CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT

Change of Zoning District (Rezoning) Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

302 W Bruce St Harrisonburg VA — Property Address
025 A 1 — Tax Map Parcel/ID
5397 — Total Land Area — acres or sq.ft. (circle)

Existing Zoning District: R2
Proposed Zoning District: R8

Existing Comprehensive Plan Designation: Neighborhood Residential

PROPERTY OWNER INFORMATION

Paul C Riner — Property Owner Name
540-478-5595 — Telephone
1587 Port Republic Road — Street Address
paul.riner@gmail.com — E-Mail
Harrisonburg — City
VA — State
22801 — Zip

OWNER'S REPRESENTATIVE INFORMATION

Mountain Valley Services Tucker Void — Owner's Representative
540 810 4607 — Telephone
260 Charles St — Street Address
MVS22827@gmail.com — E-Mail
Harrisonburg — City
VA — State
22802 — 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.

[signature] — **PROPERTY OWNER**
10/31/24 — **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

10/31/24 — Date Application and Fee Received

Total Fees Due: $580
Application Fee: $550.00 + $30.00 per acre

[signature] — Received By

Last Updated: December 5, 2019

May 1, 2025

Letter for Rezoning: 302 West Bruce Street

To Whom It May Concern:

This letter is submitted as part of the application for a rezoning request at 302 W. Bruce Street, Harrisonburg, Virginia 22802. The unit is currently unoccupied and renovation is taking place. All applications and permits have been issued to update the home from a 2 bedroom, 1 bathroom single family dwelling to a 3 bedroom, 2 bathroom single family dwelling. This only requires interior renovation of the space. The current plan is to finalize renovations and then make a decision on selling or renting the property. We are asking for a rezoning because with an R-8 designation, the structure better conforms to city lot requirements. Thank you for your consideration.

Paul C. Riner

Proffer Statement

In connection with the rezoning request for the property located at 302 West Bruce Street and identified as tax map parcel 25-A-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. Upon request and upon the completion of necessary plats and deeds by the City, the property owner will dedicate a variable width public sidewalk easement along Academy Street for future sidewalk construction by the City. The easement will extend 7.5 feet from the existing back of curb into the property. The property owner has the option to dedicate public right-of-way in lieu of the public sidewalk easement. In addition, a variable width temporary grading easement up to 5 feet beyond the 7.5 feet public sidewalk easement will be provided to the City for sidewalk installation.

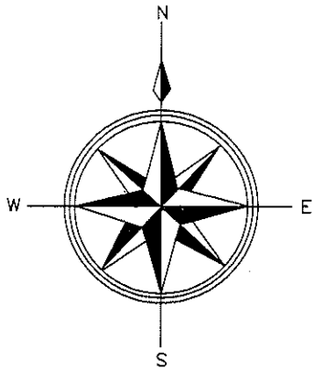
2. Upon request and upon the completion of necessary plats and deeds by the City, the property owner will dedicate a variable width public sidewalk easement along West Bruce Street for future sidewalk construction by the City. The easement will extend 5.5 feet from the existing back of curb into the property. The property owner has the option to dedicate public right-of-way in lieu of the public sidewalk easement. In addition, a variable width temporary grading easement up to 3 feet beyond the public sidewalk easement will be provided to the City for sidewalk installation.

3. Permanent structures, landscaping features, fences, and walls are prohibited in the areas proffered for public sidewalk easement (or public right-of-way).

4. If the property is subdivided by the property owner before the City completes the necessary plats and deeds, then the property owner will be responsible for completing the necessary plats and deeds to dedicate public sidewalk easements (or public right-of-way) and temporary grading easements described above.

Paul Riner

4/28/25
Date



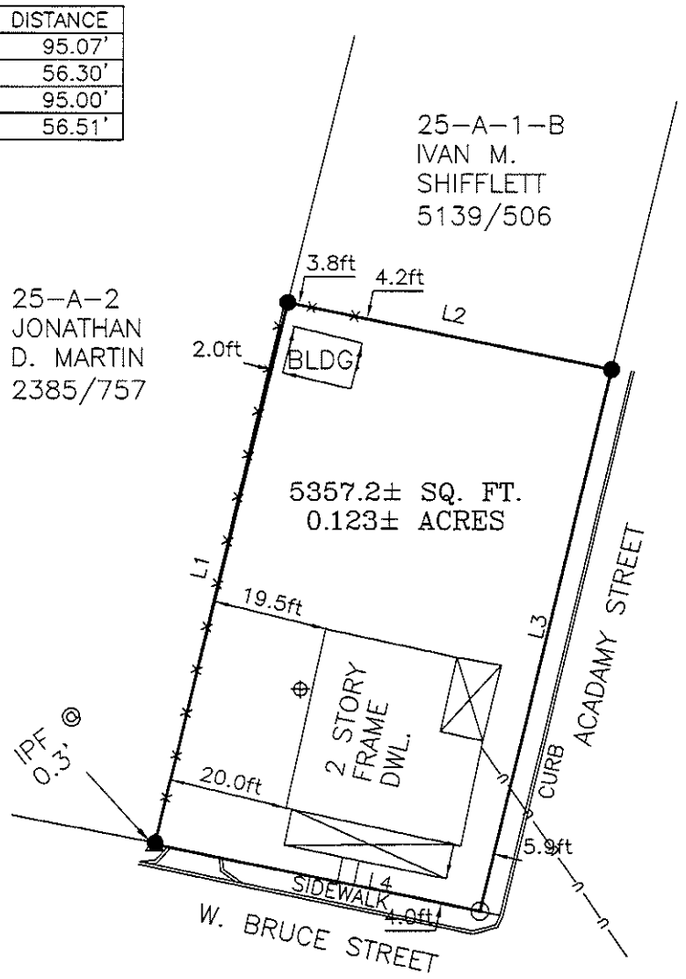
1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 30'
3 = TAX MAP = 25-A-1
4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
5 = NO TITLE REPORT FURNISHED
6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

PROPERTY ADDRESS:
302 W. BRUCE STREET
HARRISONBURG, VA.

THIS PROPERTY IS SHOWN IN FLOOD ZONE X.

LEGEND
● = IRON PIN FOUND
○ = IRON PIN SET
⊕ = CLEAN OUT
—u—u— = UTILITY LINE
—x—x— = FENCE

LINE	BEARING	DISTANCE
L1	N 13°40'25" E	95.07'
L2	S 78°21'13" E	56.30'
L3	S 13°32'38" W	95.00'
L4	N 78°25'19" W	56.51'



TITLE SURVEY OF 0.123 ACRE TRACT OF LAND

LOCATED IN THE CITY OF HARRISONBURG, VIRGINIA

OWNER: TIMOTHY JOEL RUGG AND JOCELYN RACHAEL DODD
REFERENCE: DEED BOOK 5700. PAGE 191

COMMONWEALTH OF VIRGINIA
RANDALL K. NEWMAN
Lic. No. 1627
LAND SURVEYOR

Exhibit
B

NEWMAN SURVEYING
Licensed Land Surveyor
GROTTOES, VIRGINIA 24441
(540) 421-6232

JOB NO. H25-A-1 DATE: AUGUST 7, 2024

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: Telephone: E-mail:	Tucker Wood 540-810-4607 mvs22827@gmail.com			
Owner Name: Telephone: E-mail:	Paul Riner 540-487-5595 paul.riner@gmail.com			
Project Information				
Project Name:				
Project Address: TM #:	302 West Bruce Street 25-A-1			
Existing Land Use(s):	Single-family detached dwelling			
Proposed Land Use(s): (if applicable)	Single-family detached dwelling			
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)	Would like to rezoning to R-8. there is an existing home on the property that is being renovated. There are no plans at this time to add another unit.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No ✓

Comments:

Accepted by: Timothy Mason **Date:** 05/08/2025

Revised Date: December 2019

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 Detached Housing	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					1	1
8	Existing #1	Single Family Detached Housing	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					0	0

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.

Revised Date: December 2019