



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

APPLICANT INFORMATION

Christopher R Versen

540-421-5818

Applicant's Name
445 Myers Ave

Telephone
crversen@gmail.com

Street Address
Harrisonburg VA 22801

E-Mail

City State Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Applicant's Representative

Telephone (work, fax, mobile)

Street Address

E-Mail

City State Zip

Property Location: **Right of way extension of Mountain View Dr. between Myers Ave and Monticello Ave**

Estimated Cost of Street/Alley Closing:

Estimated area to be closed (A): \$ 900 sq. ft.

Estimated cost per sq. ft. (B): \$ 6.00 per sq. ft.

Estimated total cost (A x B): \$ 5,400.00

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.

07/01/2020

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

7/1/20
Date Application and Fee Received

Total Fees Due: \$ 50
Application Fee: \$50.00³ per acre

THD
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.

Chris Versen
445 Myers Ave
Harrisonburg, VA. 22801
540-421-5818 (talk/text)
crversen@gmail.com

July 1, 2020

City of Harrisonburg
Planning and Zoning
Attn: Thanh Dang

Dear Ms. Dang,

I am applying to close approximately 900 square feet of the undeveloped alley between Myers Ave and Monticello Ave, which is an extension of the Mountain View Dr right of way.

I am asking to close only a portion of it that is no longer used by pedestrians or my neighbors. I have enclosed a copy of the aerial photograph you sent me with the area to be closed marked out and with a rough sketch of my neighbors' new driveway. Separately, I have emailed photographs of the area to you at Thanh.Dang@harrisonburgva.gov.

I know that the city would prefer to close these rights of way altogether, but this one is still heavily used by pedestrians in the neighborhood, especially children on their way to Spotswood, and it provides access to the new driveway at 371 Myers Ave.

My thanks to you and the city staff for your time.

Chris Versen



MONTICELLO AVE

410

374

445

371

363

AREA REQUESTED
FOR CLOSURE

EXISTING
DRIVE

YERS AVE

MOUNTAIN VIEW DR



(Above) Facing west from the intersection of Myers and Mt View



(Above) Facing east from the corner of the lot at 410 Monticello



(Above) Facing south from the northern edge of the right of way; the row of shrubs marks the edge of my property and they appear in the aerial photo



(Above) Facing west from the edge of the paved access for both my neighbors' and my driveway

Thanh Dang

From: Lisa Neunlist
Sent: Wednesday, July 1, 2020 1:22 PM
To: Chris Versen
Cc: Thanh Dang
Subject: RE: Land Cost for RoW Closure

The price per square foot for the land adjoining the subject property averages out to be \$6.00.

If I can help further, let me know.

Lisa Neunlist

Real Estate Director
City of Harrisonburg
409 S. Main St
Harrisonburg, VA 22801
540-432-7795
540-432-8938 Fax

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From: Chris Versen <crversen@gmail.com>
Sent: Tuesday, June 30, 2020 2:14 PM
To: Lisa Neunlist <Lisa.Neunlist@harrisonburgva.gov>
Subject: Land Cost for RoW Closure

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

Dear Ms. Neunlist,

I am in the process of filling out an application to close part of a city Right of Way adjoining my property. Thanh Dang directed me to your office to get the per square foot cost of the land, which I need to fill out the application.

The land is in the undeveloped Right of Way for Mountain View Dr. between Myers Ave and Monticello Ave. I have attached the aerial photo Thanh shared with me.

Is this all the information you need?

Thank you,