

**STATE OF VIRGINIA  
CITY OF HARRISONBURG, to with:**

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, December 12, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 660 Walnut Lane (To Allow Boarding and Rooming Houses in R-3)***

Public hearing to consider a request from Craig D. Smith and Sue W. Smith for a special use permit per Section 10-3-48.4 (1) of the Zoning Ordinance to allow boarding and rooming houses, complying with conditions as defined and limited in occupancy by one person per designated bedroom unless otherwise specified within the special use permit. The +/- 16,486 square foot property is addressed as 660 Walnut Lane, is identified as tax map parcel 25-L-8A, and located in the R-3, Medium Density Residential District.

***Rezoning – 1149 Clay Street (R-1 to R-8)***

Public hearing to consider a request from Mohammed Hewa to rezone a +/- 27,434-square foot property from R-1, Single Family Residential to R-8, Small Lot Residential District. The property is addressed as 1149 Clay Street and is identified as tax map parcel 29-G-28.

***Rezoning – 505 Northglen Lane (R-2 to R-8C)***

Public hearing to consider a request from Patricia Valle-Alvarez to rezone a +/- 10,525-square foot property from R-1, Single Family Residential to R-8C, Small Lot Residential District Conditional. The property is addressed as 505 Northglen Lane and is identified as tax map parcel 32-M-15.


***Zoning Ordinance Amendments – To Amend Definition of “Family” and add Recovery Residence Use***

Public hearing to consider amending the Zoning Ordinance by creating and defining a new use called “recovery residence” and to amend the definition of “family” to align with Section 15.2-2291 of the Code of Virginia associated with assisted living facilities and group homes of eight or fewer individuals. In addition, the amendment to the “family” definition would add “recovery residences” provided they have no more than eight (8) individuals. These amendments would allow “recovery residences” in all legal dwelling units. In addition, within the R-1, R-2, R-3 (Multiple Dwelling), R-3 (Medium Density), R-4, R-5, R-6, R-7, MX-U, R-8, MH-1, MH-2, B-1, B-2, M-1, and UR districts, the amendments would add: “[r]ecover residence of more than eight (8) individuals” as a use permitted by special use permit. The proposed “recovery residence” would be defined in the Zoning Ordinance as: “[a] dwelling unit occupied by multiple unrelated residents in recovery from chemical dependency and considered disabled under the Federal Fair Housing Act Amendments of 1988 that provides a non-institutional residential environment in which the residents willingly subject themselves to rules and conditions intended to encourage and sustain their recovery. Residents of a recovery residence share kitchen facilities and other common areas of the unit. A recovery residence is not required to provide on-site supportive services to residents, but is, or intends to become, certified by a credentialing entity approved by the Virginia Department of Behavioral Health and Developmental Services.” A substantially similar definition could also be provided.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540)432-7700 to obtain a copy by email or by appointment.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

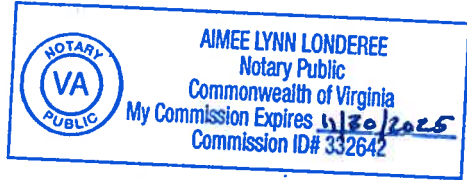
Given under my hand this 28 day of ~~October~~<sup>Nov</sup> 2023

  
\_\_\_\_\_  
City Clerk

Subscribed and sworn to before me this 22 day of October, 2023 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2025



MCDANIEL JOHN C KATHRYN G  
1220 CLAY ST  
HARRISONBURG VA 22802

SMIALEK CHRISTOPHER ANETA MARIA  
521 N BLUE RIDGE DR  
HARRISONBURG VA 22802

RONALD G LYNCH & RUTH C LYNCH  
1120 CLAY ST  
HARRISONBURG VA 22802

HEWA MOHAMMED  
1201 CLAY ST  
HARRISONBURG VA 22802

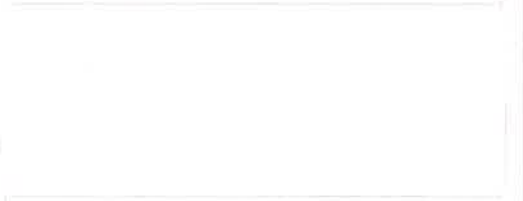
MG HARRISONBURG LLC  
PO BOX 13470  
RICHMOND VA 23225

TWO 41 CENTRAL LLC  
1821 ARON ST SUITE 200  
CHARLOTTESVILLE VA 22902

CARSOSO JUAN F  
1140 CLAY ST  
HARRISONBURG VA 22802

SUN QLANG YIFAN WANG  
1114 THOMAS PAINE DR  
HARRISONBURG VA 22802

1149 Clay



BAUTISTA-BENITEZ BLAS & DANIELA BAUTISTA  
550 HEARTHSTONE DR  
HARRISONBURG VA 22802

MAX RENTALS LLC  
2831 BROOKSHIRE DR  
ROCKINGHAM VA 22801

PATRICIA L WATSON & JAMES SCOTT GREGORY  
514 NORTHGLEN LANE  
HARRISONBURG VA 22802

SCOTT RONALD T & OTHERS  
511 NORTHGLEN LANE  
HARRISONBURG VA 22802

ZELAYA JOSE L  
512 E WASHINGTON ST  
HARRISONBURG VA 22802

YODER ANITA Y  
506 E WASHINGTON ST  
HARRISONBURG VA 22802

CABALLERO BORIS R NORA C  
1877 PARK RD  
HARRISONBURG VA 22802

BAUTISTA BLAS & OTHERS  
560 HEARTHSTONE LANE  
HARRISONBURG VA 22802

PATRICIA VALLE-ALVAREZ  
505 NORTHGLEN LANE  
HARRISONBURG VA 22801

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

505 Northglen

For Pam

25 K 27

MONGER APARTMENTS INC; C/O R S  
MONGER & SONS INC  
265 CHESAPEAKE AVE  
HARRISONBURG VA22801

25 K 14

J M APARTMENTS L C  
265 CHESAPEAKE AVE  
HARRISONBURG VA22801

25 L 8A

SMITH D CRAIG SUE W  
594 S MAIN ST  
HARRISONBURG VA22801

25 L 12

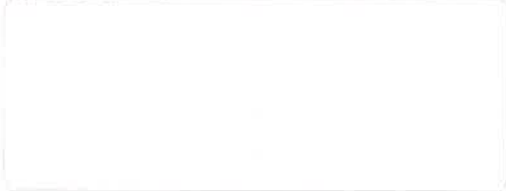
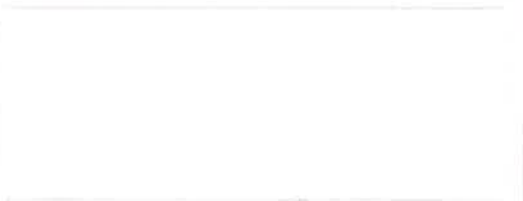
HIGH POINT PROPERTIES LLC  
2403 MASSANETTA SPRINGS RD  
HARRISONBURG VA22801

25 L 5

VA BAPTIST BOARD MISSIONS &  
EDUCATION; C/O BGAV  
2828 EMERY WOOD PKWY  
RICHMOND VA23294

25 K 1

VISITORS OF JAMES MADISON UNIV  
91 Alumnae Drive  
HARRISONBURG VA22807



660 Walnut Ln

