



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

851 Madison Street, Harrisonburg VA 22802 41 K 5 6 12944 sq ft acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R2, changing to R8

Special Use being requested: Exemption from requirement to build parking spaces.

PROPERTY OWNER INFORMATION

Center for Health and Human Development

Property Owner Name Telephone
Sam Nickels

Street Address E-Mail

City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Sam Nickels same
Owner's Representative Telephone
same same

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.

Sam Nickels 2/25/26
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. 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 Total Fees Due: \$
Application Fee: \$425.00 + \$30.00 per acre

Received By



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

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

PROPERTY INFORMATION

851 Madison St. Harrisonburg VA 22802 041 K 5 6 12,944 acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R2 Proposed Zoning District: R8

Existing Comprehensive Plan Designation: Neighborhood Residential

PROPERTY OWNER INFORMATION

Center for Health and Human Development
Property Owner Name Telephone

Street Address E-Mail
Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Sam Nickels same
Owner's Representative Telephone
same same
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.

Sam Nickels 2/25/26
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 Total Fees Due: \$
Application Fee: \$550.00 + \$30.00 per acre

Received By

From: Center for Health & Human Development (CHHD)

To: City of Harrisonburg

Re: Letter explaining proposed use and reasons for seeking change in zoning and special use permit

2/25/26

Dear City of Harrisonburg,

CHHD seeks an approval to rezone 851 Madison Street, Harrisonburg VA 22802, from R2 to R8. This is necessary so we can build a duplex on the property.

We are also seeking approval of a special use permit (SUP) to exempt CHHD from having to build a parking area on the property in front of the proposed duplex. While we will keep land available for that purpose, should it be needed or desired at any time in the future, at this time we will not need the parking. This is because the target population of only 1 family per unit in the 2 efficiency units will be formerly homeless persons who are very low income (<30% AMI) and who thus rarely have cars or other vehicles needing parking space.

Best regards,

Sam Nickels
Director, CHHD



CHHD Zoning Proposal: R2 to R8

851 Madison Street
Harrisonburg, VA 22802

Structural Engineer
JZ ENGINEERING

Developer
CHHD

CHHD Zoning Proposal
851 Madison Street
Harrisonburg, VA 22802



DATE: 02-25-26

SCALE:
As Shown

DRAWN BY:
MA/AB

SHEET TITLE:
LOTS 96 & 97

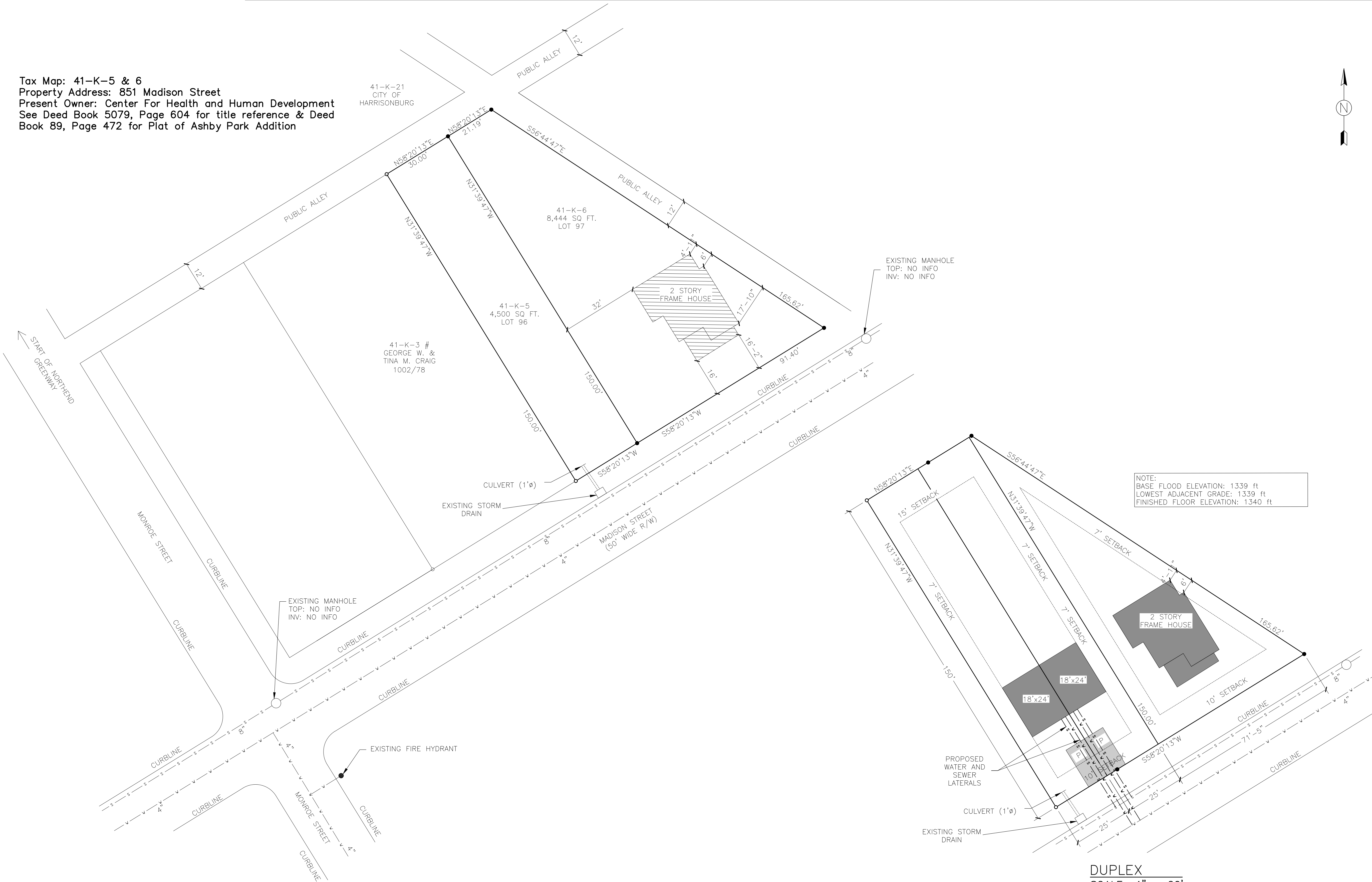
SHEET NO.
1

FULL SIZE SHEET: 22"x34"



PROPOSED
NOT FOR CONSTRUCTION

Tax Map: 41-K-5 & 6
Property Address: 851 Madison Street
Present Owner: Center For Health and Human Development
See Deed Book 5079, Page 604 for title reference & Deed
Book 89, Page 472 for Plat of Ashby Park Addition



EXISTING BOUNDARY SURVEY
SCALE: 1" = 20'

DUPLEX
SCALE: 1" = 20'

PROPOSED
NOT FOR CONSTRUCTION

Structural Engineer
JZ ENGINEERING

Developer
CHHD

CHHD Zoning Proposal
851 Madison Street
Harrisonburg, VA 22802



DATE: 02-25-26

SCALE:
As Shown

DRAWN BY:
MA/AB

SHEET TITLE:
LOTS 96 & 97

SHEET NO.
2

FULL SIZE SHEET: 22"x34"



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:	Sam Nickels		
Telephone:			
E-mail:			
Project Information			
Project Name:			
Project Address:	851 Madison St		
TM #:	041 K 5 & 6		
Existing Land Use(s):	Residential single-family detached, zoned R-2		
Proposed Land Use(s): (if applicable)	Duplex, zoned R-8		
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 & subdivide property to construct a duplex.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	2		
PM Peak Hour Trips:	2		

(reserved for City staff)

TIA required? Yes _____ No ☒

Comments:

Accepted by: Zenetha Mason

Date: 02/05/2026

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	Single Family Attached	215	Dwelling Unit	4	2	2
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					3	3
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)					2	2

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.