

Case No: _____

Date Application & Fee Received By: 9/9/19 Fran/c Appl

Application Fee: \$300

Reviewed By: Patrick

Application for Variance **Board of Zoning Appeals** **City of Harrisonburg, Virginia**

www.harrisonburgva.gov/variances-appeals

PROPERTY INFORMATION

Location (Street Address): Holly Court next to street side of building 12Tax Map Number Sheet: 14 Block: 0 Lot: 1Existing Zoning District: R-3 ~~Medium Density~~ Multiple Dwelling

PROPERTY OWNER INFORMATION

Property Owner's Name Holly Court Enterprises LLCMailing Address: % Mountain Valley Management, Inc Email: sstein@landlord4rent.comCity: Harrisonburg State: VA Zip: 22801Telephone Work: 540.434.1173 Fax: 540.298.6020 Mobile: 540.246.2244steve stein

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Applicant's Name _____

Mailing Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Telephone Work: _____ Fax: _____ Mobile: _____

VARIANCE REQUESTED

Nature of Request (e.g. lot area, lot width, setback):	Code Section	Variance Requested
construct a mailbox kiosk	10.3-47	Variance from 30 ft. Set back requirement
11	10.3-114 (d)	variance from location and setback to construct a mailbox kiosk in front yard of building 12

HOW THE BOARD OF ZONING APPEALS EVALUATES CASES

Per Section 15.2-2309 of the Virginia State Code to grant a variance, the BZA shall make specific findings based on the evidence before it that the application satisfies all of the following enumerated requirements:

1. The strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property.
2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
3. The authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.
4. The property for which the variance is being requested was acquired in good faith.
5. Any hardship was not created by the applicant for the variance.
6. The relief or remedy sought by the variance application is not available through any other process available in this chapter such as modifications to this chapter or through approval of a special use permit.

VARIANCE QUESTIONNAIRE

The Board of Zoning Appeals can grant a variance only if the applicant proves certain legal requirements have been met. The following questions are intended to help the applicant show that granting a variance is appropriate. Please answer all five questions as completely as possible. Attach additional pages if necessary.

1. How does the zoning ordinance unreasonably restrict the use of this property?

Setback does not currently allow for the centralized mail kiosk to be built in the desired location of this property

2. What physical conditions of the property make the variance necessary?

This is the most centralized location that has sidewalk access for 84 residential units to get mail

~~the~~ Current mail boxes line the street and pose a safety concern to the letter carrier/driver and neighborhood residents/children

3. Was the hardship created by the applicant? I do not believe so.

- area?

unique to this 84 unit apartment community with a city street running through middle of it.

5. How would this variance affect the practical use or character of the neighborhood?

Postal letter carrier has to stop + start multiple times to deliver mail to the current individual mailboxes that line Holly coast. This will consolidate all mailboxes in one covered location on the property. It will also add a shelter at the location where school bus drops off.

REQUIRED ATTACHMENTS

- ☒ Plat of the property drawn to scale showing all dimensions and the relation of the proposed improvement to existing or proposed conditions. The plat must be prepared by a surveyor, engineer, or other person duly authorized by the State of Virginia.

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: Holly Court Enterprises LLC 9-9-19
Property Owner Date

Signature: by Steven Stein, Sr. Property Mgr/Owners Agent 9-9-19
Applicant Date
(if different from Property Owner)

FOR BOARD OF ZONING APPEALS USE ONLY

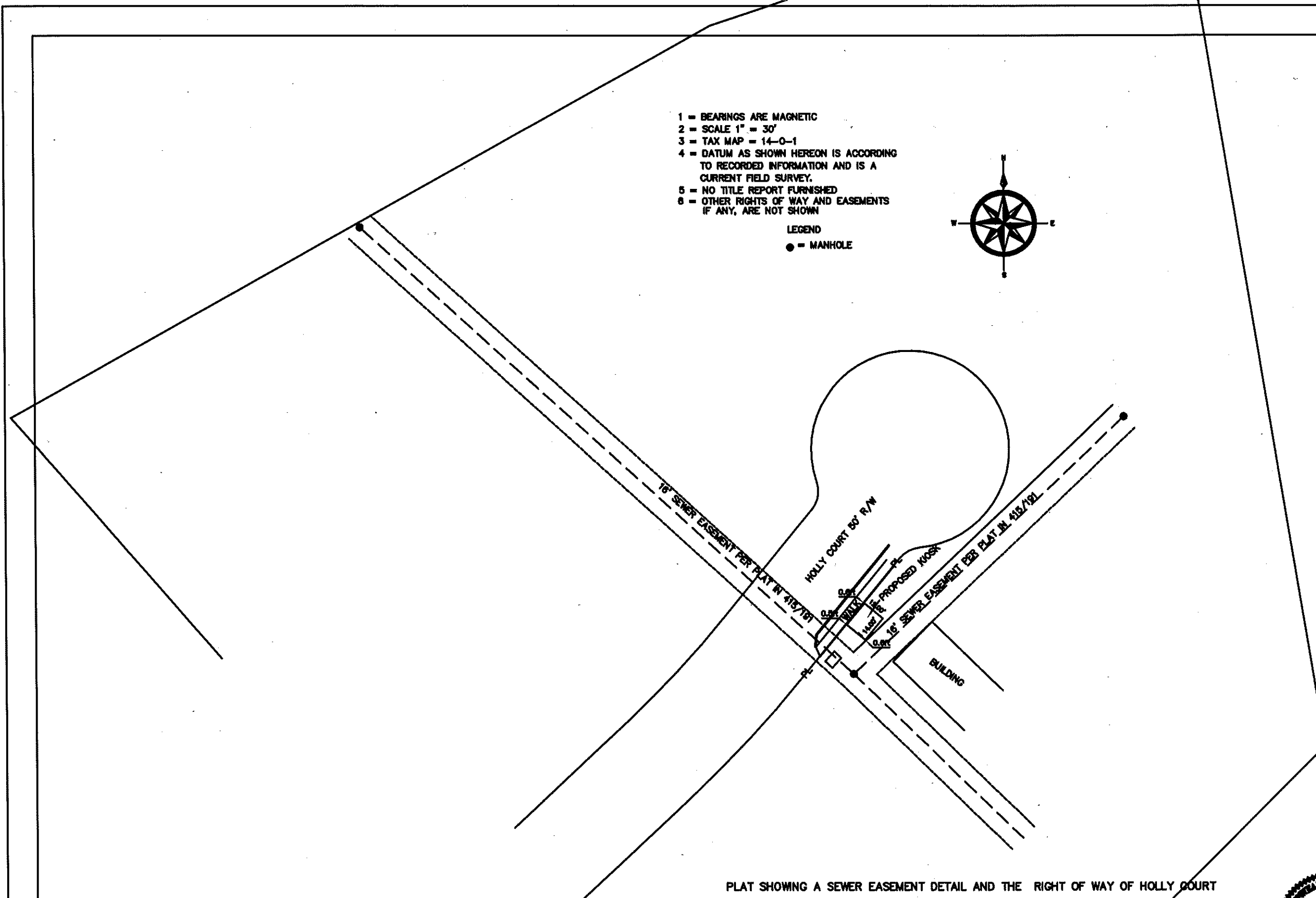
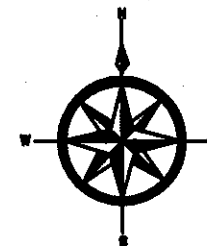
 Approved **Denied** **Conditions Attached** **Withdrawn**

Recording Secretary _____ **Date:** _____

Chairman _____ **Date:** _____

- 1 - BEARINGS ARE MAGNETIC
- 2 - SCALE 1" = 30'
- 3 - TAX MAP - 14-0-1
- 4 - DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 - NO TITLE REPORT FURNISHED
- 6 - OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

LEGEND
● = MANHOLE



PLAT SHOWING A SEWER EASEMENT DETAIL AND THE RIGHT OF WAY OF HOLLY COURT

LOCATED IN THE CITY OF HARRISONBURG, VIRGINIA
ROCKINGHAM COUNTY, VIRGINIA.

OWNER: HOLLY COURT ENTERPRISES
REFERENCE: DEED BOOK 865, PAGE 664

JOB NO. H14-0-1

DATE: OCTOBER 11, 2019



NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Jackson, Virginia 22842
(540) 477-3730

SPECIFICATIONS

DIVISION 1:
A. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL BUILDING CODES.
B. ALL REQUIREMENTS SET FORTH IN AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE BINDING THRU THE EXTENT OF THIS PROJECT.
C. PROVIDE FENCING, BARRIERS, AND SECURITY AS NEEDED.

DIVISION 2:
A. FOUNDATION DESIGN PRESSURE ASSUMED TO BE 1500 PSF MINIMUM.
B. ALL FOOTINGS TO REST ON ORIGINAL UNDISTURBED SOIL UNLESS NOTED OTHERWISE; STEP FOOTINGS AS NECESSARY TO BEAR ON ORIGINAL SOIL.
C. WHERE FOOTINGS MUST REST ON BACKFILLED SOIL, EARTH TO BE PLACED TO 1% COMPACTION IN ACCORDANCE WITH THE STANDARD PROCTOR TEST. WHERE FLOOR SLABS MUST REST ON FILL, PROVIDE MAX 24" CRUSHED STONE FILL AT AREAS THAT REQUIRE MORE THAN 24" OF FILL, PROVIDE SLURRY FILL.
D. BOTTOM OF ALL EXTERIOR FOOTINGS TO EXTEND 30" MINIMUM BELOW FINISH GRADE.

DIVISION 3:
A. CONCRETE FOR FOOTINGS, SLABS, THICKENED SLABS, AND TURNED-DOWN SLABS TO BE 3500 PSI AT 28 DAY STRENGTH.
B. PLACING OF CONCRETE TO BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE. CONCRETE SLABS TO BE POURED IN SECTIONS NO LARGER THAN APPROXIMATELY 15' BY 15'. CONCRETE JOINTS MAY BE KEYS OR SAWS (PREFERRED).
C. REINFORCING STEEL TO BE GRADE 60, WELDED WIRE FABRIC TO BE ASTM A185 STEEL.

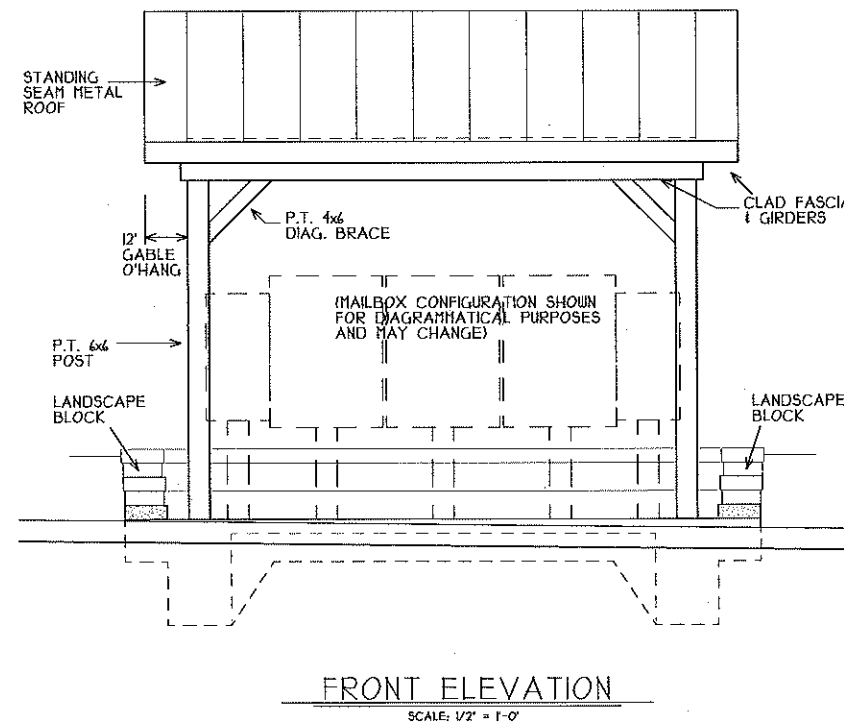
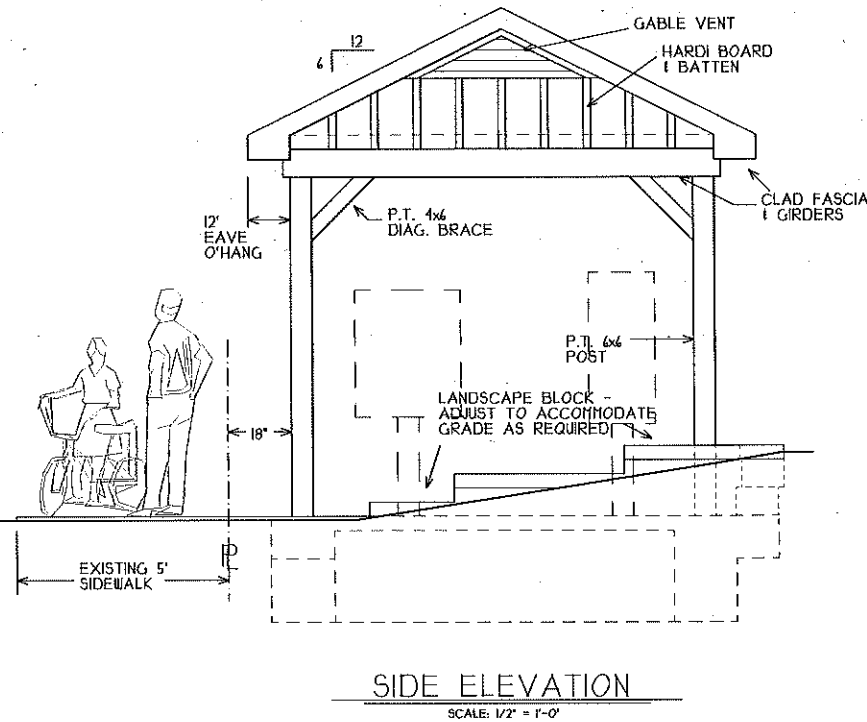
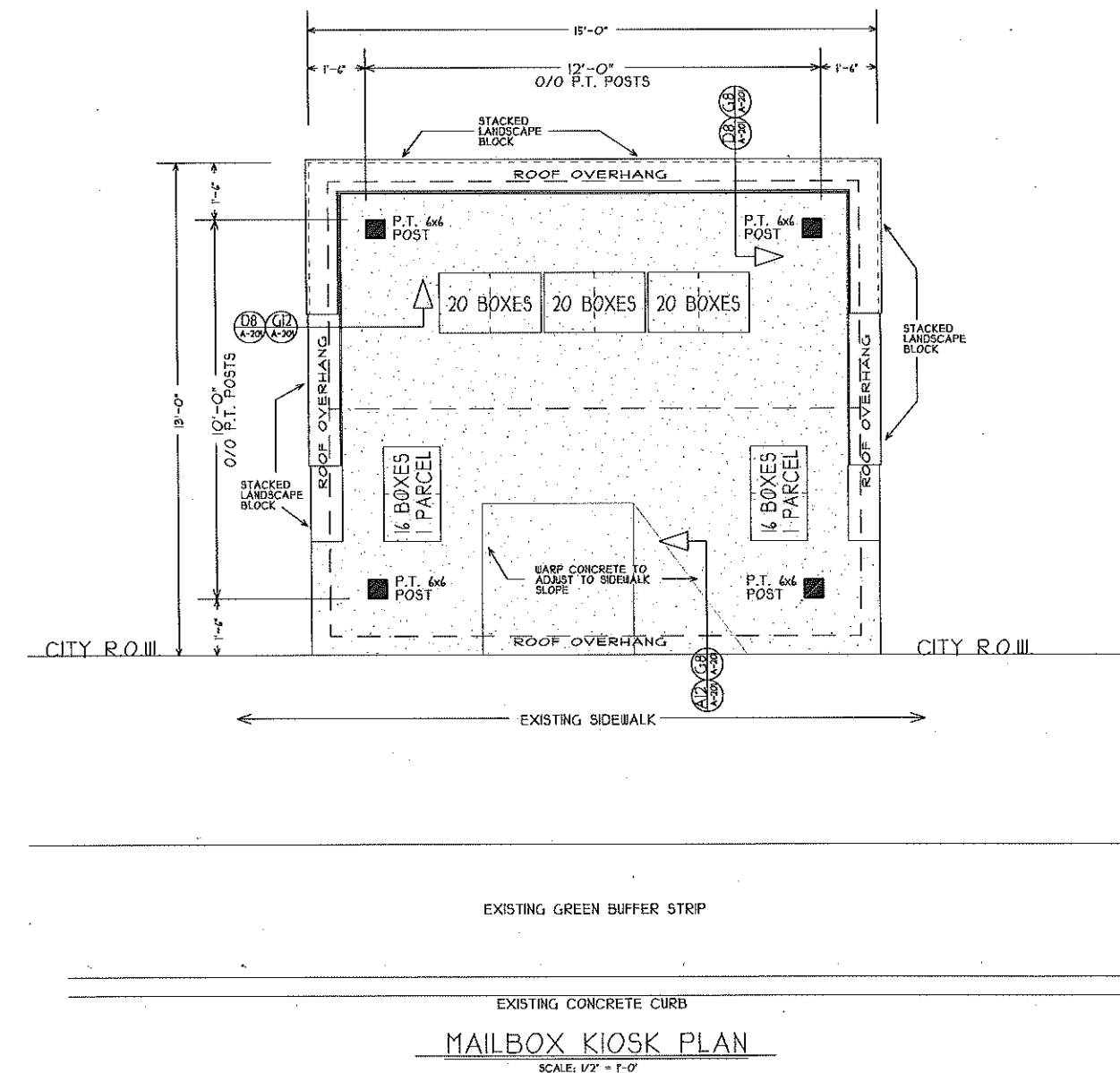
DIVISION 4:
A. ALL STRUCTURAL STEEL TO BE ASTM A36 STEEL.
B. ALL STEEL PRODUCTS INCLUDING, BUT NOT LIMITED TO, ANGLES, PLATES, ANCHOR BOLTS, HANGERS, WASHERS, NUTS, AND OTHER FASTENERS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.

DIVISION 4:
A. ALL WOOD IN CONTACT WITH SLABS ON GRADE OR MASONRY TO BE PRESSURE TREATED.
B. ALL LUMBER TO BE DRIED TO 19% MOISTURE CONTENT, S4S, STAMPED PER GRADING.
C. STRUCTURAL WOOD TO BE AS FOLLOWS:
STUDS - NO. 2 STUD
JOISTS - 1200 F8
BEAMS - 1500 F8
D. ROOF SHEATHING TO BE 5/8" EXPOSURE I GRADE.
E. WOOD ROOF TRUSSES TO BE DESIGNED BY A VA. LICENSED ENGINEER FOR THE FOLLOWING LOADS:
TOP CHORD LIVE LOAD: 30 PSF
TOP CHORD DEAD LOAD: 10 PSF
BOTTOM CHORD DEAD LOAD: 10 PSF
TOTAL LOAD: 50 PSF

DIVISION 5:
A. WEATHER RESISTIVE AIR AND WATER BARRIERS SHALL INCLUDE:
1. BELOW SLAB VAPOR BARRIER, NOT REQUIRED.
2. EXTERIOR WALL BARRIER: TYVEK COMMERCIAL WRAP OR EQ.
B. ROOFING UNDERLAYMENT TO BE "TRI-FLEX 30" MANUFACTURED BY GRACE (OR EQUIVALENT).
C. STANDING SEAM METAL ROOFING TO BE GALVANIZED 24 GAUGE STEEL PANELS 12 INCHES WIDE WITH KYNAR 500 PRE-FINISHED COATING; COLOR TO BE SELECTED BY OWNER.
D. COPING AND FASCIAS TO BE 0.040" PREFINISHED FORMED ALUMINUM, CUTTERS TO 4" TYPE X, 0.032" THICK ALUMINUM, DOWNSPOUTS TO BE 3" X 4" 0.027" ALUMINUM, COLOR TO BE WHITE.

DIVISION 9:
A. PAINTED WOOD SURFACES TO RECEIVE 1 COAT PRIMER AND 2 COATS SEMI-GLOSS LATEX.
B. UNPAINTED STEEL SURFACES SHALL RECEIVE 1 COAT ALKYD PRIMER 1 2 COATS ALKYD SEMI-GLOSS ENAMEL.
C. STAINED WOOD SURFACES TO RECEIVE 1 COAT OF STAIN AND 2 COATS OF POLYURETHANE VARNISH.
D. PROVIDE 10 COAT OF RUST-INHIBITIVE PAINT ON ALL EXTERIOR STEEL SURFACES PRIOR TO INSTALLATION.

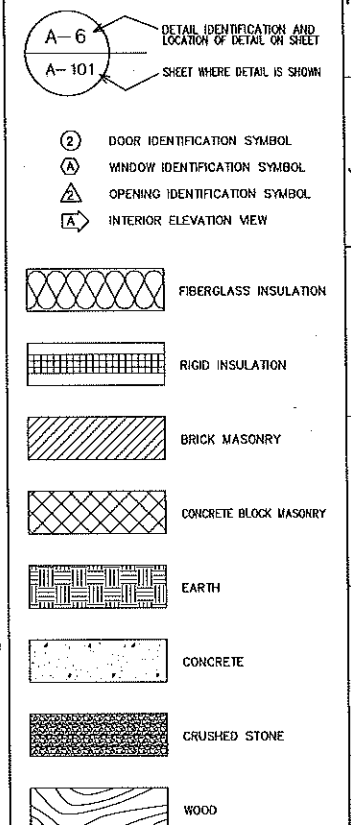
DIVISION 10:
A. LAYOUT OF MAILBOXES IS SHOWN FOR REFERENCE ONLY AND WILL BE PROVIDED BY THE OWNER.



TYPICAL ABBREVIATIONS

AB	ANCHOR BOLT
ACT	AIR CONDITIONING
ADA	AMERICAN DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
APPRO	APPROXIMATE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM, BENCHMARK
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BWN	BETWEEN
CAB	CABINET
CBS	CATCH BASIN
CER	CERAMIC
CH	CONTROL OR CONST. JONT
CL	CENTER LINE
CLO	CLOTHING
CNU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CRS	COURSE
CT	CERAMIC TILE
DI	DROP INLET
DIA	DIAMETER
DM	DIMENSION
DN	DRAIN
DS	DOWNSPOUT
DWG	DRAWING
EJ	EXPANSION JOINT
EJC	EXPANSION JOINT COVER
ELEV	ELEVATION
ELEC	ELECTRICAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EWG	ELECTRIC WATER COOLER
EXT	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH
FLR	FLOOR
FT	FOOT, FEET
FTG	FOOTING
FDN	FOUNDATION
GA	GAUGE, GIPSUM ASSOCIATION
GALV	GALVANIZED
GB	GYPSON BOARD
GBT	GYPSON BOARD TILE
GEN	GENERAL CONTRACTOR
GYP	GYPSON
HC	HANDICAP
HDW	HARDWARE
HT	HEIGHT
HV	HOLLOW METAL
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INVT	INVERT
IP	INLET PROTECTION
JAN	JANITOR
JST	JOIST
KD	KNOCK OUT
LAB	LABORATORY
LAV	LAVATORY
LH	LEFT HAND
LL	LIVE LOAD
MAX	MAXIMUM
MB	MOP BASIN
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIR	MIRROR
MISC	MISCELLANEOUS
MS	MASONRY OPENING
MTL	METAL
NC	NOT IN CONTRACT
ND	NUMBER
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD OVERHANG
OP	OUTLET PROTECTION
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BO
PL	PLATE
PLY	PLYWOOD
PAIR	PRESSURE TREATED
PT	POLYVINYLCHLORIDE
PVC	POLYVINYLCHLORIDE
RA	RETURN AIR
RCP	REMOVED COMPLETE RPE
RD	ROOF DRAIN
REF	REFRIGERATOR
REQD	REQUIRED
REV	REVISION, REVERSE
RH	RIGHT HAND
RI	RIGHT OF WAY
RT	RUBBER TILE
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SH	SHIELD
SH	SHOWER
SPEC	SPECIFICATION
SO	SQUARE
S&R	SHIELD & ROD
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TB	TACKBOARD
TEL	TELEPHONE
TEMP	TEMPERED, TEMPORARY
T&G	TONGUE & GROOVE
THK	THICK
THRES	THRESHOLD
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
VERT	VERTICAL
W/	WITH
W/O	WOOD
W/O	WITHOUT
W/O	WATERPROOF
W/S	WEATHER STRIP
W/F	WELDED WIRE FABRIC

SYMBOLS USED



CODE COMPLIANCE:

CODE: VCC 2015, IBC/2015
OCCUPANCY: USE GROUP U
CONSTRUCTION CLASSIFICATION: TYPE VB

REDUCE EAVE OVERHANG TO 12" - 10-18-2019
REVISIONS: BUILDING SHIFT FROM R.O.W. - 1-18-2019

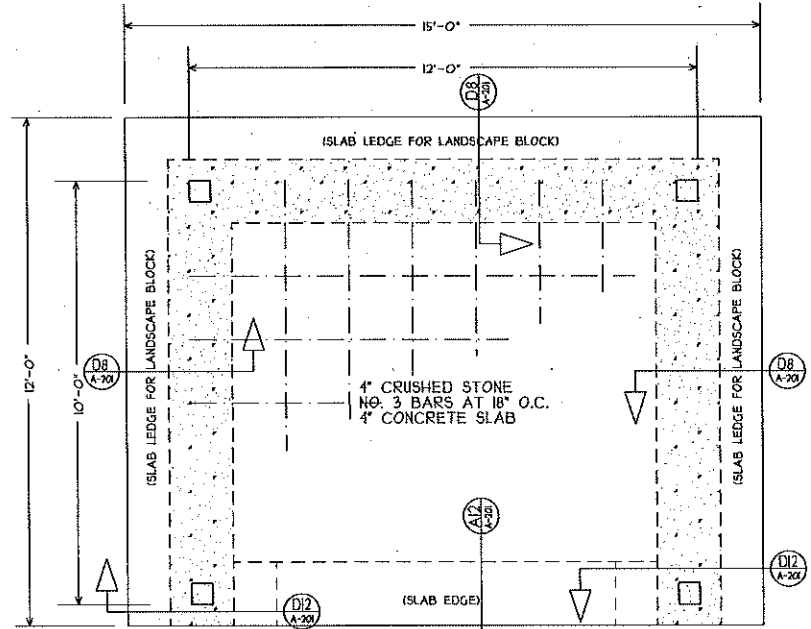
MILLER CUPP ASSOCIATES ARCHITECTS, P.C.
1951-A EVELYN BYRD AVENUE
HARRISONBURG, VA. 22801
PHONE (540) 434-6044
FAX (540) 434-1142

MAILBOX KIOSK FOR THE HOLLY COURT APARTMENT COMPLEX
HARRISONBURG, VIRGINIA

DRAWN: DLC
DATE: JULY 25, 2019
CHECKED: DLC
CAD FILE: HollyCourt.aec

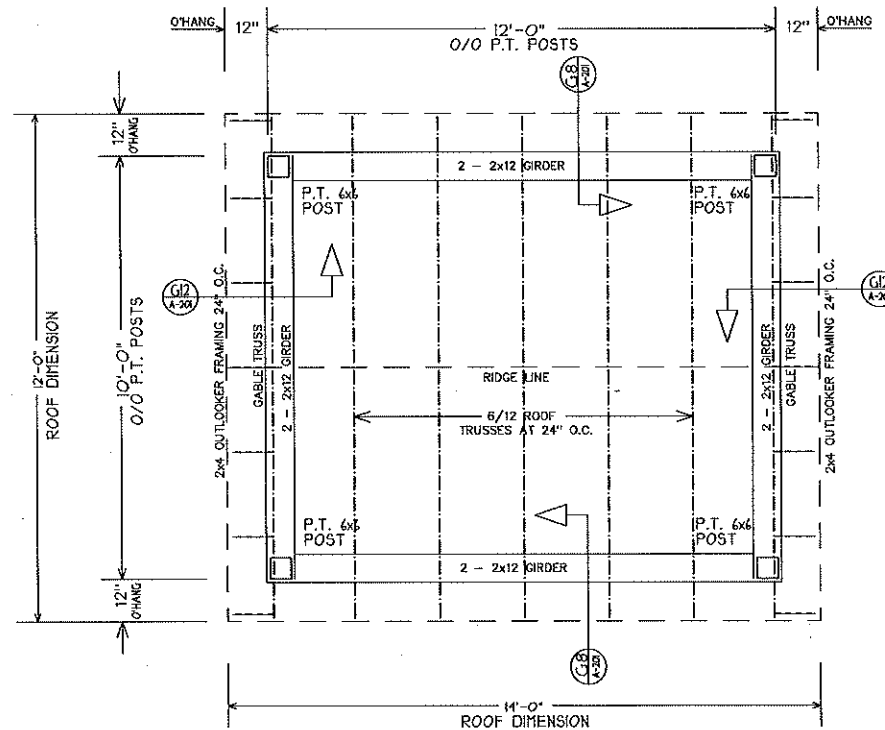
DRAWING TITLE: MAILBOX KIOSK PLANS, DETAILS, SPECIFICATIONS

PROJECT NUMBER: HollyCourt
SHEET NUMBER: A-101
SHEET 1 OF 2



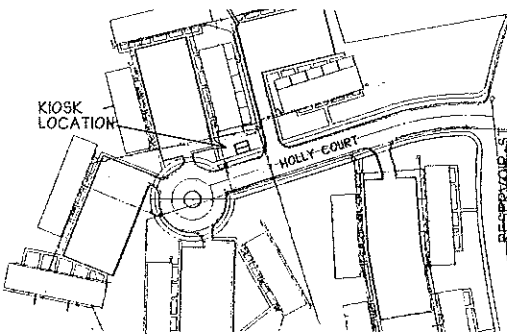
FOUNDATION PLAN

SCALE: 1/2" = 1'-0"



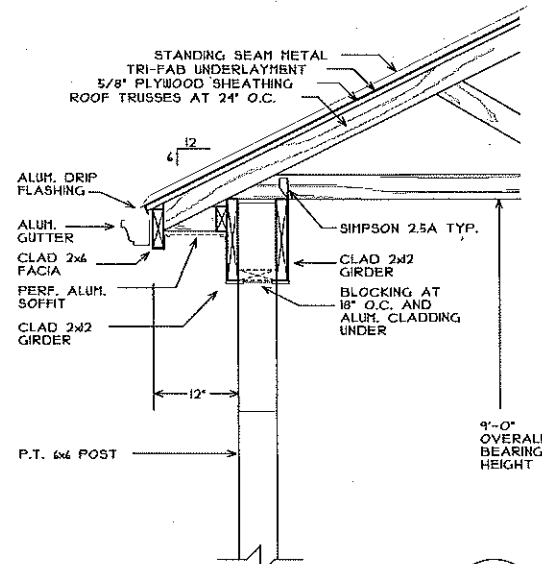
ROOF FRAMING PLAN

SCALE: 1/2" = 1'-0"



SITE LOCATION PLAN

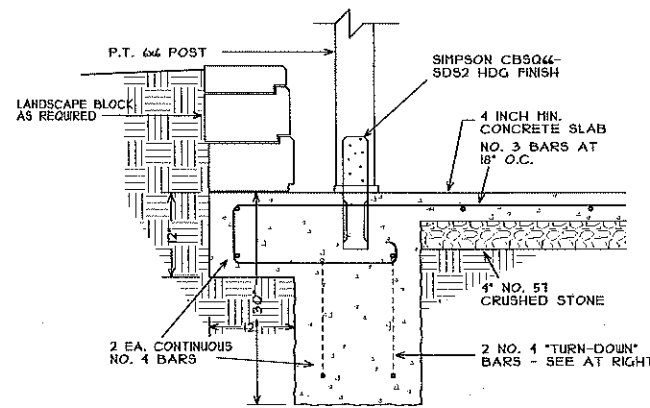
SCALE: 1" = 100'-0"



EAVE SIDE SECTION

SCALE: 1" = 1'-0"

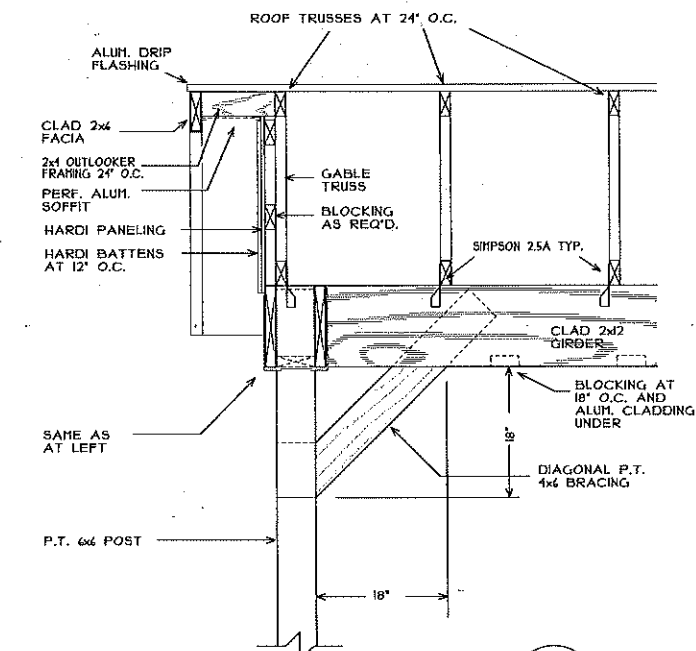
G8
A-201



FOOTING SECTION

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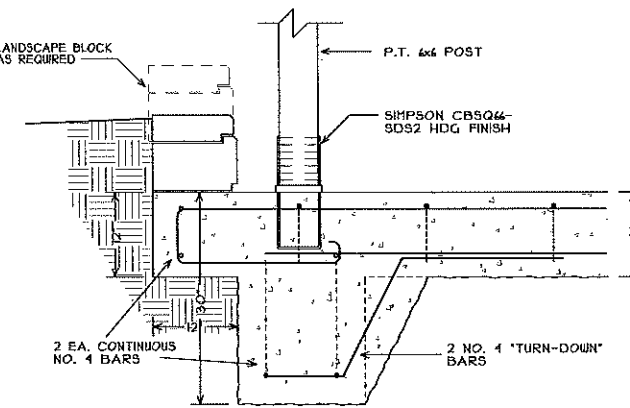
D8
A-201



GABLE END SECTION

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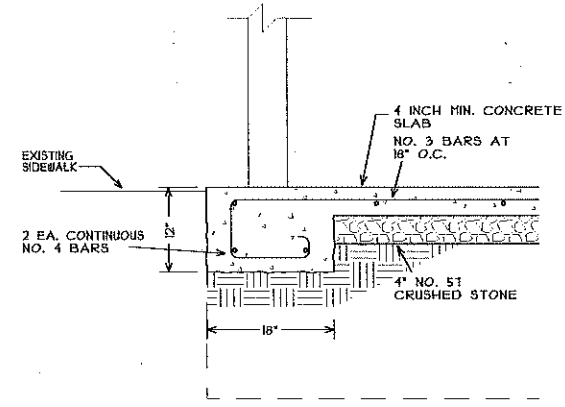
G12
A-201



FOOTING SECTION

SCALE: 1" = 1'-0"

D12
A-201



SLAB EDGE SECTION

SCALE: 1" = 1'-0"

A12
A-201

REDUCE EAVE OVERHANG TO 12" - 10-18-2019
REVISIONS: BUILDING SHIFT FROM R.O.W. - 9-18-2019

MILLER CUPP ASSOCIATES ARCHITECTS, P.C.
1951-A EVELYN BYRD AVENUE
HARRISONBURG, VA. 22801
PHONE (540) 434-6044
FAX (540) 434-1142

MAILBOX KIOSK
FOR THE
HOLLY COURT APARTMENT COMPLEX
HARRISONBURG, VIRGINIA

DRAWN: DLC
CHECKED: DLC
DATE: JULY 25, 2019
CAD FILE: HollyCourt.aec

DRAWING TITLE:
FOUNDATION PLAN, ROOF FRAMING PLAN, SECTIONS

PROJECT NUMBER:
HollyCourt
SHEET NUMBER:

A-201
SHEET 2 OF 2