

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on August 13, 2019 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following:

### ***Special Use Permit – 481, 491, 505 Broad Street (Section 10-3-40(5) to Allow Community Buildings)***

Public hearing to consider a request from the Northeast Neighborhood Association for a special use permit per Section 10-3-40(5) of the Zoning Ordinance to allow for a community building within the R-2, Residential District. The +/- 21,600 sq. ft. site is addressed as 481, 491, and 505 Broad Street and is identified on tax map parcels 34-G-10, 11, and 12.

### ***Special Use Permits – Short-Term Rentals***

Public hearings to consider requests for special use permits to allow short-term rentals. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a bedroom or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance.

- ***168 Pleasant Hill Road*** - Request from Hans Kline for a special use permit per Section 10-3-48.4(2) of the Zoning Ordinance to allow for a short-term rental within the R-3, Medium Density Residential District. The +/- 7,000 sq. ft. property is addressed as 168 Pleasant Hill Road and is identified as tax map parcel 8-A-4.
- ***72 East Weaver Avenue*** – Request from Victor Landis and Patricia Kennedy for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 9,000 sq. ft. property is addressed as 72 East Weaver Avenue and is identified as tax map parcel 11-K-10.
- ***111 Campbell Street*** – Request from Glenn Loucks with representative David Sloop for a special use permit per Section 10-3-180(6) of the Zoning Ordinance to allow for a short-term rental within the UR, Urban Residential District. The +/- 12,800 sq. ft. property is addressed as 111 Campbell Street and is identified as tax map parcel 26-O-5.
- ***443 Lee Avenue*** – Request from Jeryl David and Mary Ann Kreider for a special use permit per Section 10-3-40(8) of the Zoning Ordinance to allow for a short-term rental within the R-2, Residential District. The +/- 11,250 sq. ft. property is addressed as 443 Lee Avenue and is identified as tax map parcel 35-E-3.
- ***519 Green Street*** – Request from Rachel Whitmer for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 7,350 sq. ft. property is addressed as 519 Green Street and is identified as tax map parcel 36-L-11.
- ***921 Blue Ridge Drive*** – Request from J&K Trust for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 23,500 sq. ft. property is addressed as 921 Blue Ridge Drive and is identified as tax map parcel 29-H-9A & 10.
- ***990 Summit Avenue*** – Request from Elizabeth and Michael Goertzen for a special use permit per Section 10-3-40(8) of the Zoning Ordinance to allow for a short-term rental within the R-2, Residential District. The +/- 18,300 sq. ft. property is addressed as 990 Summit Avenue and is identified as tax map parcel 49-A-20.
- ***1934 Park Road*** – Request from Jonathan and Kaitlin Ernest for a special use permit per Section 10-3-48.4(2) of the Zoning Ordinance to allow for a short-term rental within the R-3, Medium Density Residential District. The +/- 26,900 sq. ft. property is addressed as 1934 Park Road and is identified as tax map parcel number 53-H-18.
- ***1230 Alpine Drive*** – Request from Daryl and Carrie Bert for a special use permit per Section 10-3-40(8) of the Zoning Ordinance to allow for a short-term rental within the R-2, Residential District. The +/- 18,300 sq. ft. property is addressed as 1230 Alpine Drive and is identified as tax map parcel number 51-F-3.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2<sup>nd</sup> Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers,

in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings)

CITY OF HARRISONBURG  
Eric D. Campbell, City Manager

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**Publication dates:**

**To be advertised two (2) times:**

Monday, July 29, 2019 and  
Monday, August 5, 2019