



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Change of Zoning District
(Rezoning) Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

361 Franklin St. Harrisonburg, VA
Property Address
27-Q-1
Tax Map Parcel/ID
10,269
Total Land Area
acres or sq.ft.
(circle)
Existing Zoning District: R-8C
Proposed Zoning District:
Existing Comprehensive Plan Designation: LOW DENSITY RESIDENTIAL

PROPERTY OWNER INFORMATION

Kathy Moran
Property Owner Name
Telephone
Street Address
E-Mail
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

The Stratford Companies / Matt Robertson
Owner's Representative
Telephone
Street Address
E-Mail
City State Zip

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.

Kathy Moran
PROPERTY OWNER
02/26/2026
DATE

REQUIRED ATTACHMENTS

- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☐ Statement on proffers, if applying for conditional rezoning.
- ☐ Survey of property or site map.
- ☐ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

2-6-2026
Date Application and Fee Received
Norma Soffel
Received By
Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre



T H E
STRATFORD
C O M P A N I E S

05 March 2026

Planning Commission, Staff and all whom it concerns,

Our clients would like to maintain the existing proffer that states the setback along Franklin St. to be 20 feet.

They would like to add a proffer allowing the porch roof to extend no further than 5 feet into the setback and located generally as indicated on the Architectural Site Plan A-003 dated 06 Feb 2026.

The porch roof overhang in question provides balance to the facade, as well as shelter over a portion of the means of egress from the front porch. The porch roof overhang extends 2'-4" further into the setback than what is currently allowed.

We are happy to answer questions about this rezoning application at any time.

Thank you,

Matthew Robertson
Owner, The Stratford Companies
123 Cross Keys Rd
Penn Laird, VA 22801



THE
STRATFORD
COMPANIES

Statement of Proffered Conditions for the proposed single family detached home at 361 Franklin St.

In connection with the rezoning request for the property located at 361 Franklin Street and identified as tax map parcel 27-Q-1, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. More than one dwelling is prohibited.
2. The minimum setback along Franklin Street shall be 20 feet, except for the porch roof, which shall extend no further than 5 feet into the setback and shall be in the general location indicated on the Architectural Site Plan A-003 dated 06 Feb 2026.

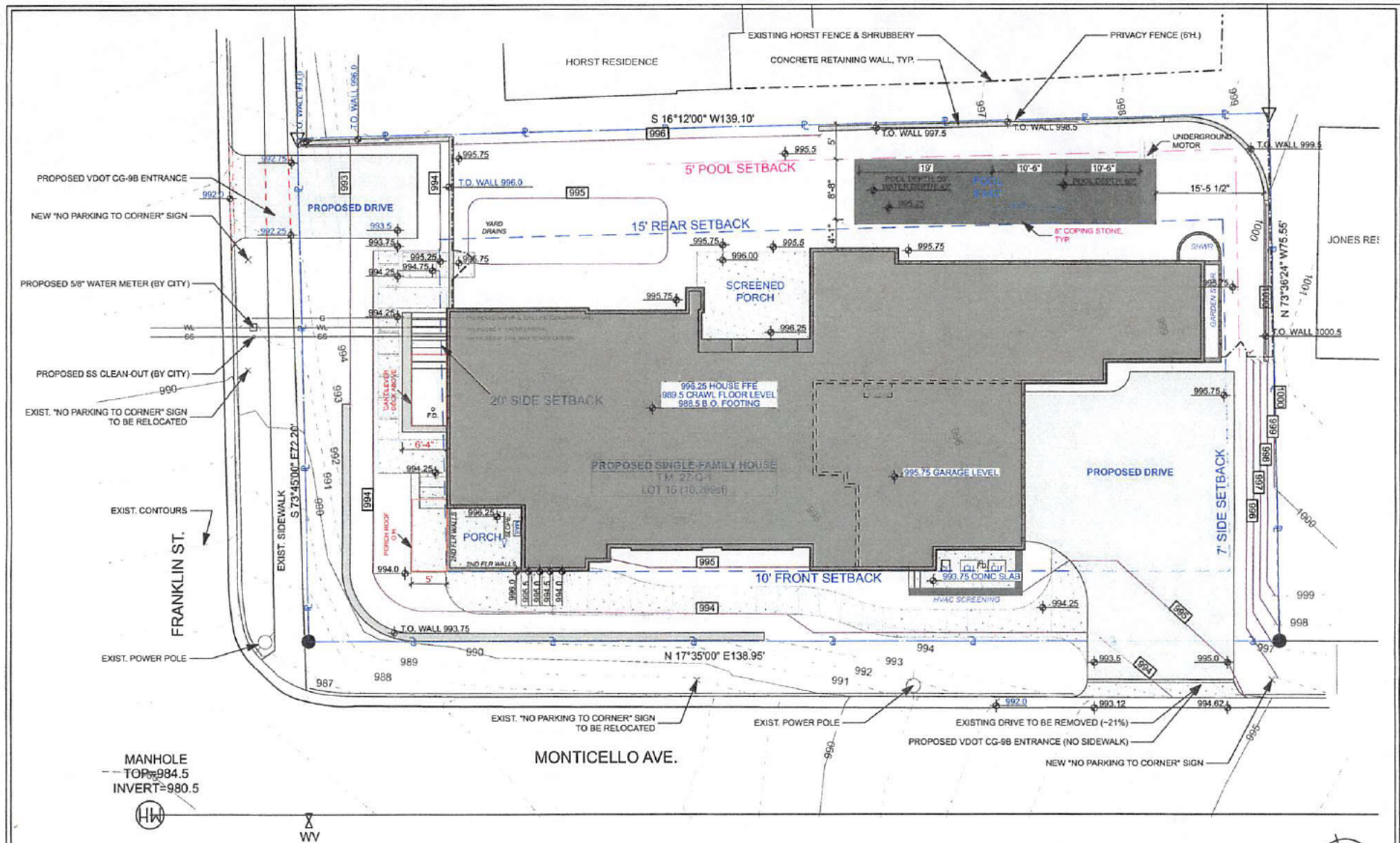
Kathy Moran
Kathy Moran (owner)

3-6-2026
Date

Marcie Moran
Marcie Moran (owner)

3-6-2026
Date

Stratford Companies Current Office Projects The Moran Residence Design/Architectural/CADD File: Moran_0218.rvt



1 ARCH. SITE PLAN
NOT TO SCALE

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THE DRAWINGS ARE THE PROPERTY OF THE STRATFORD COMPANIES, INC. AND ARE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THE DESIGN OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE STRATFORD COMPANIES, INC.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE STRATFORD COMPANIES OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. IF THERE ARE DISCREPANCIES BETWEEN ANY ELECTRONIC FILES AND THE ORIGINAL, THE SEALED ORIGINAL SHALL GOVERN.

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REV.	DATE	COMMENTS

Contractor: Matt Robertson, (540)

Class A Contractor # 2705-106037A
Landscape Architect #0406-000807

Designer: Matt Robertson - Stratford
Architectural Services,



06 FEB 2026

SITE PLAN

THE MORAN
RESIDENCE

361 FRANKLIN ST
HARRISONBURG VA
22801

A-003



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**
www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information			
Consultant Name:	Stefan Novosel		
Telephone:			
E-mail:			
Owner Name:	Kathy Moran and Marcie Harris		
Telephone:			
E-mail:			
Project Information			
Project Name:	361 Franklin St		
Project Address:	361 Franklin Street		
TM #:	27-Q-1		
Existing Land Use(s):	Vacant		
Proposed Land Use(s): (if applicable)	Single Family Home		
Submission Type:	Comprehensive Site Plan ☐	Special Use Permit ☐	Rezoning ☒ Preliminary Plat ☐
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Construct a single family home on the vacant lot		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	1		

(reserved for City staff)

TIA required? Yes _____ No JM

Comments:

Accepted by: Zenetta Mason

Date: 6/13/2023

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Single Family Home (Detached)	210	Dwelling Unit	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Vacant	N/A				
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					1	1

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.