



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

APPLICANT INFORMATION

Applicant's Name Patrick Mannion Telephone 540 246 9219
Street Address 663 E Rock St E-Mail MN771262@gmail.com
City H'burg State VA Zip 22802

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

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

Property Location: _____

Estimated Cost of Street/Alley Closing:

Estimated area to be closed (A): \$ 502 sq. ft.
Estimated cost per sq. ft. (B): \$ 4.00 per sq. ft.
Estimated total cost (A x B): \$ 2008.00

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.

Patrick Mannion 7/9/2020
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

7/24/20 Total Fees Due: \$ 50
Date Application and Fee Received Application Fee: \$50.00³ per acre
Received By [Signature]

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.

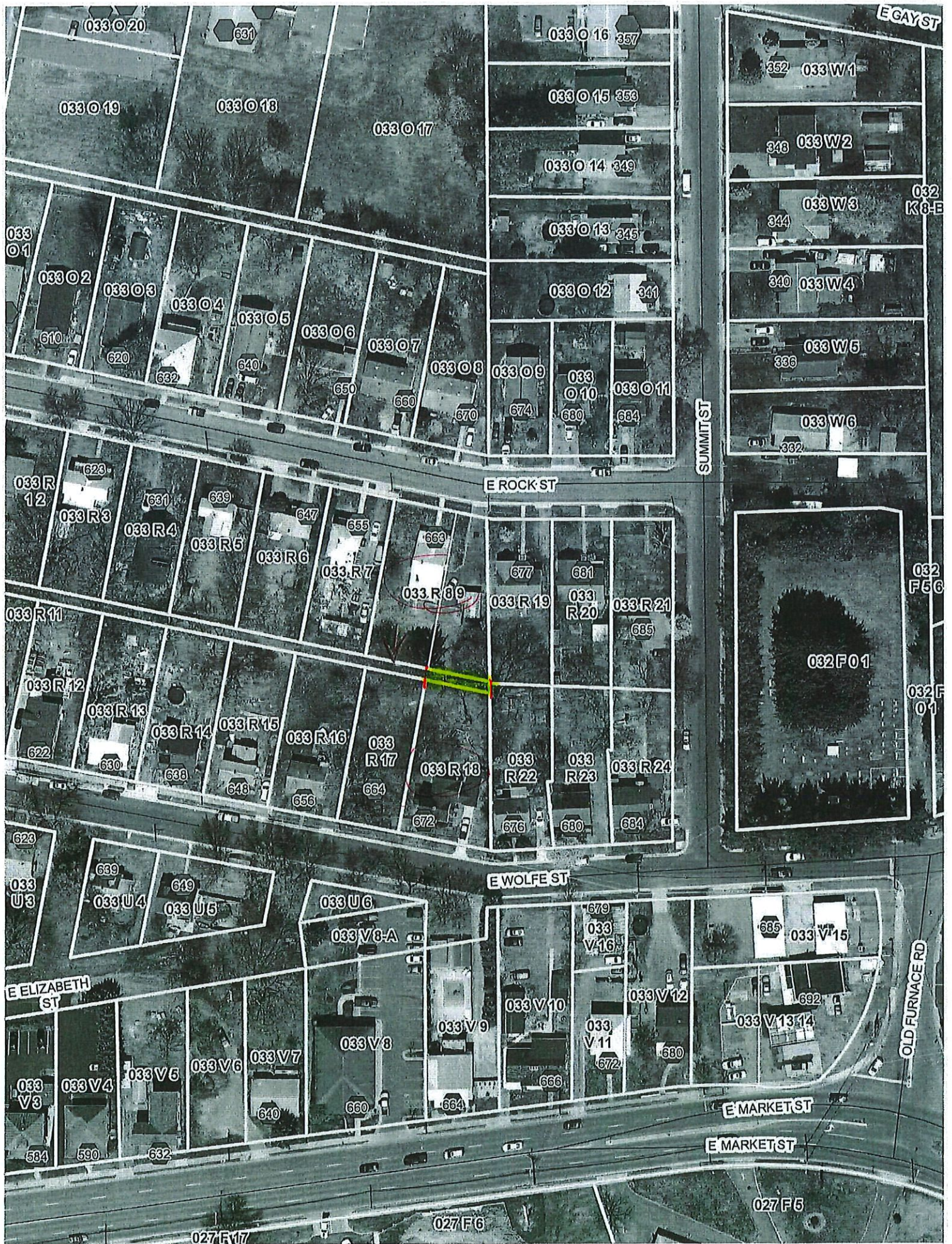
³ The applicant is responsible for additional fees for newspaper advertisements prior to the first hearing at City Council.

August 26, 2020

To whom it may concern:

I am proposing to close the alley behind lot 57 at 663 east rock street in Harrisonburg, Virginia. I intend to build a single family home on this lot. I hope to purchase the entirety of the alley behind this lot. I would then be able to have a larger buildable footprint for the house. The alley has not been used in the 8 years I've lived there and it is fenced off in different yards the length of the block. It also dead ends at lot 57.

Patrick Mannion



Thanh Dang

From: Patrick Mannion <mn771262@gmail.com>
Sent: Thursday, July 23, 2020 3:46 PM
To: Thanh Dang
Subject: Fwd: Alley Quote/Estimate
Attachments: image002.jpg; GIS VIEW.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This email was sent from outside of your organization.

----- Forwarded message -----

From: Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>
Date: Tue, Jul 7, 2020, 8:45 AM
Subject: Alley Quote/Estimate
To: mn771262@gmail.com <mn771262@gmail.com>

Good Morning Mr. Mannon,

In reviewing the alley sq footage, I estimated about 502 sq ft.

Looking at the adjoining parcel to the back side of the alley (33 R 18) 672 E Wolfe St.

We have arrived at \$4.00 per sq ft = \$2,008 estimated to purchase the alley.

Community Development would be the Dept that could provide the application if you don't have one. 540.432.7700

You can also share this estimate with them.

Let me know if I can assist further.

Shannon L DeWitt

Real Estate Program Support Specialist

409 S. Main St