

STATE OF VIRGINIA  
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, August 22, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

**Rezoning – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court**

Public hearing to consider a request from Sunchase Harrisonburg LLC to rezone a +/- 19.5-acre property from R-3, Multiple Dwelling Residential District to R-5, High Density Residential District. The property is addressed as 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court and is identified as tax map parcel numbers 84-A-14 and 15.

**Special Use Permit – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building)**

Public hearing to consider a request from Sunchase Harrisonburg LLC for a special use permit per Section 10-3-55.4(1) of the Zoning Ordinance to allow multiple-family dwellings of more than twelve (12) units per building in the R-5, High Density Residential District. The +/- 19.5-acre property is addressed as 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court and is identified as tax map parcel numbers 84-A-14 and 15.

**Rezoning – 853 and 853-A Hillside Avenue (R-2 to R-3C)**

Public hearing to consider a request from Christophel Properties LLC and Abigail J. Christophel to rezone a +/- 14,495-square foot property from R-2, Residential District to R-3C, Medium Density Residential District Conditional. The property is addressed as 853 and 853-A Hillside Avenue and is identified as tax map parcel numbers 125-C-10 and 10A.

**Special Use Permit - 853 and 853-A Hillside Avenue (To Allow Multiple-Family Dwellings in R-3)**

Public hearing to consider a request from Christophel Properties LLC and Abigail J. Christophel for a special use permit per Section 10-3-458.4(6) to allow multiple-family dwellings of up to twelve (12) units per building under conditions set forth in subsection 10-3-48.6(e). The +/- 14,495-square foot property is addressed as 853 and 853-A Hillside Avenue and is identified as tax map parcel numbers 125-C-10 and 10A.

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 8<sup>th</sup> day of August, 2023



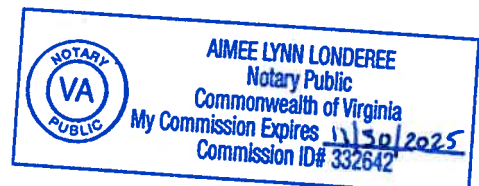
City Clerk

Subscribed and sworn to before me this 8<sup>th</sup> day of August, 2023 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2025



125 A 12  
HARRIS SAUL S TRUSTEE OF THE  
SAUL S HARRIS TRUST  
850 HILLSIDE AVE  
HARRISONBURG VA22802

125 A 11  
FLG PROPERTIES LLC  
3653 BUTTERMILK CREEK RD  
HARRISONBURG VA22802

125 A 10  
GANDB SUTER RENTALS LLC  
373 COLLEGE ST  
DAYTON VA22801

125 D 5  
LORI A HOSTETLER  
864 COLLEGE AVE APT A  
HARRISONBURG VA22802

125 D 1  
OTTO HOSTETTER LLC  
1309 HILLCREST DR  
HARRISONBURG VA22802

125 C 12  
MEZA DIANA & CHIN H WANG  
851 HILLSIDE AVE  
HARRISONBURG VA22802

MEZA DIANA & CHIN H WANG  
851 HILLSIDE AVE  
HARRISONBURG VA22802

125 C 11  
CHRISTOPHEL PROPERTIES LLC  
920 OAK HILL DR  
HARRISONBURG VA22801

125 C 11A  
CHRISTOPHEL ABIGAIL J  
853 HILLSIDE AVE  
HARRISONBURG VA22801

125 C 10A  
MATTHEW S LANDIS; CHERYL B  
LANDIS  
5610 SAGEFIELD DR  
ROCKINGHAM VA22801

Hillside

86 D 1  
VISITORS JAMES MADISON  
UNIVERSITY MEDICAL ARTS  
1031 S MAIN ST SUITE 1 M3C 5704  
HARRISONBURG VA22807

84 I 4  
CLOUSE RENE LORI J  
725 WOODLAND DR  
HARRISONBURG VA22801

84 I 1  
UNNERSTALL BRIAN JOSEPH  
731 WOODLAND DR  
HARRISONBURG VA22801

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

84 H 4  
AREHART RONALD A CATHERINE L  
229 BLUE STONE HILLS DR  
HARRISONBURG VA22801

84 H 2  
ZACHARY BAXTER; SCOTT E  
BAXTER  
737 WOODLAND DR  
HARRISONBURG VA22801

84 D 8  
BRANNER J ROBERT MELODY H  
1145 WESTMORELAND DR  
HARRISONBURG VA22801

84 J 2  
ASHBY L L C  
247 FAIRWAY DR  
HARRISONBURG VA22802

80 A 3  
WARNER EDDIE  
514 POWELL DR  
ANNAPOLIS MD21401-6552

84K 13  
COURTNEY E TATE ABRAMS TRUST  
753 WOODLAND DR  
HARRISONBURG VA22801

84 I 2  
COFFELT JASON JENNIFER  
729 WOODLAND DR  
HARRISONBURG VA22801

UNNERSTALL BRIAN JOSEPH  
731 WOODLAND DR  
HARRISONBURG VA22801

84 K 15  
SHIFFLETT TIMOTHY D  
745 WOODLAND DR  
HARRISONBURG VA22801

84 H 1  
KEEFE ALEXANDRA K & TREVITTE  
CHAD WESLEY  
739 WOODLAND DR  
HARRISONBURG VA22801

84 D 7  
SEAN YORK; EMILY YORK  
1149 WESTMORELAND DR  
HARRISONBURG VA22801

84 L 2  
SUNCHASE APARTMENTS LLC  
PO BOX 5306  
CHARLOTTESVILLE VA22905

80 A 96  
CHARLESTON TOWNES LLC  
1463 BROOKHAVEN DR  
HARRISONBURG VA22801

84K 14  
GUYEN NAPOLES-SIERRA  
749 WOODLAND DR  
HARRISONBURG VA22801

84 H 3  
TALLEY CHERYL A  
735 WOODLAND DR  
HARRISONBURG VA22801

84 J 1  
HBURG PROPERTIES LLC  
120 HOLLEN MILL CT  
BRIDGEWATER VA22812

80 A 2  
WARNER EDGAR H  
514 POWELL DR  
ANNAPOLIS MD21401

84 L 1  
STONEGATE HARRISONBURG LLC  
80 EAST RICH ST SUITE 120  
COLUMBUS OH43215

Sunchase