



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

290 Lucy Dr, Harrisonburg, VA 22801 77-A-2 1 acres or sq.ft.  
Property Address Tax Map Parcel/ID Total Land Area (circle)  
Existing Zoning District: R-3 Proposed Zoning District: R-8  
Existing Comprehensive Plan Designation: Limited commercial

**PROPERTY OWNER INFORMATION**

BBA group LLC 540 746 7434  
Property Owner Name Telephone  
1206 Tulip terrace ct poweracc2012@gmail.com  
Street Address E-Mail  
Harrisonburg VA 22801  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Bashdar Azeez / saber khashnaw 540-746-7434 / 540 246 8990  
Owner's Representative Telephone  
1206 Tulip terrace ct poweracc2012@gmail.com  
Street Address E-Mail  
Harrisonburg VA 22801  
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] 3-5-2024  
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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

3/12/24 580  
Date Application and Fee Received Total Fees Due: \$  
[Signature] Application Fee: \$550.00 + \$30.00 per acre  
Received By





CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

Property Address: 290 Lucy Dr Harrisonburg VA 22801 Tax Map: 77-A-2 Total Land Area: 1 acre acres or sq.ft. (circle)  
Existing Zoning Classification: R3 (R-8 Rezoning Request)  
Special Use being requested: 10-3-59.4 (1) Town Homes in R-8

**PROPERTY OWNER INFORMATION**

Property Owner Name: B&A group LLC Telephone: 540 746 7434  
Street Address: 1206 Tulip terrace E-Mail: poweracc2012@gmail.com  
City: Harrisonburg State: VA Zip: 22801

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative: Bashdar Azeez/saber Khoshnaw Telephone: 540 746 7434 / 540 246 8990  
Street Address: 1206 Tulip terrace E-Mail: poweracc2012@gmail.com  
City: Harrisonburg State: VA Zip: 22801

**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] 3-5-2024  
PROPERTY OWNER DATE

**REQUIRED ATTACHMENTS**

- ☒ Site or Property Map  
☐ Letter explaining proposed use & reasons for seeking a Special Use Permit.  
☒ 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](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received: 3/12/24 Total Fees Due: \$ 455  
Application Fee: \$425.00 + \$30.00 per acre

Received By: [Signature]

## Explaining the Request

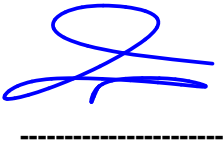
We would like to rezoning property (290 Lucy dr, Harrisonburg VA 22801) from R3 to R8 and get special use permit to increase numbers of townhouses to 16 unites. We will able to provide more resident units and affordable home for community .The land can fit 16 units with R8 zoning requirements.

We will offer to build town houses face to the road of Deyerle ave to give a better view to Deyerle ave, and providing walk way on either Deyerle ave or Lucy drive.

## Proffer Statement

**In connection with the rezoning request for the property located at 290 Lucy Drive and Identified as tax map parcel 77-A-2, 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-No parking lot (including travel lanes and drive aisles) shall be located between Lucy Drive and Deyerle Avenue and the closest buildings to either public street.
- 2-All dwellings adjacent to a public street shall have their front facades face the public street.
- 3-There shall be only one vehicular access point along Deyerle Avenue.
- 4-If vehicular access is provided along Lucy Drive, no more than one access shall be provided and such access shall be either right-in/right-out or right-out only.
- 5-A minimum of 6 small/ornamental deciduous trees shall be planted and maintained along Lucy Drive and a minimum of 6 small/ornamental deciduous trees shall be planted and maintained along Deyerle Avenue. All trees shall be at least 6 feet in height at the time of planting.



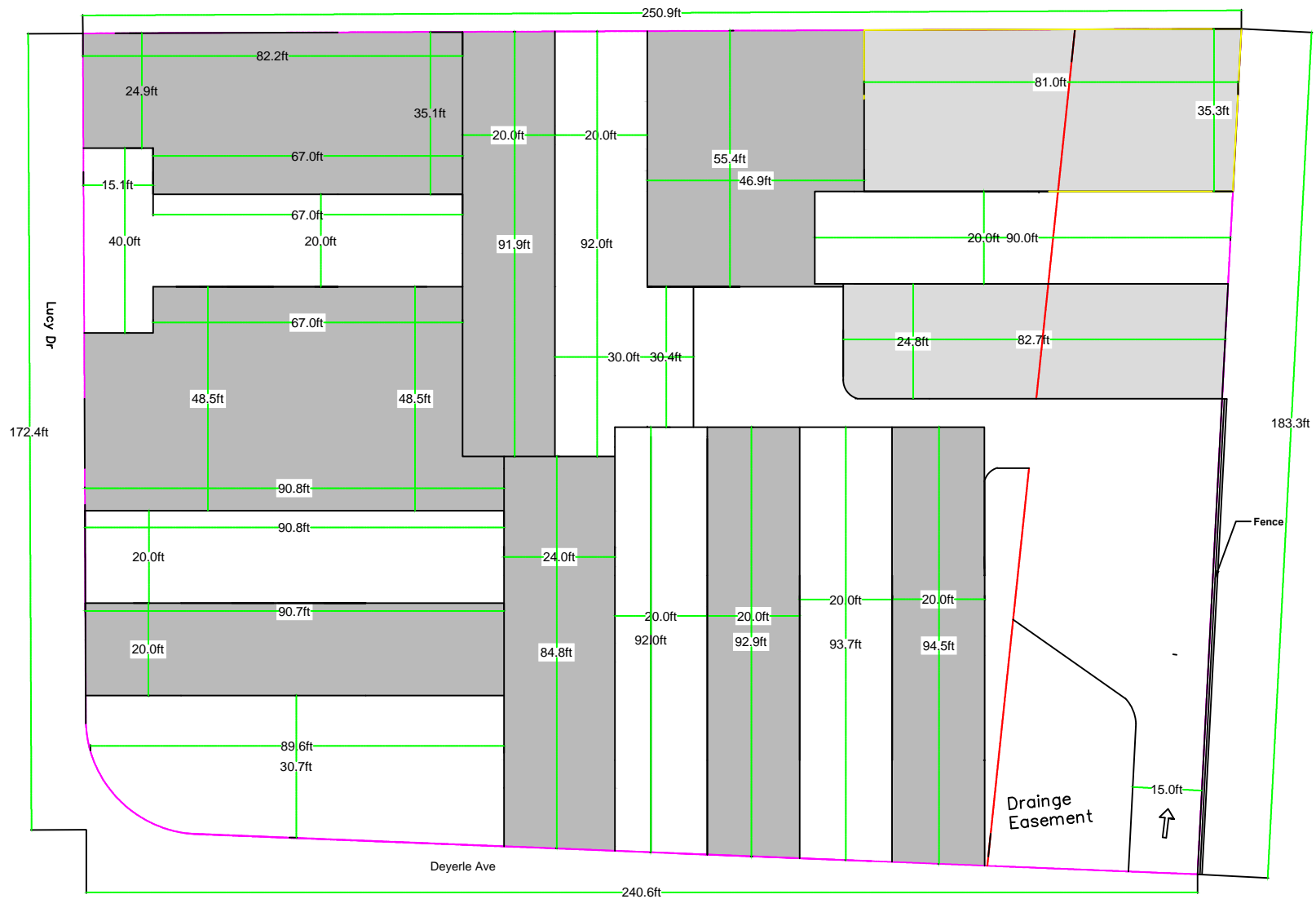
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**Bashdar Azeez**  
**B&A GROUP LLC**

**Date:04/02/0204**

The site plan illustrates a proposed 10-unit residential development on a 1.0-acre lot. The lot is bounded by Deyler Ave to the left and a Fence to the right. The overall dimensions of the lot are 250.9ft by 172.4ft. The plan shows a central 'Front Face' area, a 'Garage' area, and a 'Drainage Easement' area. Units are arranged in a grid-like fashion, with dimensions for each unit and common areas. A 'Fence' is indicated along the right boundary. The plan also shows a 'Deyler Ave' on the left and a 'Drainage Easement' on the right. The lot is divided into several sections, with dimensions for each section. The plan includes a north arrow and a scale bar.

# Lot Division





## NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS A PORTION OF TAX MAP No. 77-A-1.
3. BEARINGS ARE ROTATED TO SUBDIVISION PLAT RECORDED IN D.B. 956, Pg. 720.
4. THERE ARE TO BE NO PRIVATE SIGNS, STRUCTURES OR PLANTS MORE THAN 2' HIGH WITHIN THE NEW 5' RESTRICTED PUBLIC EASEMENT AS SHOWN HEREON.

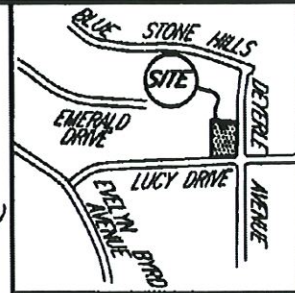
B 2420 P 00

## LEGEND:

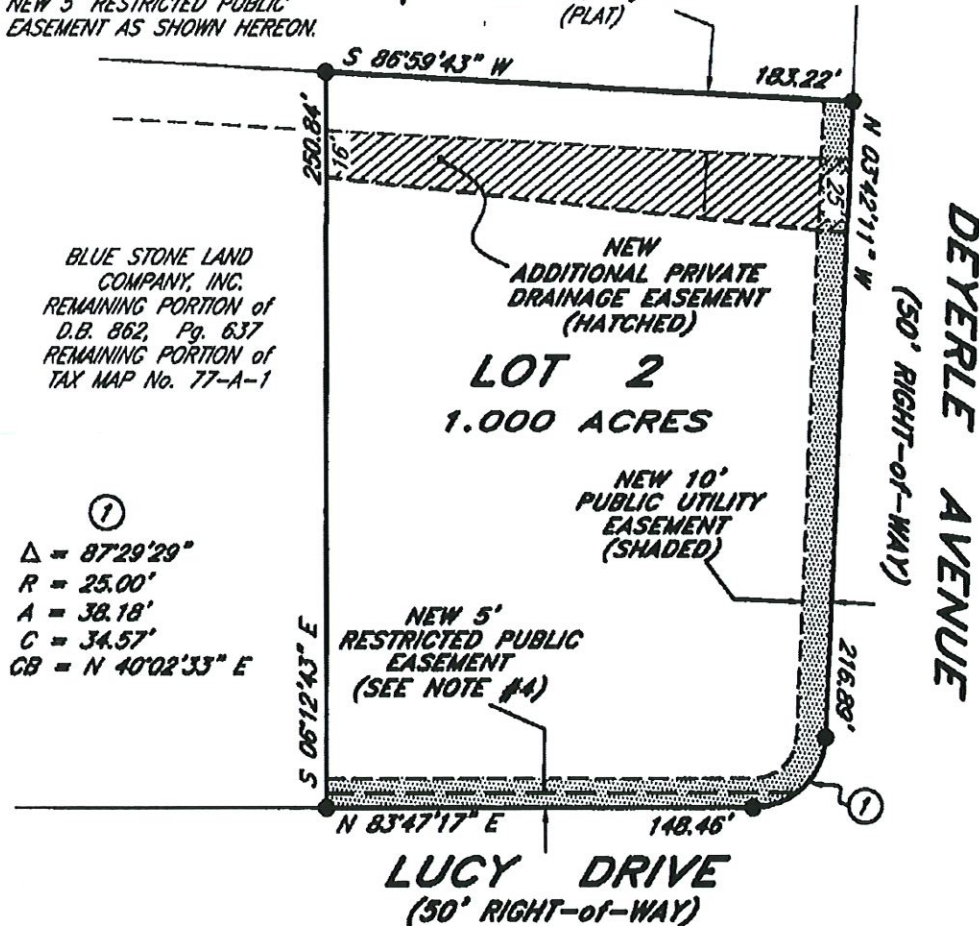
- IRON PIN SET
- POINT

SECTION V,  
EMERALD DRIVE ESTATES  
(PLAT in D.B. 1487, Pg. 344)

EXISTING 20' SLOPE &  
DRAINAGE EASEMENT  
D.B. 1487, Pg. 355  
D.B. 1487, Pg. 344  
(PLAT)



VICINITY MAP  
SCALE 1" = 1,000'



BLUE STONE LAND  
COMPANY, INC.  
REMAINING PORTION of  
D.B. 862, Pg. 637  
REMAINING PORTION of  
TAX MAP No. 77-A-1

①  
 $\Delta = 87^{\circ}29'29''$   
 $R = 25.00'$   
 $A = 38.18'$   
 $C = 34.57'$   
 $CB = N 40^{\circ}02'33'' E$

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION, CITY COUNCIL AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

## FINAL PLAT SHOWING LOT 2, SECTION 4, BLUE STONE HILLS

OWNER/DEVELOPER -

BLUE STONE LAND COMPANY, INC.

CITY of HARRISONBURG, VIRGINIA

SCALE 1" = 50' NOVEMBER 19, 2003

VALLEY

REVISED: DECEMBER 2, 2003

ENGINEERING-SURVEYING-PLANNING

3231 PEOPLES DRIVE,  
HARRISONBURG, VIRGINIA 22801  
TELEPHONE (540) 434-6365

8022A.DWG UCS

FILE #8022-1,

EXP. #3732-4

SHEET 1 of 3

