

March 8, 2005

Harrisonburg City Council  
Zoning Administrator/ Stacy Turner  
Department of Community Development  
409 South Main Street  
Harrisonburg, Va 22801

Re: Conditional R-3 Zoning Application for 518 East Market Street,  
Harrisonburg, Va.

Dear City Council:

The above property is currently zoned R2. I am requesting a rezoning of said property to R3 with the submitted proffers: RE: 10-3-45

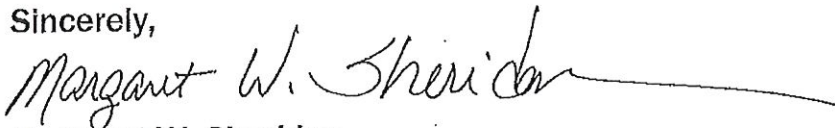
1. Any use permitted by right in the R-1 and R-2, residential districts
2. Dwelling units may be occupied by a family or not more than 2 (two) persons, except that such occupancy may be superseded by building regulations;
3. Medical, convalescent or nursing homes, medical and professional offices as defined within the zoning ordinance;
4. Accessory buildings and uses clearly incidental to the above.
5. Adult daycare
6. Uses permitted by special use permit.

The purpose of this request is to move my real estate office, Sheridan Real Estate, to this location which offers high visibility and ample parking. I project a need for a maximum of 2-5 vehicles there at any one time.

A real estate office is harmonious with the professional/hospitality air of the street's immediate proximity and will be a visual asset for East Market.

Thank you for giving this zoning request your attention and consideration.

Sincerely,

  
Margaret W. Sheridan