

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on Tuesday, September 9, 2014 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chamber located at 409 South Main Street, to consider the following:

Rezoning – 907 North Main Street (Portion of 41-C-44 from R-2 to B-2)

Public hearing to consider a request from Farhad Koyee, Bahar Mikael, and Sabir Haji to rezone a 0.38-acre (16,553 +/- sq. ft.) portion of a 0.52-acre (22,600 +/- sq. ft.) parcel from R-2, Residential District to B-2, General Business District. The property is located along the north side of Ashby Avenue but is addressed as 907 North Main Street. The parcel has about 104 feet of lineal road frontage, where 40-feet of it is zoned B-2 and 64-feet is zoned R-2. The split-zoned lot is one parcel removed from the corner of Ashby Avenue and North Main Street and is identified as tax map parcel 41-C-44. The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District.

Zoning Ordinance Amendment – To Allow Public Uses to Deviate from Zoning Regulations by Special Use Permit

Public hearing to consider a request to amend multiple sections of the Zoning Ordinance to allow public uses to deviate from requirements of the Zoning Ordinance by approval of a special use permit. Public uses are defined as any instance where a lot or parcel of land, or any improvement on a lot or parcel of land, is used by (1) the city, or (2) another governmental entity having a contractual relationship with the city for the use of such lot or parcel or improvement. A subsection will be added to the special uses within the following zoning districts offering public uses the opportunity to request deviating from zoning regulations: R-1, R-2, R-3 (Multiple Dwelling), R-3 (Medium Density), R-4, R-5, R-6, R-7, MX-U, MH-1, MH-2, B-1A, B-1, B-2, M-1, and U-R. The sections of the Zoning Ordinance that would be amended include: 10-3-34, 10-3-40, 10-3-46, 10-3-48.4, 10-3-52, 10-3-55.4, 10-3-56.4, 10-3-57.4, 10-3-58.4, 10-3-63, 10-3-71, 10-3-79, 10-3-85, 10-3-91, 10-3-97, and 10-3-180.

For any additional information, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG

Kurt D. Hodgen

City Manager

See attached list.

On the 9th of September 2014 at 7:00 p.m.

Given under my hand this 21st day of August, 2014.

Emma S. Kann

Subscribed and sworn to before me this 21st day of August 2014, a Notary Public in and for the Commonwealth of Virginia.

Nicole M. Robertson

My commission expires Sept. 30, 2016.



41 L 10-14 R-2
MIKE SOUTHARD RENTAL PROPERTIES
LLC & OTHERS
4301 TIMBER RIDGE DR
MT CRAWFORD VA 22841

41 C 41 R-2
KNUPP KEITH J LINDA J
PO BOX 25
PENN LAIRD VA 22846

41 L 7 B-2C
NONANCY LLC
1910 RHIANON LA
HARRISONBURG VA 22802

41 C 42 R-2
SHOMO SONYA LORRAINE
90 ASHBY AVE
HARRISONBURG VA 22802

41 C 41A B-2
LOUCKS C GLENN
919 N MAIN ST
HARRISONBURG VA 22802

41-C-43 44
FARHADKOYEE, BAHAR MIKAEL, & SABIR HAJI
1951 RHIANON LANE
HARRISONBURG, VA 22801