

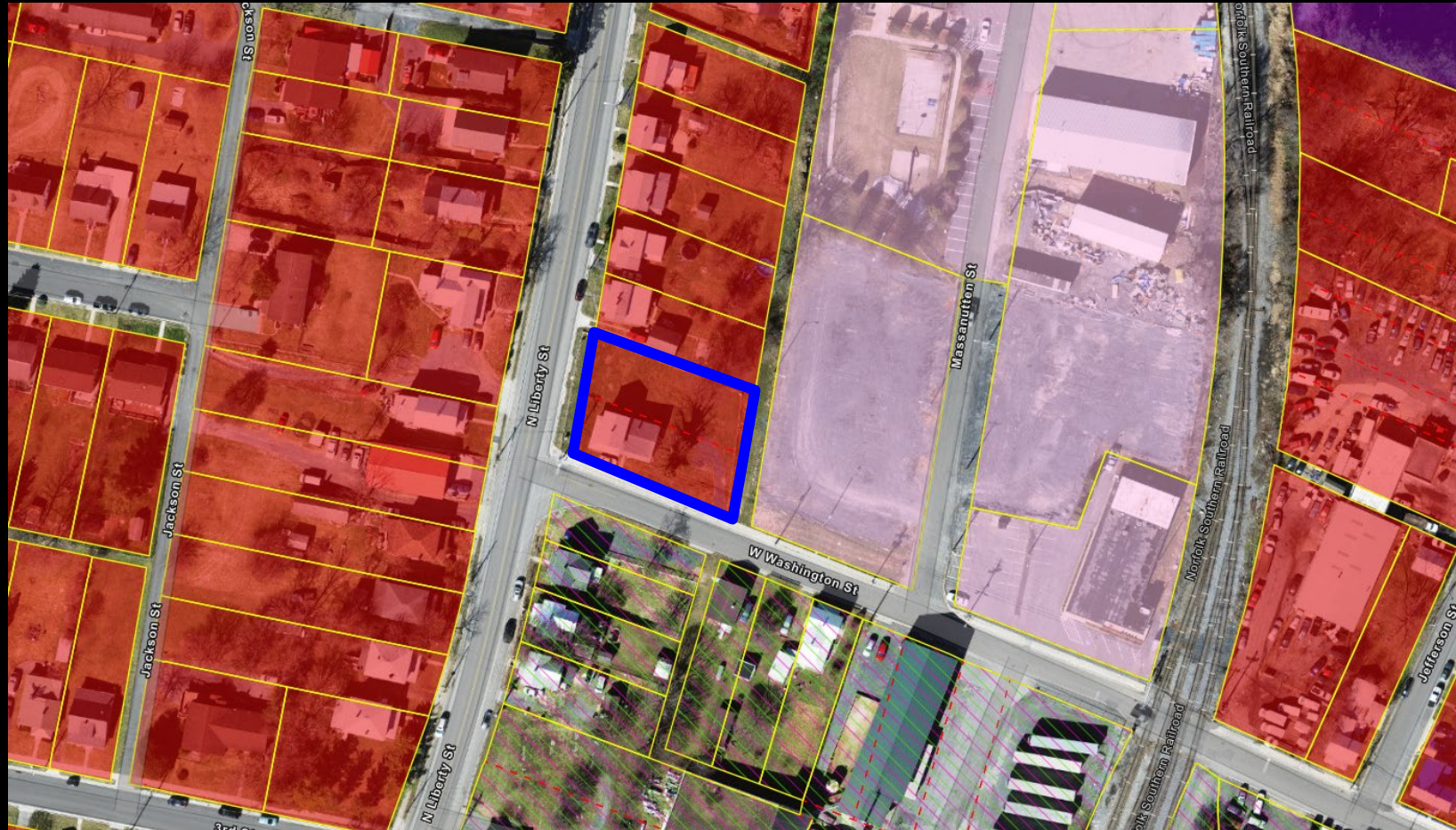


# Rezoning and SUP – 704 North Liberty Street





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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.



ED RIGHT-OF-WAY  
TO BE DEDICATED  
CITY FOR FUTURE  
SIDEWALK (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

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

DEDICATED TO THE CITY  
(394.9 sf)

EXISTING SINGLE-FAMILY HOME

PROPOSED SINGLE-FAMILY HOME

W WASHINGTON STREET

CITY OF HARRISONBURG  
345 S MAIN ST  
HARRISONBURG VA 22801

N10°04'52.0"E  
10.20'

SHEN  
715 M  
HARRI  
TM 04  
ZONE:  
USE:

N10°04'52.0"E  
16.77'

## Proposed Sanitary Sewer Easement

Proposed Sanitary  
Sewer Line





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.