



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 850 Canterbury Ct 22804 Tax Map Parcel/ID: 23-V-14 Total Land Area: 12,692 acres or sq.ft. (circle)
Existing Zoning District: R-1 Proposed Zoning District: R-8
Existing Comprehensive Plan Designation: Low Density Residential

PROPERTY OWNER INFORMATION

Property Owner Name: Robin Lake Telephone: [REDACTED]
Street Address: 850 Canterbury Ct [REDACTED] E-Mail: [REDACTED]
City: Harrisonburg State: VA Zip: 22804

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Self 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.

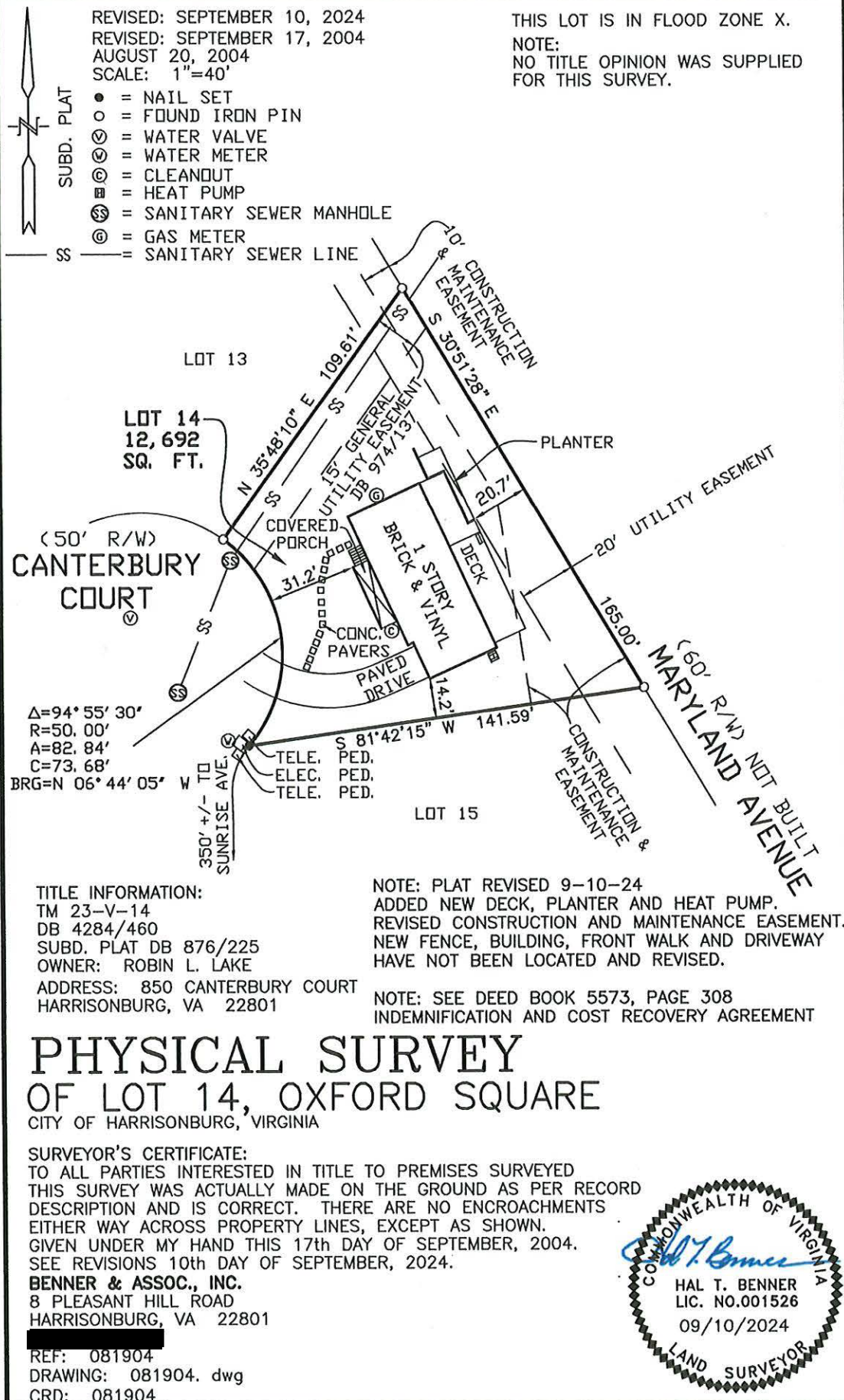
[Signature] 3/20/26
PROPERTY OWNER DATE

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

Date Application and Fee Received: Nyrra Soffel 3-20-26 Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre
Received By: [Signature]



Request for Rezoning from R-1 to R-8 to Replace and Extend Front Porch with Extended Roof

Dear City of Harrisonburg Planning Commission,

I am writing to formally request rezoning of my property at 850 Canterbury Ct from R-1 Single-Family Residential to R-8 Small Lot Residential. This request is made to allow the replacement and extension of the existing front porch, roof and stairs.

The existing porch is experiencing significant settling issues due to the challenging site conditions, including sloping land from left to right and away from the front of the house and rocky soil at the footers impeding a mechanical solution. A failed attempt to install helical piers means structural problems persist, causing continual cracking in railings and porch components, even after replacement and rework.

To properly address these issues, the plan is to:

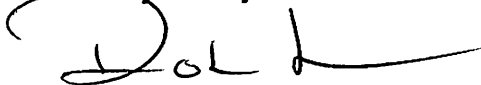
- Replace the existing front porch and roof with a new covered porch and stairs
- New porch/roof depth would be expanded from 6ft to no deeper than 12 ft in order to avoid the unstable and rocky ground affecting the existing porch footers, thereby allowing for a more stable foundation system and reducing future settlement risks.

Rezoning to R-8 Small Lot Residential, which requires only a 10-foot front yard setback, would bring this project fully into compliance with setback requirements, enabling us to proceed with the necessary porch replacement and extension in a manner that addresses both structural and safety concerns.

This rezoning will not alter the character of the neighborhood or increase density but will simply allow a safer and code-compliant solution to the ongoing settling problem at the front of the home.

I am happy to provide any additional information or answer questions during the review process. A voluntary proffer maintaining the lot as restricted to a single family dwelling is included.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Robin Lake', with a stylized, flowing script.

Robin Lake

VOLUNTARY PROFFER STATEMENT

Rezoning Request – R-1 to R-8

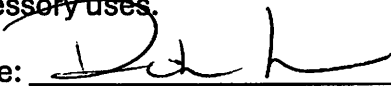
Property Owner: Robin Lake

Property Address: 850 Canterbury Ct, Harrisonburg, VA 22801

Tax Map Number: 23-V-14

In connection with the rezoning request submitted to the City of Harrisonburg to rezone the above-referenced property from R-1 Single-Family Residential District to R-8 Small Lot Residential District, the undersigned owner hereby voluntarily proffers the following condition, which shall be binding on the property if the rezoning is approved:

Proffer: The property shall be limited to one (1) single-family detached dwelling and customary accessory uses.

Owner Signature: 

Printed Name: Robin Lake

Date: 4/24/26



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:				
Owner Name:	Robin Lake			
Telephone:	540-578-3283			
E-mail:	lake22802@comcast.net			
Project Information				
Project Name:				
Project Address:	850 Canterbury Ct			
TM #:	23-V-14			
Existing Land Use(s):	Single-family residential			
Proposed Land Use(s): (if applicable)	Single-family residential			
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)	Rezone from R-1 to R-8 for reduced setbacks to replace existing front porch and roof with new covered porch and stairs that will encroach into the setback.			
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: Zenetta Mason

Date: 04/09/2026

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	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	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.

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.