



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

APPLICANT INFORMATION

Christopher R Versen
Applicant's Name
445 Myers Ave
Street Address
Harrisonburg VA 22801
City State Zip
Telephone
crversen@gmail.com
E-Mail

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~~ 1,248 sq. ft.
Estimated cost per sq. ft. (B): 6.00 per sq. ft.
Estimated total cost (A x B): ~~\$ 5,400.00~~ 7,488

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.



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Public Street or Alley Closing Application
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APPLICANT INFORMATION

Jeffrey Ferguson 540-908-9587
Applicant's Name Telephone
371 Myers Avenue 1stapastor@comcast.net
Street Address E-Mail
Harrisonburg VA 22801
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 between Myers & Monticello (areas B & C on attached map)

Estimated Cost of Street/Alley Closing:
Estimated area to be closed (A): \$ 900 1,288 sq. ft.
Estimated cost per sq. ft. (B): \$ 6.00 per sq. ft.
Estimated total cost (A x B): \$ ~~5,400.00~~ 7,728

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: _____

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Jeffrey B. Ferguson 8/12/20
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

8/12/20 N/A
Date Application and Fee Received Total Fees Due: \$
THD Application Fee: \$50.00³
Received By

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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

March 3, 2021

City of Harrisonburg
Planning and Zoning
Attn: Thanh Dang

Dear Ms. Dang,

Susan and I are applying to close approximately 1,248 square feet of the undeveloped alley between Myers Ave and Monticello Ave, which is an extension of the Mountain View Dr right of way.

We are asking to close only that portion of it on the south side of the area the city wants to retain for a shared-use path, which is laid out in the maps provided by the city. This is a revision of our earlier request in July, which now asks to close a longer, but narrower strip of land adjoining our yard. After working with you and the city staff and with the Fergusons, who live on the north side of the right of way, I think we have reached a neat compromise that will satisfy everyone. We will get a nice place to have a leveled lawn with mountain views, our neighbors will have a clearly designated shared-use route between Myers and Monticello, and the Fergusons will be able to add land to their lot.

Once again, we thank you and the city staff for all of the time you have and are devoting to this request.

Chris Versen

Jeffrey Ferguson
371 Myers Avenue
Harrisonburg, VA 22801
540-908-9587
1stagpastor@comcast.net

March 3, 2021

City of Harrisonburg Community Development
409 South Main Street
Harrisonburg, VA 22801

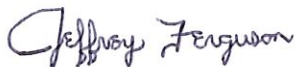
Dear Ms. Dang,

I am writing to request that you allow my wife Bonnie and me to purchase a portion of the right of way between Myers Avenue and Monticello Avenue. We are interested in purchasing approximately 1288 +/- square feet. There is 275 +/- square feet located at the southeast corner of our property that we are willing to sell to the city, if you approve our request.

The reason we would like to purchase this piece of property is so we can own all the property that our new driveway is located on. Also, it would provide an area to grow a garden that would receive sufficient sunshine. We have a small garden now, but would like to expand the size of it. This purchase will still provide space for the proposed path/trail for school children and pedestrians between Monticello and Myers Avenue. It also creates a natural line for the path/trail to connect smoothly with the existing asphalt driveway, and over to the school crosswalk across Myers Avenue.

Thank you for your consideration of this matter, and I look forward to hearing about decision.

Sincerely,


Jeffrey Ferguson

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,