

STATE OF VIRGINIA

CITY OF HARRISONBURG, to wit:

I, Erica Kann, certify that the Harrisonburg City Council will hold a Public Hearing on Tuesday, April 14, 2015, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

Special Use Permit – 15 Southgate Court (10-3-91 (8) Reduction in Required Parking)

Public hearing to consider a request from Fred and Carol Showker for a special use permit per Section 10-3-91 (8) of the Zoning Ordinance to allow for the reduction in required parking spaces within the B-2, General Business District. Areas that would have been used for parking must remain as open space and shall not be used to meet any conflicting requirements of the Zoning Ordinance. The 14,810 +/- square foot property is located at 15 Southgate Court and is identified by tax map parcels 1-B-7 & 8.

Rezoning – Westport Village Proffer Amendment (811 Port Republic Road)

Public hearing to consider a request from K&K, LLC to rezone a 0.915-acre parcel zoned R-3C, Multiple Dwelling Residential District Conditional by amending one of the six existing proffers that were approved when the property was rezoned in 1999. The proposed amendment would require the property owner to install and maintain a fence or shrubs to provide both a visual and physical barrier to discourage pedestrian access across the eastern property line rather than the existing proffered requirement of only providing trees or shrubs to accomplish the same purpose. The property is located at 811 and 821 Port Republic Road and is identified as tax map parcel 92-H-0. The Comprehensive Plan designates this area as High Density Residential. This designation states that these areas are intended for high density residential use, mostly apartment buildings at densities ranging from 12 to 24 dwelling units per acre. The Zoning Ordinance states that the R-3, Multiple Dwelling Residential District is intended for medium- to high-density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft/unit; multi-family, 3,000 sq. ft. minimum per unit; townhouses, 2,000 sq. ft. minimum per unit; and other uses, 6,000 sq. ft. minimum.

Zoning Ordinance Amendment – Parking Lot Landscaping Modifications 10-3-30.1 (2) and (16)

Public hearing to consider a request to modify Parking Lot Landscaping regulations Section 10-3-30.1 of the Zoning Ordinance. The first amendment includes modifying the opening paragraph of Section 10-3-30.1 to clarify that all parking lot landscaping regulations shall apply to redeveloping properties. The next modification is to subsection (2) to exempt property owners from the requirement of erecting a wall or fence of at least 3 feet in height where their parking lot is less than 10 feet from side or rear property lines where the adjoining parcel has an existing building located on the shared property line. The last amendment is to subsection (16), which requires, among other things, when enlarging an existing parking lot that may be non-conforming to the parking lot landscaping regulations to provide landscaping that is at least proportionate to any enlargement. The amendment includes adding a note to clarify that repaving, regravelling, redesigning, or restriping a parking lot or increasing the number of parking spaces without increasing the net square footage of a parking lot does not constitute an enlargement.

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

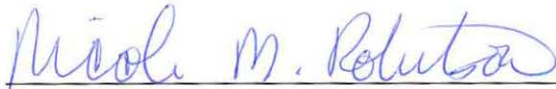
See attached list.

On the 14th of April 2015 at 7:00 p.m.

Given under my hand this 13th day of March, 2015.



Subscribed and sworn to before me this 13th day of March 2015, a Notary Public in and for the Commonwealth of Virginia.



My commission expires September 30, 2016.



92 A 1 B-2C
RADHA KRUSHNA LLC
PO BOX 1825
HARRISONBURG VA 22801-9500

92 H 12 R-3
MAGULICK REEBA THOMAS DAVID JR
22617 GLEEDSVILLE MANOR DR
ASHBURN VA 20148

92 H 11 R-3
DILLON THOMAS W LAURA L
242 NORTHVIEW DR
DAYTON VA 22821

92 H 10 R-3
BEVERAGE JEROME M GAIL M
1708 HANOVER AVE
RICHMOND VA 232203506

92 H 9 R-3
GIL CARMEN
2441 92ND ST
EAST ELMHURST NY 11369-1120

92 D 2 R-3
SIMMONS TIMOTHY M REBECCA J
314 MOUNTAIN RUN RD
CHURCHVILLE VA 24421

92 D 1 R-3
MALLIE LLC
922 CHESTNUT DR
HARRISONBURG VA 22801

92 H 0 R-3C
K & K LLC
4895 WALNUT RIVER LANE
BRIDGEWATER VA 22812

92 D 10 R-3
POWELL RONALD H PEGGY C
1020 S DOGWOOD DR
HARRISONBURG VA 22801

92 D 9 R-3
VOIGE WILLIAM HUNTLEY
1321 DEVON LANE
HARRISONBURG VA 22801

92 D 8 R-3
PACK THOMAS H MARTHA S
6460 SHOWALTER RD
MT CRAWFORD VA 22841

92 D 7 R-3
1317 DEVON LANE LLC
1011 GREENDALE RD
HARRISONBURG VA 22801

92 D 11 R-3
FEATHER BRANDON M
3602 LARCHMONT DR
ANNANDALE VA 22003

92 D 5 R-3
JONES DOUGLAS A
1011 GREENDALE RD
HARRISONBURG VA 22801

92 D 4 R-3
MILLER JAMES MAHLON DELORES KAY
923 ROSEDALE DR
HARRISONBURG VA 228013551

92 D 3 R-3
KITTINGER PROPERTIES LLCC/O DR GERALD W GREEN
10606 BIRCH ST
THORNTON CO 80233

92 H 20 R-3
DATTOLO LAURA C
1366 BRADLEY DR
HARRISONBURG VA 22801

92 H 19 R-3
1 PLEASANT VALLEY LLC
1 PLEASANT VALLEY RD
HARRISONBURG VA 22801

92 H 18 R-3
GORDON DANIEL STEPHEN & OTHERSC/O ROCKTOWN
218 E MARKET ST
HARRISONBURG VA 22801

92 H 17 R-3
EBERLE RALPH FREDERICK III VALERIE
13300 CASWELL CT
CLIFTON VA 20124

92 H 16 R-3
EQUITY TRUST COMPANYCUSTODIAN FBO
JACQUELYN BAUER
13210 GROWDENVALE DR NE
CUMBERLAND MD 21502

92 H 15 R-3
NEINSTADT JEAN & MYLES TRUSTEES
1921 BIRCH RD
MCLEAN VA 22101

92 H 14 R-3
DESROCHES PAUL R II
11654 PLAZA AMERICA DR SUITE 357
RESTON VA 20190

92 H 13 R-3
CLG PROPERTIES LLC
137 FRETZ RD
TELFORD PA 18969

92 D 12 R-3
DAVIS BRUCE G ELIZABETH I
1200 HILLCREST DR
HARRISONBURG VA 22801

92 H 7 R-3
CARMACK ROBERT S LINDA S
8142 CLAIBORNE DR
FREDERICK MD 21702

92 H 6 R-3
PUFFENBARGER KENT L CHRISTY L
4000 BOWTIE DR
PORT REPUBLIC VA 244712616

92 H 5 R-3
HUTCHENS SETH M & MARK W SIMMERS
1443 CRAWFORD AVE
HARRISONBURG VA 22801

92 H 4 R-3
MCBROOM KERRY J JR ANN C
861 CHERRYWOOD RD
SALEM VA 24153

92 H 3 R-3
TOCK CLAYTON & KATHLEEN
20627 LEVINS CT
STERLING VA 20165

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