Rezoning and SUP – 704 North Liberty Street

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North Liberty Street

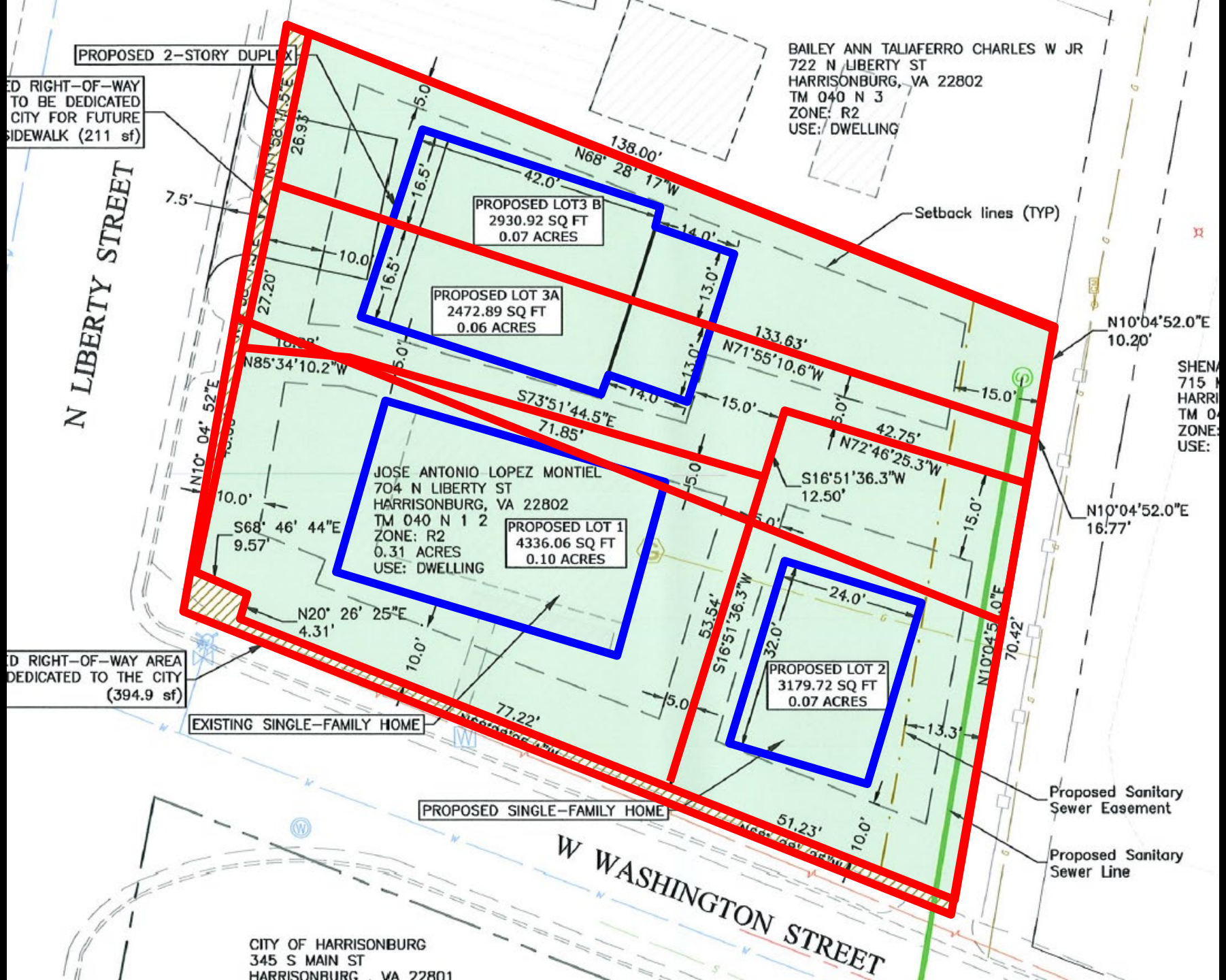
West Washington Street

Proffers

1. We proffer a right-of-way along the front of the three properties facing North Liberty Street, ~~for the City to construct a sidewalk in the future~~. The right-of-way will extend 7.5 ft from the existing back of curb into the properties, as shown on the Rezoning Exhibit, and will be dedicated at minor subdivision. In addition, a 4 ft temporary grading easement beyond the proposed right-of-way will be provided for the City to have sufficient space to install the proposed sidewalk.

2. We proffer a portion of the property to be dedicated as right-of-way along West Washington Street to accommodate the existing City-built sidewalk, as shown on the Rezoning Exhibit.

3. We proffer to provide one shared entrance with a maximum total width of 24 feet to serve the duplex along North Liberty Street.


PROPOSED 2-STORY DUPLEX
D RIGHT-OF-WAY
TO BE DEDICATED
CITY FOR FUTURE
IDEWALK (211 sf)
N LIBERTY STREET
BAILEY ANN TALIAFERRO CHARLES W JR
722 N LIBERTY ST
HARRISONBURG, VA 22802
TM 040 N 3
ZONE: R2
USE: DWELLING
Setback lines (TYP)
PROPOSED LOT3 B
2930.92 SQ FT
0.07 ACRES
PROPOSED LOT 3A
2472.89 SQ FT
0.06 ACRES
138.00'
N68° 28' 17"W
42.0'
16.5'
14.0'
13.0'
10.0'
27.20'
26.93'
7.5'
5.0'
N85°34'10.2"W
133.63'
N71°55'10.6"W
N10°04'52.0"E
10.20'
S73°51'44.5"E
71.85'
14.0'
15.0'
42.75'
N72°46'25.3"W
S16°51'36.3"W
12.50'
N10°04'52.0"E
16.77'
JOSE ANTONIO LOPEZ MONTIEL
704 N LIBERTY ST
HARRISONBURG, VA 22802
TM 040 N 1 2
ZONE: R2
0.31 ACRES
USE: DWELLING
PROPOSED LOT 1
4336.06 SQ FT
0.10 ACRES
S68° 46' 44"E
9.57'
N20° 26' 25"E
4.31'
53.54'
S16°51'36.3"W
24.0'
32.0'
PROPOSED LOT 2
3179.72 SQ FT
0.07 ACRES
70.42'
N10°04'52.0"E
13.3'
D RIGHT-OF-WAY AREA
EDICATED TO THE CITY
(394.9 sf)
EXISTING SINGLE-FAMILY HOME
77.22'
PROPOSED SINGLE-FAMILY HOME
51.23'
Proposed Sanitary
Sewer Easement
Proposed Sanitary
Sewer Line
W WASHINGTON STREET
CITY OF HARRISONBURG
345 S MAIN ST
HARRISONBURG, VA 22801

N Liberty St
N Liberty St
N Liberty St
W Washington St
W Washington St
W Washington St

Recommendation for the Rezoning

Staff and Planning Commission (6-0) recommends approval of the rezoning request, and recommends that Planning Commission reject the statement “for the City to construct a sidewalk in the future” within Proffer #1.

Recommendation for the SUP

Staff and Planning Commission (6-0) recommends approval of the SUP, with the following condition:

- The side yard setbacks may be reduced to not less than five feet.