

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on Tuesday, November 10, 2015 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chamber located at 409 South Main Street, to consider the following:

Special Use Permit – 1214 Windsor Road (MFDH 2015 Amendment)

Public hearing to consider a request from Erica and Brock Dorsey to amend an existing special use permit allowing a Major Family Day Home in the R-1, Single Family Residential District per Section 10-3-34 (6) of the Zoning Ordinance. The existing special use permit was approved in July 2014 with the condition that the day home be limited to 10 children. The proposed amendment is to allow the maximum 12 children. Major family day homes can have from five to 12 children under the age of 13, exclusive of any children who reside in the home. The 21,444 +/- sq. ft. property is located at 1214 Windsor Road and is identified as tax map parcel 84-E-4.

Zoning Ordinance Amendment – Section 10-3-26 (To Allow Required Parking for Business and Professional Office Uses to be Off-Site within Specified Downtown Locations)

Public hearing to consider a request to amend the Zoning Ordinance's Article G Off-Street Parking regulations Section 10-3-26 Location in Relation to Building or Use Served. The amendment would modify subsection (a) (1) by adding the ability for business and professional office uses to meet minimum off-street parking requirements by locating parking spaces on parcels that are not on the same or adjoining parcels from the use served. Such permission will only be allowed for business and professional office uses located within the area bounded by Gay Street to the north, Mason Street to the east, Martin Luther King Jr. Way to the south, and High Street to the west. Parking spaces shall be on parcels zoned where parking is permitted, they may be located across public or private streets and/or alleys, and they shall be no more than one quarter (1/4) mile from the use served. A common or cooperative location shall be in the ownership of all of the participating property owners or shall have easement and maintenance agreements between the participating property owners for a period of at least ten (10) years following the date of city approval.

Sign Variance – 3120 South Main Street (11-7-9)

Public hearing to consider a request from Michael's Auto Body and KAR Towing, with representative Eddie Edwards Signs, Inc., for a variance to allow off-premises signage on an adjacent parcel for a lot that has no street frontage within the B-2, General Business District. The proposed signage would be installed at 3120 South Main Street (tax map 103-A-7), and would serve the adjacent parcel identified as 3116 South Main Street (tax map 103-A-6).

To view copies of the case documents, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG

Kurt D. Hodgen

City Manager

10/26, 11/2