

STATE OF VIRGINIA

**CITY OF HARRISONBURG, to wit:**

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, August 13, 2019, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, 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)

**On the 13 day of August, 2019 at 7:00 p.m.**

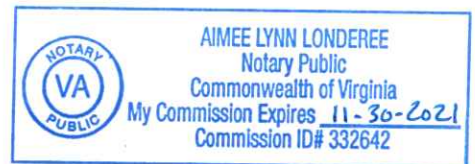
Given under my hand this 18th day of July, 2019



Subscribed and sworn to before me this 18<sup>th</sup> day of July, 2019, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021.



34 G 10-12 R-2  
NORTHEAST NEIGHBORHOOD ASSOC  
PO BOX 1026  
HARRISONBURG, VA 22803

34 G 3 R-2  
CORREA JUAN A MARIA S  
7466 LILLY SQUARE  
DAYTON, VA 22821

34 F 1-3 B-1  
STEROBEN ASSOCIATES  
PO BOX 70  
ORANGE, VA 22960

33 I 6 R-2  
FRANKLIN HEIGHTS LLC  
PO BOX 1071  
HARRISONBURG, VA 22803

34 G 9 R-2  
ROHAS MARGARITO TIENDA  
509 BROAD STREET  
HARRISONBURG, VA 22802

481, 491, 505 Broad St

8 A 4 R-3  
HANS KLINE  
613 LOCUST HILL DRIVE  
HARRISONBURG, VA 22801

8 A 2-3 R-3  
TRUSTEES BETH BRETHREN CHRUCH  
178 PLEASANT HILL RD  
HARRISONBURG VA 22801

8 A 9 R-3  
K& T RENTALS LLC  
3129 SERENITY DRIVE  
HARRISONBURG VA 22802

8 B 3-4 B-2C  
HEATWOLE GEORGE R II LINDA E  
169 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801

COUNTY OF ROCKINGHAM  
ATTN: STEPHEN KING  
PO BOX 1252  
HARRISONBURG, VA 22803

168 Pleasant Hill Rd

11 K 10 R-1  
LANDIS VICTOR W PATRICIA A  
72 EAST WEAVER AVENUE  
HARRISONBURG, VA 22801

11 K 12 R-1  
PALMER FORREST C LOIS M  
60 EAST WEAVER AVENUE  
HARRISONBURG, VA 22801

11 K 3 R-1  
PAINTER PENNIE E ALEXA J  
PO BOX 81  
RAPHINE, VA 24472

11 K 4 R-1  
LEONARD R GRASSLEY MIKIELA E  
125 PORT REPUBLIC ROAD  
HARRISONBURG, VA 22801

11 K 8-9 R-1  
BRENNAN LAURA  
100 EAST WEAVER AVENUE  
HARRISONBURG, VA 22801

11 F 11 R-1  
DORRANCE JOHN CHRISTIAN  
79 EAST WEAVER AVENUE  
HARRISONBURG, VA 22801

11 F 10 R-1  
NORMENT JOHN R KAREN M  
69 EAST WEAVER AVENUE  
HARRISONBURG, VA 22801

11 J 3 R-1  
LONDON CANDICE N  
101 EAST WEAVER AVENUE  
HARRISONBURG, VA 22801

72 East Weaver Ave.

26 O 5 U-R  
LOUCKS C GLENN  
206 SOUTH AVENUE  
HARRISONBURG VA 22802

26 O 6 U-R  
SMITH D CRAIG SUE W  
594 S MAIN STREET  
HARRISONBURG, VA 22802

26 O 4 R-3  
MCCORKLE ROBERTA S  
95 CAMPBELL STREET  
HARRISONBURG, VA 22801

26 O 2-3A R-3  
CAMPBELL STREET PROPERTIES LLC  
1531 HILLCREST DRIVE  
HARRISONBURG, VA 22802

26 K 14-15 B-2  
TRUSTEES ST STEPHENS UNIT  
PO BOX 109  
HARRISONBURG, VA 22803

26 K 13 U-R  
B-SIDE LC  
1531 HILLCREST DRIVE  
HARRISONBURG, VA 22802

111 Campbell Street

35 E 3 R-2  
KREIDER JERYL D MARY  
443 LEE AVENUE  
HARRISONBURG, VA 22802

35 E 5 R-2  
DOMONOSKE THOMAS D DOLORES L  
461 LEE AVENUE  
HARRISONBURG, VA 22802

35 E 1-2 R-2  
BENSON TRUST  
407 LEE AVENUE  
HARRISONBURG, VA 22802

35 F 12 R-2  
LANDES KEVIN A CRYSTAL L  
8960 FOX HILL DR  
PORT REPUBLIC, VA 24471

35 F 11 R-2  
MICK JOHNNY D  
428 LEE AVENUE  
HARRISONBURG, VA 22802

35 F 9-10 R-2  
BARE ROSA C  
408 LEE AVENUE  
HARRISONBURG, VA 22802

35 A 3 R-2  
CITY OF H'BURG SCHOOL BOARD  
1 COURT SQUARE  
HARRISONBURG, VA 22802

443 Lee Avenue

36 L 11 R-1  
WHITMER RACHEL C  
519 GREEN STREET  
HARRISONBURG, VA 22802

36 L 10 R-1  
NIXON JANET L  
525 GREEN STREET  
HARRISONBURG, VA 22802

36 L 12 R-1  
BOWMAN CHARLES R  
86 TOLL GATE LANE  
HARRISONBURG, VA 22802

36 L 5 R-1  
SLAGELL KENNETH D LIVING TRUST  
RR 1, BOX 91  
THOMAS, OK 73669

36 L 4 R-1  
SHENK MELINDA K  
518 W WOLFE STREET  
HARRISONBURG, VA 22802

36 L 3 R-1  
JANTZI TERRENCE ELIZABETH PHELPS  
1508 HAWTHORNE CIRCLE  
HARRISONBURG, VA 22802

36 L 4-6 R-1  
JAMES MILLER EVELIN ESPINOZA  
530 GREEN STREET  
HARRISONBURG, VA 22802

36 L 3 R-1  
ZOOK BARGE LLC NRSCB LLC  
538 LEE AVENUE  
HARRISONBURG, VA 22802

*519 Green Street*



29 H 9A-10 R-1  
J & K TRUST  
1692 COUNTRY CLUB ROAD  
HARRISONBURG, VA 22802

29 H 8-9 R-1  
MONGER KAREN F FAY E MORRIS  
891 N BLUE RIDGE DRIVE  
HARRISONBURG, VA 22802

29 P 10 R-1  
BEAUZIEUX JONATHAN & LAVONIA  
870 BLUE RIDGE DRIVE  
HARRISONBURG, VA 22802

29 H 14 R-1  
SAM DUANE E CAROLYN B COBB  
952 BROADVIEW DRIVE  
HARRISONBURG, VA 22802

29 H 13 R-1  
TEMPLETON PAUL B  
960 BROADVIEW DRIVE  
HARRISONBURG, VA 22802

29 H 12 R-1  
LOPEZ VASQUEZ SAID  
968 BROADVIEW DRIVE  
HARRISONBURG, VA 22802

29 O 1 R-1  
FELLOWSHIP LINVILLE EDOM UNITED  
5290 JESE BENNETT WAY  
LINVILLE, VA 22834

29 O 2 R-4  
STINNETT DONALD L  
1087 MEADOWLARD DRIVE  
HARRISONBURG, VA 22802

921 BlueRidge Drive

49 A 20 R-2  
GOERTZEN MICHAEL D ELIZABETH A  
990 SUMMIT AVENUE  
HARRISONBURG, VA 22802

4818 R-2  
GODSHALL STANLEY M SUSAN E  
957 SMITH AVENUE  
HARRISONBURG, VA 22802

49 B 10 R-2  
HENDREN NANCY BEALL  
975 SUMMIT AVENUE  
HARRISONBURG, VA 22802

49 A 21 R-2  
NELSON LINDA R LIFE ESTATE  
1004 SUMMIT AVENUE  
HARRISONBURG, VA 22802

49 A 19 R-2  
SHOWALTER HD HOLLIS MARTHA A  
1897 COLLEGE AVENUE  
HARRISONBURG, VA 22802

COUNTY OF ROCKINGHAM  
ATTN: STEPHEN KING  
PO BOX 1252  
HARRISONBURG, VA 22802

4819 R-2  
SLEVIN SEAN D  
1733 PARK ROAD APT A  
HARRISONBURG, VA 22802

49 B 9 R-2  
BUCKWALTER BRUCE O ROSEMARY JO  
1065 CARRIAGE DRIVE  
HARRISONBURG, VA 22801

*990 Summit Ave*

53 H 18 R-3  
ERNEST JONATHAN W KAITLIN A  
1934 PARK ROAD  
HARRISONBURG, VA 22802

53 H 17 R-3  
PEARL L LANTZ TRUSTEE  
1935 PARK ROAD  
HARRISONBURG, VA 22802

53 H 19 R-3  
MORRIS HENRY L EMILY C  
1926 PARK ROAD  
HARRISONBURG, VA 22802

53 O 32 R-3  
KERVATT WESLEY G  
2065 BUTTONWOOD COURT  
HARRISONBURG, VA 22802

53 O 33 R-3  
EYE KENNETH R JUDITH E  
10172 BONNIE BRAE LANE  
BROADWAY, VA 22815

53 O 34 R-3  
MAY KEITH A TAMMY T  
C/O PRIORITY PROPERTY MANAGEMENT  
40 W WASHINGTON ST, SUTE 101  
HARRISONBURG, VA 22802

COUNTY OF ROCKINGHAM  
ATTN: STEPHEN KING  
PO BOX 1252  
HARRISONBURG, VA 22802

53 O 35 R-3  
LEONARD SPENCER A  
DEBALI MOOKE R JEA-LEONARD  
2079 BUTTONWOOD COURT  
HARRISONBURG, VA 22802

53 O 36 R-3  
HARMAN RENITA S  
2083 BUTTONWOOD COURT  
HARRISONBURG, VA 22802

53 O 37 R-3  
EYE KENNETH R JUDITH E  
2087 BUTTONWOOD COURT  
HARRISONBURG, VA 22802

53 O 0 R-3  
SECT 9B HARMONY HEIGHTS PROP  
OWNERS ASSOCIATION  
PO BOX 891  
HARRISONBURG, VA 22803

HESS INC  
3233 WILLOW RUN ROAD  
ROCKINGHAM, VA 22802

*1934 Park Road*

51 F 3 R-2  
BERT DARYL W CARRIE S  
1230 ALPINE DRIVE  
HARRISONBURG, VA 22802

51 F 4 R-2  
SIMMONS DONALD R HILDEGUNDE  
1602 HILLCREST DRIVE  
HARRISONBURG, VA 22802

50 A 5 R-3  
MILLER ELROY J LINDA E  
1604 HILLCREST DRIVE  
HARRISONBURG, VA 22802

51 F 2 R-2  
GERBER NORMAN S MARGARET K  
1220 ALPINE DRIVE  
HARRISONBURG, VA 22802

51 G 17 R-2  
HECKMAN CHARLES E MARY JO G  
1580 HILL CREST DRIVE  
HARRISONBURG, VA 22802

51 G 16 R-2  
LAPP JOSEPH L HANNAH M  
1241 ALPINE DRIVE  
HARRISONBURG, VA 22802

COUNTY OF ROCKINGHAM  
ATTN: STEPHEN KING  
PO BOX 1252  
HARRISONBURG, VA 22802

*1230 Alpine Drive*