

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, May 13, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Zoning Ordinance Amendment – To Amend Regulations to Reduce the Minimum Setback of Accessory Buildings on Through Lots in the UR, Urban Residential District***

Consider a request from Miranda Ebersold to amend Section 10-3-114 (d) to reduce the minimum setback of accessory buildings on through lots in the UR, Urban Residential District.

***Special Use Permit – 1812 Erickson Avenue (To allow multiple-family dwellings and/or mixed use buildings)***


Consider a request from KP'S CARS LLC for a special use permit per Section 10-3-91 (17) of the Zoning Ordinance to allow multiple-family dwellings and/or mixed use buildings under conditions set forth in subsection 10-3-93(d) and such other conditions deemed necessary by City Council in the B-2, General Business District. The +/- 1.93-acre property is addressed as 1812 Erickson Avenue and is identified as tax map parcel 115-C-6.

***Rezoning – 380 Sunrise Avenue (R-1 to R-8)***

Consider a request from Jason Burch to rezone a +/- 13,315-square foot property from R-1, Single-Family Residential District to R-8, Small Lot Residential District. The property is addressed as 380 Sunrise Avenue and is identified as tax map parcels 23-A-1 and 2.

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. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or 1084 and on the City's website at [www.harrisonburg-va.legistar.com/Calendar.aspx](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

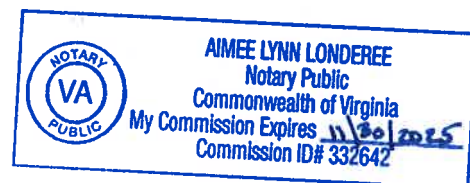
Given under my hand this 14 day of April, 2025

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

Subscribed and sworn to before me this 14<sup>th</sup> day of April, 2025 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2025



JOYCE G DEAVERS TRUST  
2131 MT CLINTON PIKE  
ROCKINGHAM VA 22802

MONGER APARTMENTS INC  
265 CHESAPEAKE AVE  
HARRISONBURG VA 22801

RAINES ROBERT NEIL ALISON K  
370 SUNRISE AVE  
HARRISONBURG VA 22801

BURCH JASON  
380 SUNRISE AVE  
HARRISONBURG VA 22801

DELLINGER ALICE ANN  
381 MARYLAND AVE  
HARRISONBURG VA 22801

HAMMER LINDA E  
381 SUNRISE AVE  
HARRISONBURG VA 22801

ROY W EARLY & PHYLLIS G EARLY  
7003 ONYX HILL RD  
DAYTON VA 22821

JAMES M MARAFINO DAVID A  
MARAFINO & CYNTHIA L MARAFINO  
825 CHESTNUT DR  
HARRISONBURG VA 22801

SARA M CHRISTENSEN  
855 CHESTNUT DR  
HARRISONBURG VA 22801

LAMEIRAS GILDA & BARBARA HETZEL  
865 CHESTNUT DR  
HARRISONBURG VA 22801

*Sunrise*

1740 ERICKSON AVENUE LLC  
3296 HILL GAP RD  
BRIDGEWATER VA 22812

1840 ERICKSON AVENUE LLC  
317 SKYVIEW LN  
ROCKINGHAM VA 22802

EP HARRISONBURG OWNER LLC  
1888 MAIN ST SUITE C163  
MADISON MS 39110

KP'S CARS LLC  
4289 LAYER RD  
MCGAHEYSVILLE VA 22840

NRG ENTERPRISES LLC  
1386 CUMBERLAND DR  
HARRISONBURG VA 22801

TRIANGLE INVESTMENTS LLC  
1910 ERICKSON AVE SUITE 4  
HARRISONBURG VA 22801

WAL-MART REAL ESTATE BUSINESS  
TRUST  
PO BOX 8050 MS 0555  
BENTONVILLE AR 72716-0555

WAL-MART  
PO BOX 8042  
BENTONVILLE AR 72716

3D EQUITY LLC  
2098 JOHN WAYLAND HWY  
ROCKINGHAM VA 22802

County of Rockingham  
Attn: County Administrator  
PO Box 1252  
Harrisonburg, VA 22803

*Erickson*