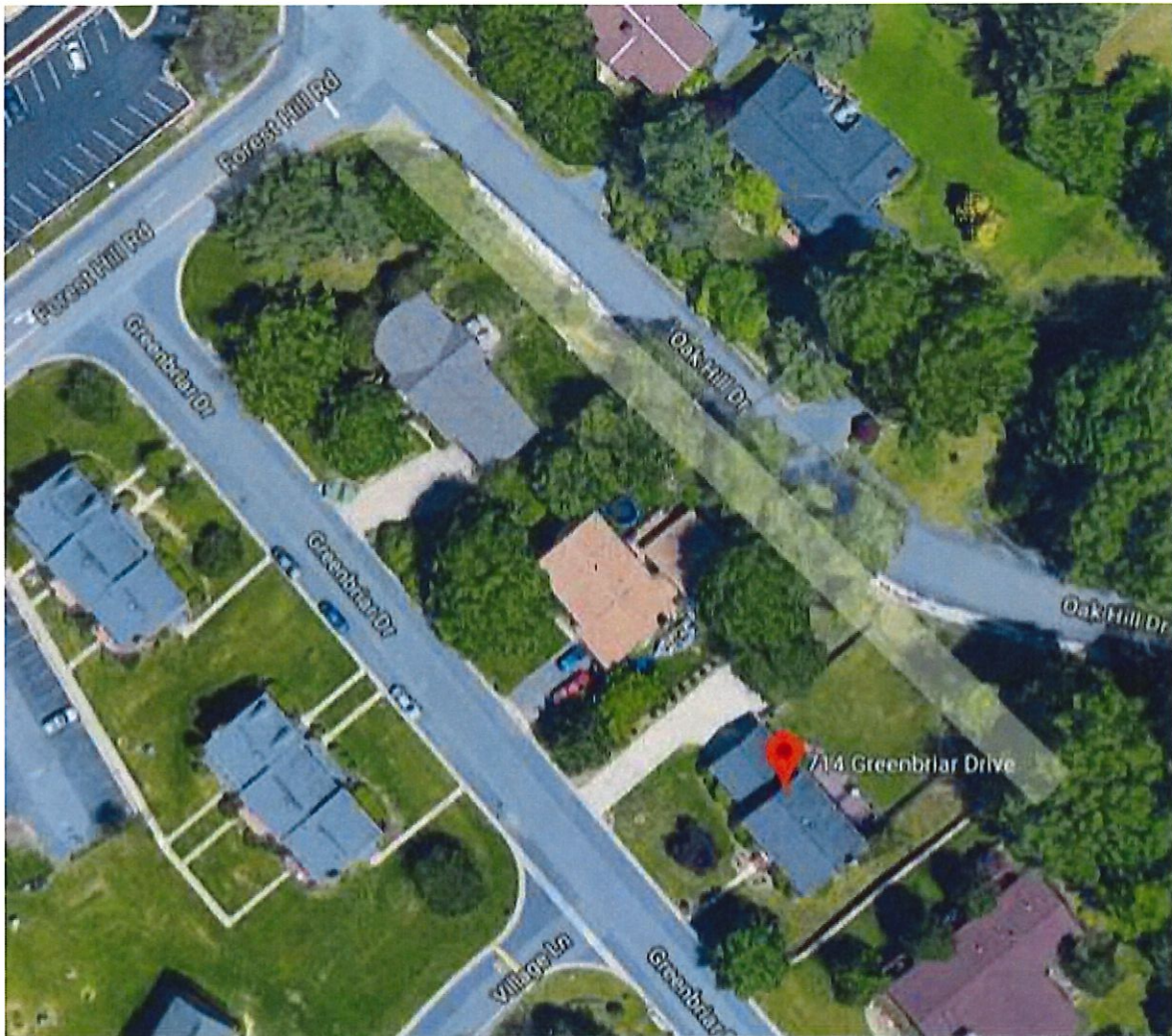
Julian Pena and Johann Vargas

Appendix A

Characteristics of the Medium-Density Residential Neighborhood within Greenbriar Drive. Includes 706, 710, and 714 Greenbriar. Shown in blue in the map below.	Characteristics of the Low-Density Residential Neighborhood within Greenbriar Drive. Shown in red in the map below.
Traffic 215 + residents residing in the Village Lane townhomes. Townhomes on Greenbriar Dr. and Village lane contain 4-5 cars per household. There are over 50+ townhomes.	The Village lane traffic is clearly visible from our homes and experience it on a day-to-day basis. That is not the case for homes in the designated red area. Additionally, the properties are sheltered and provide plenty of space for their homes.
Primarily occupied by unrelated adults.	Primarily occupied by families, but mixed-use.
Shares street parking with high occupancy townhomes.	Shares street parking with single family homes.
Lower altitude – Flat land	Elevated altitude – on a hill, limiting visibility to other homes and significant land separation.
Directly facing or next door to R-4 high occupancy townhomes.	Directly facing or next door to single family homes.



Appendix A



Area that is highlighted depicts the approximate location of the fence/vegetation buffer. The buffer will be placed within the property lines of the Greenbriar properties.

Appendix B





City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information	
Consultant Name:	Julian Pena
Telephone:	703-945-7674
E-mail:	s.varg20@gmail.com
Owner Name:	Julian Pena & Johann Vargas, Robert Frank, Delaware Bay LLC
Telephone:	571-296-2445
E-mail:	s.varg20@gmail.com
Project Information	
Project Name:	Re-zoning from R-1 to R-3/R-4
Project Address: TM #:	706,710,714 Greenbriar Dr, Harrisonburg, VA 22801
Existing Land Use(s):	R-1
Proposed Land Use(s): (if applicable)	R-3
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)	Change current single family residential (R-1) zoning to Medium Density/Planned Unit residential (R-3/R-4) zoning to provide housing for 4 unrelated adults in each single family home. 714 Green briar home owned by Julian Pena & Johann Vargas 710 Greenbriar home owned by Robert Frank 706 Greenbriar home owned by Delaware Bay LLC
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

Comments:

Accepted by:

Date:

02/14/19

Revised Date: November 2018

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

Instructions*

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

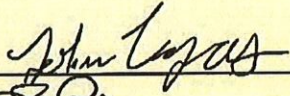
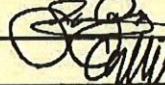
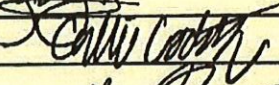
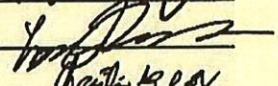
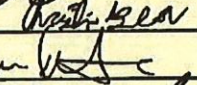
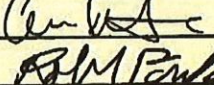
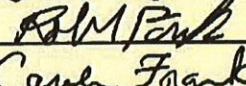
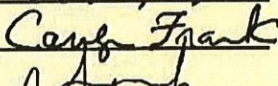
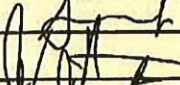


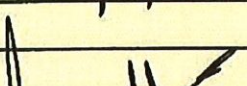
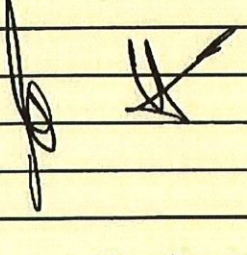
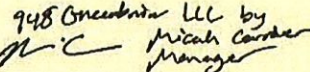
1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips 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.

Appendix B

A PETITION OF SUPPORT FOR RE-ZONING TAX MAP, SHEET 12 BLOCK K, LOTS 1-3

We, the undersigned residents and/or property owners of Greenbriar Drive, Harrisonburg, Virginia, respectfully support the petition of the owners of Greenbriar Drive to the City of Harrisonburg through its City Council and administrative units thereof to update the following properties in TAX MAP, SHEET 12, BLOCK K to their deserved zoning of R3:

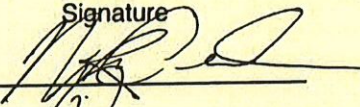
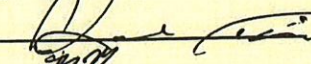
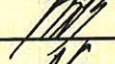


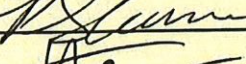
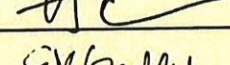
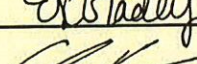




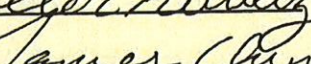


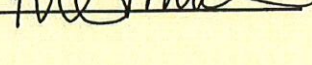
- LOT 1 - 706 Greenbriar Drive
- LOT 2 - 710 Greenbriar Drive
- LOT 3 - 714 Greenbriar Drive

Name	Address	Signature
Johann Vargas	714 Greenbriar	
Julian Peng	714 Greenbriar	
Phyllis Conshom	706 Greenbriar	
Layne Rickabaugh	948 Greenbriar	
Christina Bensch	923 Greenbriar Dr	
Carina Outenar	817 Greenbriar	
Robert Frank	710 Greenbriar	
Camp Frank	710 Greenbriar	
Amit TAPPEL	923 Greenbriar	
	933 Greenbriar	
MOLHAMMAD ASLAN	973 Greenbriar Dr	
"	703 Greenbriar Dr	
"	707 Greenbriar Dr	
"	711 Greenbriar Dr	
"	715 Greenbriar Dr	
"	719 Greenbriar Dr	
"	723 Greenbriar Dr	
948 Greenbriar LLC	948 Greenbriar Dr	

A PETITION OF SUPPORT
FOR RE-ZONING TAX MAP, SHEET 12 BLOCK K, LOTS 1-3

We, the undersigned residents and/or property owners of Greenbriar Drive, Harrisonburg, Virginia, respectfully support the petition of the owners of Greenbriar Drive to the City of Harrisonburg through its City Council and administrative units thereof to update the following properties in TAX MAP, SHEET 12, BLOCK K to their deserved zoning of R3:

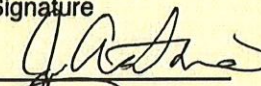
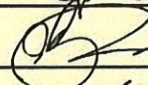
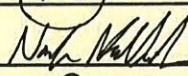
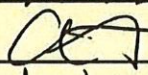
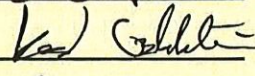
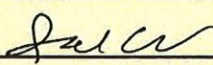
- LOT 1 – 706 Greenbriar Drive
- LOT 2 – 710 Greenbriar Drive
- LOT 3 – 714 Greenbriar Drive

Name	Address	Signature
Nick Cervetta	719 Greenbriar Dr.	
Randal Tickle	719 Greenbriar Dr.	
Matt Bruman	715 Greenbriar Drive	
Nick Scudolho	715 Greenbriar Drive	
Griff Iehmert	715 Greenbriar Drive	
Parker Shama	703 Greenbriar Drive	
Hunter Lemon	703 Greenbriar Dr.	
Emily Gaddy	706 Greenbriar Dr.	
Steven Baker	805 Village Ln	
Dylan Boudich	805 Village Ln	
Andrew Catrash	809 Village Ln	
Brian Tesch	809 Village Ln	
Peter Rubenz	809 Village Ln	
James Chung	809 Village Ln	
Meg Tousey	801 Village Ln	
Kristen Marcotte	801 Village Ln	

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- LOT 2 – 710 Greenbriar Drive
- LOT 3 – 714 Greenbriar Drive

Name	Address	Signature
Jamel Chatman	707 Greenbriar Dr.	
Kwanjai Pryor	707 Greenbriar Dr.	
Neal Koellisch	711 Greenbriar Dr.	
Aidan McNierney	711 Greenbriar Dr.	
Jared Goldstein	711 Greenbriar Dr.	
James Horner	711 Greenbriar Dr.	
Andrew Jennison	706 Greenbriar Dr.	Andrew Jennison

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FOR RE-ZONING TAX MAP, SHEET 12 BLOCK K, LOTS 1-3

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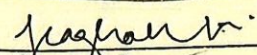

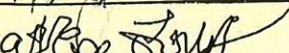
- LOT 1 – 706 Greenbriar Drive
- LOT 2 – 710 Greenbriar Drive
- LOT 3 – 714 Greenbriar Drive

Name	Address	Signature
Patrick Standley	1210 Forest Hill Rd	[Signature]
Dominic Le Donne	1218 Forest Hill Rd	D - [Signature]
Isaac Dlum	1218 Forest Hill Rd	[Signature]
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Jimmy Lewis	1210 Forest Hill Rd	J. Lewis
Brenden Cuncen	1214 Forest Hill Rd	Brenden Cuncen
Elias Galindo	1210 Forest Hill Rd	E. Galindo
Rory Wajciechowski	1214 Forest Hill Rd	Rory W
Ethan Chase	1214 Forest Hill Rd	Ethan Chase

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FOR RE-ZONING TAX MAP, SHEET 12 BLOCK K, LOTS 1-3

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- LOT 3 – 714 Greenbriar Drive

Name	Address	Signature
ABIGAIL MIKKEISEN	801 village Ln	
Teaghan Kilbain	807 Village Ln	
Madeline Nuge	807 Village Ln	
Abby Dempsey	807 Village Ln	
S/Dane McNeill	807 Village Ln	