



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Public Street or Alley Closing Application**  
<https://www.harrisonburgva.gov/street-alley-closings>

**APPLICANT INFORMATION**

GG & T LLC

540-435-2941

Applicant's Name  
3211 Lindale Rd

Telephone  
timmels222@aol.com

Street Address

E-Mail

Linville VA 22834

City State Zip

**APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)**

Mike Martin

540-421-0360

Applicant's Representative  
35 Maplehurst Ave

Telephone (work, fax, mobile)  
mike.martin@cottonwood.com

Street Address

E-Mail

Harrisonburg VA 22801

City State Zip

Property Location: 530 N Main Street. TM: 34-E-1 and 34-E-2

Estimated Cost of Street/Alley Closing:

Estimated area to be closed (A): 0 <sup>+/- 2,760</sup> sq. ft. <sup>1140</sup>

Estimated cost per sq. ft. (B): \$ 0 <sup>11.00</sup> per sq. ft.

Estimated total cost (A x B): \$ 0 <sup>30,360</sup>

Estimated area to be closed can be obtained from the Department of Community Development, City Hall, 2<sup>nd</sup> Floor.

Estimated cost per sq. ft. must be obtained from the Real Estate Office, City Hall, 1<sup>st</sup> Floor and documented by e-mail or letter attached to this application, or by staff initials here. Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

APPLICANT

DATE

**REQUIRED ATTACHMENTS**

- ☒ Letter providing a description of the proposed closure and reason for the desired closure.
- ☒ Location sketch of the street/alley to be closed or a survey of the property.<sup>2</sup>
- ☒ Email or Letter from Real Estate Office providing estimated costs if staff initials are not provided above.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received

Total Fees Due: \$ 50 <sup>paid</sup>  
Application Fee: \$50.00<sup>3</sup>

Received By

<sup>1</sup> Adjacent property owners are entitled to purchase half of the street/alley and have 60-days to notify the City from the date of notification from the City following the first reading at City Council. If the adjoining property owners do not wish to purchase their half of the street/alley, the applicant will be required to purchase the remaining half. The final cost shall be a fair market value determined by the Real Estate Office and City Manager after the survey is provided by the applicant and after the first reading.

<sup>2</sup> The Department of Community Development can assist with the location sketch for this application. After the first reading, the applicant is responsible for providing a survey of property and metes and bound description (prepared by a surveyor, engineer, or other person duly authorized by the state). A survey is not required at the time of application for the first reading at City Council.

<sup>3</sup> ...



# COTTONWOOD COMMERCIAL

A COMMERCIAL REAL ESTATE BROKERAGE

September 2nd, 2025

Dear Harrisonburg Community Development:

On behalf of the owner of TM: 34-E-1 and 34-E-2, GG & T LLC, I am submitting this letter as a formal request for the City of Harrisonburg to Vacate whatever interest they may have in a 12' Alley as shown in the attached Project R-4 Subdivision Map and as referenced in the property deed from April 22<sup>nd</sup>, 1994 (Shomo to K N K Inc) also attached.

Per email correspondence with Deputy Director of Community Development, Thanh Dang (attached), the City has determined that the land the Alley is located on is owned by the two adjacent parcels which are both owned by GG & T LLC.

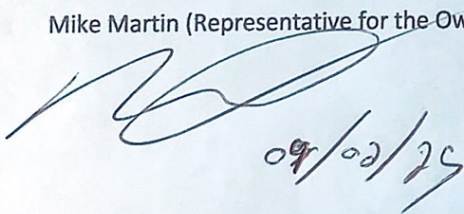
The current owner would like the City of Harrisonburg to Vacate any interest they may have in the Alley in order to prevent any potential issues that may arise with selling the property in the future. Likewise, while certainly not in the immediate future, there may be a time point in which a future owner may want to combine both parcels to allow for a new development on the parcel.

In order to cooperate with the City; the owner is willing to:

- A. Reserve a Public General Utility easement for Harrisonburg Electric Company for overhead electric lines and utility poles on the property. Easement shall be 5' from Center Pole to either side.
- B. Reserve a public Storm Drainage easement in the South East corner of the parcel, fronting Mason Street, along side the current storm drain. To allow Public Works access to the drain. See attached photo as evidence of the easement location.

Thank you.

Mike Martin (Representative for the Owner)



Drainage Easement Location:





Doc	Bk	Vol	Pg	# of Pgs
00024448	OR	3147	113	3
Jul 18, 2007				

City Tax Map No. : 34-E-1 & 2

Title Insurance: Existence unknown to preparer

Grantees Address:  
530 N. Main Street  
Harrisonburg VA 22802

Prepared by:  
Hoover Penrod PLC  
342 South Main Street  
Harrisonburg VA 22801  
JNC/edm/Closed/F3042KNUPP2GG&T.doc

THIS DEED made this 10<sup>th</sup> day of July, 2007, by and between K 'N K, INC.,  
a Virginia corporation, GRANTOR, and GG&T, LLC, a Virginia limited liability company,  
GRANTEE,

W I T N E S S E T H :

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), cash  
in hand paid, and other good and valuable consideration passing from the GRANTEE to  
the GRANTOR, the receipt of which is hereby acknowledged, the GRANTOR has  
bargained and sold and does hereby grant and convey with GENERAL WARRANTY and  
ENGLISH COVENANTS OF TITLE unto GG&T, LLC, a Virginia limited liability company,  
GRANTEE, all those three (3) adjacent tracts or parcels of land, together with  
improvements and all rights, privileges, appurtenances, easements and rights-of-way  
thereunto belonging or in anywise appertaining, situate on the east side of North Main  
Street, at its intersection with North Mason Street in the City of Harrisonburg, Virginia,  
said parcels being designated as Tracts One, Two and Three in the hereinafter  
mentioned deed, and being more particularly described according to metes and bounds in  
said deed.

The property conveyed was acquired by the GRANTOR by deed dated April 22, 1994, from Glen K. Shomo, Jr., *et als*, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1275, Page 21.

This conveyance is subject to the conditions, restrictions, reservations and easements of record, if any, affecting the property hereby conveyed. Reference is made to the documents above mentioned for further description and derivation of title to the property conveyed.

IN WITNESS WHEREOF, K 'N K, Inc., a Virginia corporation has caused this instrument to be signed in its name and on its behalf by Keith J. Knupp, its President, as authorized.

K 'N K, INC., a Virginia corporation

By: *Keith J. Knupp* PRES  
KEITH J. KNUPP, President

COMMONWEALTH OF VIRGINIA  
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2007, by KEITH J. KNUPP, President of K 'N K, INC., a Virginia corporation, Grantor, for and on behalf of the corporation.

My commission expires: \_\_\_\_\_

*Jennifer L. Pace*  
Notary Public



81275P021

THIS DEED, made this 22nd day of April, 1994, by and between GLEN K. SHOMO, JR., INDIVIDUALLY and as ATTORNEY-IN-FACT for JOANN S. GAMBILL, RICHARD N. SHOMO, PHILLIP D. SHOMO, and CAROLYN S. VERNON, (formerly CAROLYN S. MITCHELL), GRANTORS, parties of the first part, and K 'N K, INC. a Virginia Corporation, GRANTEE, party of the second part,

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the party of the second part to the parties of the first part, before the execution and delivery hereof and of other good and valuable consideration given, the receipt of all of which is hereby acknowledged, Glen K. Shomo, Jr., Individually and as Attorney-in-Fact for Joann S. Gambill, Richard N. Shomo, Phillip D. Shomo and Carolyn S. Vernon (formerly Carolyn S. Mitchell), the said parties of the first part, do hereby grant and convey with General Warranty and English Covenants of Title, unto the said K 'N K, Inc., a Virginia Corporation, party of the second part, all their interests in the following described tracts or parcels of land, to-wit:

TRACT ONE: All that certain lot or parcel of land, with improvements thereon, and all rights, privileges appurtenances and easements thereunto belonging or in anywise appertaining, situate and fronting 73 feet on the east side of North Main Street, in the City of Harrisonburg, Virginia,

DMN/kma

C:\WP51\Client.Dee\Shomo.Dee

1



B1275P022

nearly opposite the property of the Harrisonburg Milling Company, adjoining on its north side a 12-foot alley, and on its south side the D. A. Walters property, described in prior deeds as follows:

Beginning at a fence post on the east side of North Main Street, corner to lot now owned by John E. Sullivan and W. H. Willis (formerly the Van Pelt property); thence, with east side of North Main Street, N. 62-1/2 E. 73 feet to the south side of a 12-foot alley; thence, along the south side of said alley, S. 73-1/4 E. 270 feet to a point in middle of Blacks run; thence, S. 41-1/2 W. 45 feet to a point in middle of said road; thence, along the line of the lot now owned by Sullivan and Willis (formerly Van Pelt property), N. 72-3/4 W. 303 feet to the beginning.

TRACT TWO: All that certain lot of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate on the east side of North Main Street, in the City of Harrisonburg, Virginia, bounded as follows:

Beginning at a point in the eastern line of North Main Street, Glen Shomo's corner; thence, S. 74-3/4 E. 301 feet with Glen Shomo's line to an iron pin in Black's Run; thence S. 25-1/2 W. 49 feet to a post, corner of Mrs. John Berry; thence, with the lines of Mrs. John Berry, N. 73-3/4 W. 338 feet to the eastern line of North Main Street; thence with the eastern line of North Main Street in an easterly direction 67.3 feet to the beginning, less a small parcel sold by Sidney R. Andes and Nora M. Andes and conveyed to the City of Harrisonburg, Virginia, for the purpose of widening North Main Street, which deed is dated December 23, 1935, and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 163, page 592.

Tracts One and Two are the same property acquired by the Grantors herein as tenants in common in equal one-fifth (1/5th) shares as follows:

(i) by Deed of Confirmation dated September 22, 1987 from Richard Shomo, Executor of the Estate of Glen K. Shomo, Sr., deceased, and Richard Shomo, Trustee of the Residuary Trust under the Will of Glen K. Shomo, Sr., deceased, which said deed is recorded in the aforesaid Clerk's Office in Deed Book 909, page 397; and

(ii) by Deed of Confirmation dated September 22, 1987, from Glen K. Shomo, Jr., Executor of the Estate of Eva Brown Shomo, deceased, which said deed is recorded in the aforesaid Clerk's Office in Deed Book 909, page 393.

TRACT THREE: All that certain lot or parcel of land, together with all rights, privileges, appurtenances and easements thereunto belonging or in anywise appertaining, situate in the City of Harrisonburg, Virginia, shown and designated as PARCEL 3, in BLOCK D, on a plat entitled "Subdivision Map, Project R-4, Northeast Harrisonburg, Harrisonburg Redevelopment and Housing Authority, Harrisonburg, Virginia," made by John McNair & Associates, recorded in the aforesaid Clerk's Office in Deed Book 296, page 327, and more particularly described by metes and bounds, as follows:

LAYMAN & NICHOLS  
A PROFESSIONAL CORP.  
ATTORNEYS AT LAW  
208 NEWMAN AVENUE  
HARRISONBURG, VIRGINIA  
22801

DMN/kma

C:\WP51\Client.Dee\Shomo.Dee



B1275P024

"Beginning at the northeast corner of Main Street and a 12 foot alley, said point being one hundred ninety-seven and 85/100 (197.85) feet southwest of the center line of Mason Street; thence, with the east line of Main Street, N. 67° 31' E. thirteen and 85/100 (13.85) feet to a point; thence, continuing with the east line of Main Street, N. 58° 26' E. seventy-five and 00/100 (75.00) feet to the point of curvature of a curve to the right having a central angle of 90° 00' and a radius of sixty-seven and 50/100 (67.50) feet; thence, with the arc of said curve, one hundred six and 03/100 (106.03) feet to the point of tangency of said curve, said point being in the west line of Mason Street; thence, with the west line of Mason Street, S. 31° 34' E. eighty-two and 01/100 (82.01) feet to the north line of a 12 foot alley; thence, leaving Mason Street and with the north line of said alley, N. 77° 24' W. two hundred seventeen and 73/100 (217.73) feet to the beginning," containing ten thousand five hundred forty-two and 1/10 (10,542.1) square feet (0.242 acres).

Tract Three conveyed herein is the same property acquired by the Grantors by Deed dated March 20, 1979 from Valley Plaza, Incorporated, a Virginia Corporation, which said Deed is recorded in the aforesaid Clerk's Office in Deed Book 548, page 506.

These conveyances are herein made by Glen K. Shomo, Jr., individually and as Attorney-in-Fact for Joann S. Gambill, Richard N. Shomo, Phillip D. Shomo and Carolyn S. Vernon (formerly Carolyn S. Mitchell), made pursuant to certain Powers of Attorney which are to be recorded in the aforesaid Clerk's Office immediately prior hereto.

These conveyances are made subject to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

LAYMAN & NICHOLS  
A PROFESSIONAL CORP.  
ATTORNEYS AT LAW  
260 HEWMAN AVENUE  
HARRISONBURG, VIRGINIA  
22801

DMN/kma

C:\WP51\Client.Dee\Shomo.Dee

4

B1275P025

Reference is here made to the aforesaid deeds for further description and derivation of title to the property described herein.

WITNESS the following signatures and seals:

Glen K. Shomo, Jr. (SEAL)  
GLEN K. SHOMO, JR.

JOANN S. GAMBILL  
RICHARD N. SHOMO  
PHILLIP D. SHOMO  
CAROLYN S. VERNON (formerly  
CAROLYN S. MITCHELL)

BY: Glen K. Shomo, Jr. (SEAL)  
GLEN K. SHOMO, JR., THEIR  
ATTORNEY-IN-FACT

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me  
in the jurisdiction aforesaid this 4th day of

May, 1994, by GLEN K. SHOMO, JR.

My commission expires: June 30, 1995.

Brinda W. Luggeman  
Notary Public

LAYMAN & NICHOLS  
A PROFESSIONAL CORP.  
ATTORNEYS AT LAW  
269 NEWMAN AVENUE  
HARRISONBURG, VIRGINIA  
22801

DMN/kma

C:\WP51\Client.Deer\Shomo.Deer

5



01275P026

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me  
in the jurisdiction aforesaid this 4th day of

May, 1994, by GLEN K. SHOMO, JR.,  
ATTORNEY-IN-FACT for JOANN S. GAMBILL, RICHARD N. SHOMO,  
PHILLIP D. SHOMO and CAROLYN S. VERNON (formerly CAROLYN S.  
MITCHELL).

My commission expires: June 30, 1995.

Brenda H. Suggs  
Notary Public

Grantee's Address:

P.O. BOX 25  
PENN LAIRD, VA. 22846

007587

'94 MAY 5 AM 11 36

RICHMOND CO. CIRCUIT  
COURT  
L. WAYNE HARPER, CLERK

NOTICE: In the Clerk's Office of the Circuit Court of Rockingham County, the foregoing instrument was this day presented in the office aforesaid, and together with the certificate of acknowledgment annexed, admitted to record the 5 day of May, 1994 at 11:36 AM. I certify the fees were paid when applicable:  
Sec. 58-54 - State 22.50 County 9.50 City 8.50  
Sec. 58-54.1 - State 22.50 County 8.50 City 8.50 Transfer 1.00  
Recording 15.00 TESTE

L. WAYNE HARPER  
CLERK

Record Book No. 1275 Page 21

571.17

LAYMAN & NICHOLS  
A PROFESSIONAL CORP.  
ATTORNEYS AT LAW  
800 NEWMAN AVENUE  
HARRISONBURG, VIRGINIA  
22801

DMN/kma

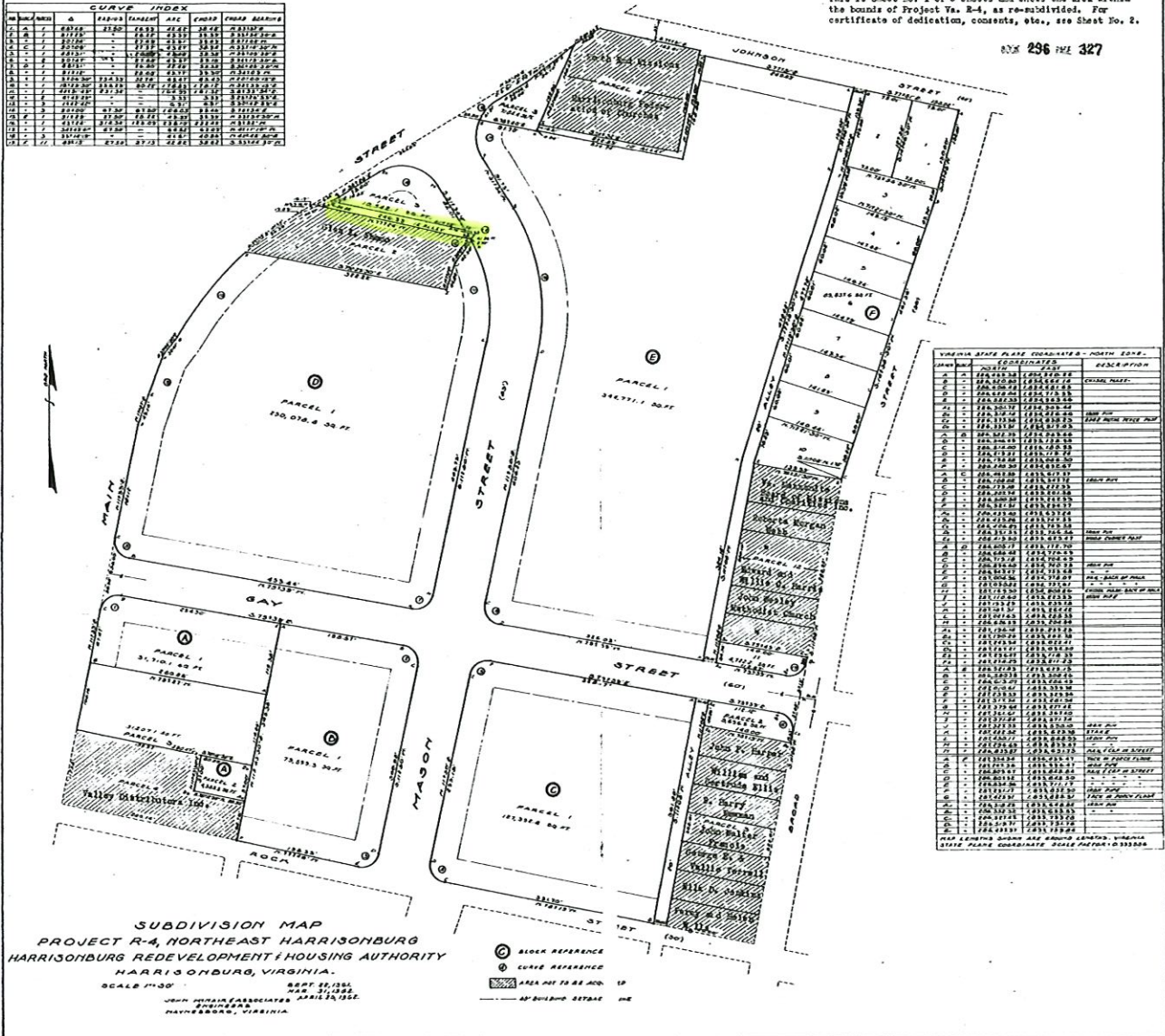
C:\WP51\Client.Deer\Shomo.Deer

6

CURVE INDEX									
NO.	NAME	A	BEARING	ANGLE	ARC	CHORD	CHORD BEARING	CHORD DIST.	CHORD BEARING
1	A	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
2	B	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
3	C	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
4	D	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
5	E	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
6	F	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
7	G	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
8	H	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
9	I	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
10	J	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
11	K	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
12	L	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
13	M	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
14	N	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
15	O	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
16	P	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
17	Q	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
18	R	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
19	S	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
20	T	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
21	U	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
22	V	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
23	W	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
24	X	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
25	Y	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E
26	Z	1	N 89° 15' E	112° 30'	112.30	112.30	N 89° 15' E	112.30	N 89° 15' E

This is Sheet No. 1 of 6 sheets and shows the area within the bounds of Project Va. R-4, as re-subdivided. For certificates of dedication, consents, etc., see Sheet No. 2.

236 327









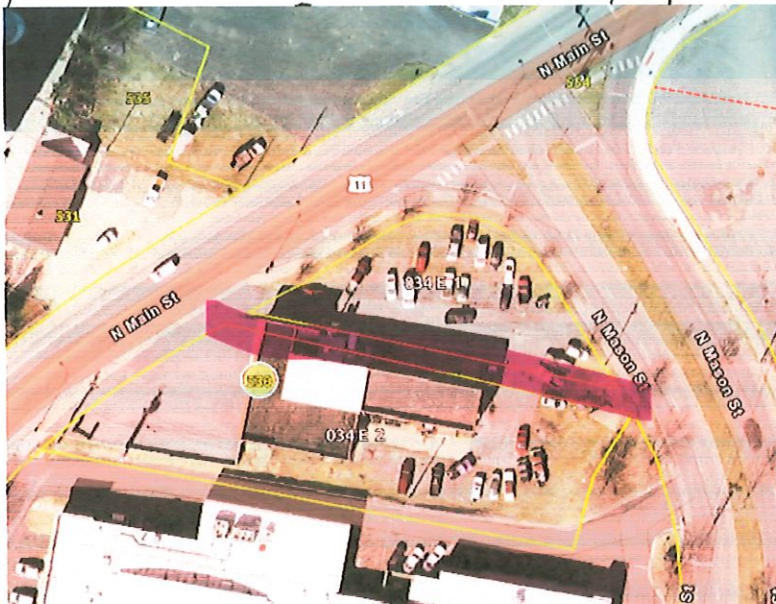
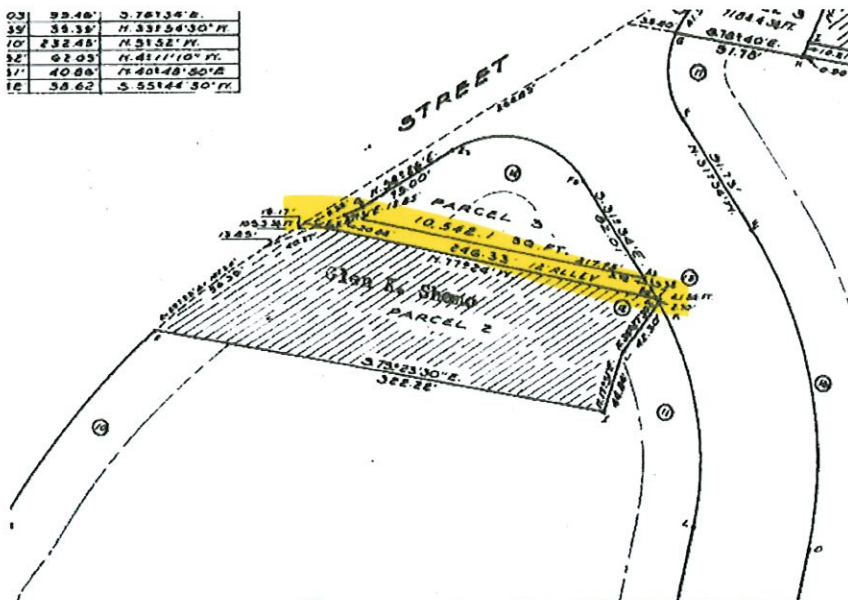
## Mike Martin

**From:** Thanh Dang <Thanh.Dang@harrisonburgva.gov>  
**Sent:** Friday, July 11, 2025 4:38 PM  
**To:** Mike Martin  
**Subject:** Re: Potential Alley question 530 N Main St

Hi Mike,

Hope you're having a great trip.

I'm not sure I understand your question, so if I missed the mark let me know. The only alley your client/property owner has the rights to request vacating is any alley that either abuts or is on their property. So it would be this one. Not the one in the Roses parking lot.





Deputy City Attorney Russ advised that City Council can vacate the alley and note that the City is vacating whatever interest the City has. If it turns out that the alley is private, there's no real harm because the same property owner owns both parcels and they are the one wanting to vacate the alley.

Again, the alley closing process is outlined here: <https://www.harrisonburgva.gov/street-alley-closings>. Application deadlines are here: <https://www.harrisonburgva.gov/planning-zoning>. The next application deadline is August 8th.

Thanks,

**Thanh Dang, AICP** | Deputy Director of Community Development  
(540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

---

**From:** Mike Martin <mike.martin@cottonwood.com>  
**Sent:** Thursday, July 10, 2025 5:01 PM  
**To:** Thanh Dang <Thanh.Dang@harrisonburgva.gov>  
**Subject:** RE: Potential Alley question 530 N Main St

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Hi Thanh!

Thank you very much! Sorry, I am in Deep Creek Lake, Maryland which is basically a huge lake in the middle of mountains. Zero Cell Phone service, but am able to email via the rental house internet.

Yes, we would like to vacate the Alley. We will leave the parcels as is for now. No need to combine them.

One thing I found this morning looking at Page 2 of the R-4 Project survey map (attached). If you look across Mason up into what is now the Roses parking lot; the Alley extends up to a point midway. I can't quite read the writing that is in between the lines (at the Roses side of the Alley), but it appears to read, "Vacated." Wondering if that is for the entire Alley or just that section in the Parking lot?

In any case, let me know the next steps to Vacate. I believe you said you will speak with the City Attorney and we will go from there.

Thank you for all your help!

Mike Martin , REALTOR®  
Cottonwood Commercial  
1958 Evelyn Byrd Avenue  
Harrisonburg, VA 22801  
(540) 421-0360  
[Mike.Martin@Cottonwood.com](mailto:Mike.Martin@Cottonwood.com)  
[www.Cottonwood.com](http://www.Cottonwood.com)

---

**From:** Thanh Dang <Thanh.Dang@harrisonburgva.gov>  
**Sent:** Thursday, July 10, 2025 4:07 PM

. Mike Martin <mike.martin@cottonwood.com>  
**Subject:** Re: Potential Alley question 530 N Main St

Hi Mike,

Following up on the voicemail I just left you.

It appears that the land that makes up the alley is part of the two abutting properties. In other words, we can assume that the property line is down the middle of the alley.

An outstanding question that we may not be able to answer since the alley is so old is: Is the alley private or was it created for the "public" interest? If the latter, then the City would have the ability to vacate the "public's" interest in the alley. If we can't make the determination, then I'm not sure of the process, but am wondering if the City has the authority to vacate the alley or if this has to go to court. **Is your client interested in vacating the alley?** I assumed yes. If you confirm yes, then I will seek further guidance from the City Attorney's Office on this matter.

A possible scenario is that the City could vacate the public's interest in the alley. This is the process for doing that: <https://www.harrisonburgva.gov/street-alley-closings>. While your client would be responsible for a \$50 application fee and the cost for advertising in the local newspaper, I am hopeful that there would be not be a need for a plat/survey (step 8) and that there would be no cost to vacate the public's interest in the alley/easement (step 9). However, these details will need to be confirmed with the City Attorney's Office.

If the alley is vacated, then there would just be two parcels abutting each other. **Is your client interested in vacating the property line to make one larger parcel?** Possibly so they can build new structures or additions to existing buildings over where the existing property line is? If yes, then there will be need to go through a minor subdivision process.

Let me know your thoughts.

Thanks,

**Thanh Dang, AICP** | Deputy Director of Community Development  
(540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

---

**From:** Mike Martin <[mike.martin@cottonwood.com](mailto:mike.martin@cottonwood.com)>  
**Sent:** Thursday, July 3, 2025 9:46 AM  
**To:** Thanh Dang <[Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov)>  
**Subject:** RE: Potential Alley question 530 N Main St

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Thank you very much Thanh!

If I understand you correctly:

1. It's possible the current owner of this parcel (2 parcels split by the alley) also owns the land that makes up the alley.
2. There may or may not be an easement as it relates to the Alley (The deed makes no mention of an easement).
3. If there is an easement, it may be public or it may be private. TBD



4. IF it's a public easement, the current owner of the parcel can have it vacated

All correct?

My question would be:

If it's a private easement that runs with the property ownership and the current owners of the property also control the alley land, then there should not be an issue at all, correct? OR what is meant by between the Courts and the owner to determine?

Mike Martin , REALTOR®  
Cottonwood Commercial  
1958 Evelyn Byrd Avenue  
Harrisonburg, VA 22801  
(540) 421-0360  
[Mike.Martin@Cottonwood.com](mailto:Mike.Martin@Cottonwood.com)  
[www.Cottonwood.com](http://www.Cottonwood.com)

---

**From:** Thanh Dang <[Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov)>  
**Sent:** Thursday, July 3, 2025 9:19 AM  
**To:** Mike Martin <[mike.martin@cottonwood.com](mailto:mike.martin@cottonwood.com)>  
**Subject:** Re: Potential Alley question 530 N Main St

Hi Mike,

I've received assistance from staff to research this. Here's what we have found:

This 12' alley has its roots back as far as at least 1859, where it is described on an old deed for the parcel south of it as " a lane or road of twelve feet in width from the McAdamized road to Blacks Creek ...", in DB 33, Pg 121 (burnt records). I also found it drawn on the 1877 Gray's New Map of Harrisonburg shown crossing "Black Run" and serving homes on the eastern side. A family named Kelly or Kelley owned the parcels served by the lane and I have seen it referred to as Kelley Street (it lines up with the current Kelley Street) and Kelley Alley on different documents.

When Urban Renewal came and changed this neighborhood in the early 1960s, the portion of the alley east of Blacks Run was vacated where it ran through the relocated Mason Street and a portion of the Roses lot.

The outstanding questions I have that I won't be able to find out until early next week are:

1. Who owns the fee/land that makes up the alley? I suspect that the land is owned by the adjacent property owner(s), split in half down the middle of the alley, but I need to talk this through with others to confirm this.
2. The easement or right-of-passage over the alley, is that public or private? If its public, then the owner can request the City to vacate the public interest in the alley easement, and there's a process Community Development can assist with to do that. If its private, the process might be between the owner and the courts to determine.

A challenge I can see for future owners is if they want to build across the alley, then they will have to have the alley vacated.

I'll be in touch again next week.

anks,

**Thanh Dang, AICP** | Deputy Director of Community Development  
(540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

---

**From:** Mike Martin <[mike.martin@cottonwood.com](mailto:mike.martin@cottonwood.com)>  
**Sent:** Monday, June 30, 2025 11:47 AM  
**To:** Thanh Dang <[Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov)>  
**Subject:** Re: Potential Alley question 530 N Main St

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Thank you Thanh!

Mike Martin, Realtor  
Cottonwood Commercial  
1958 Evelyn Byrd Avenue  
Harrisonburg, VA 22801  
(540) 421-0360  
[mike.martin@cottonwood.com](mailto:mike.martin@cottonwood.com)  
[www.cottonwood.com](http://www.cottonwood.com)

On Jun 30, 2025, at 11:36 AM, Thanh Dang <[Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov)> wrote:

Hi Mike,

Let me see what I can find out about this. I'll be back in touch soon.

Thanks,

**Thanh Dang, AICP** | Deputy Director of Community Development  
(540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

---

**From:** Mike Martin <[mike.martin@cottonwood.com](mailto:mike.martin@cottonwood.com)>  
**Sent:** Friday, June 27, 2025 2:49 PM  
**To:** Thanh Dang <[Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov)>  
**Subject:** Potential Alley question 530 N Main St

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Hi Thanh.



I am hoping you can help me identify a possible Alley (or lack thereof) on a parcel/building I am helping the owner sell.

Primary address is 530 N Main Street. However, it is two parcels totaling .76 acres.

Tax parcel is 34 E 1 and 34 E 2.

I believe they also use to be part of 34 E 3 and then were subdivided or sold off as these two smaller parcels.

I did pull the deed from the County Deed office and while it does not show a Plat it does reference a 12' Alley to the North side of Tract 1. This deed was dated April 22, 1994.

The oldest deed record I have goes back to 1979. Deed book: 548. Page 506.

They all mention the Alley but make no mention of it being public, private, vacated etc....Just trying to get to the bottom of it.

I appreciate any help you are able to provide.

Mike Martin , REALTOR®  
Cottonwood Commercial  
1958 Evelyn Byrd Avenue  
Harrisonburg, VA 22801  
(540) 421-0360  
[Mike.Martin@Cottonwood.com](mailto:Mike.Martin@Cottonwood.com)  
[www.Cottonwood.com](http://www.Cottonwood.com)

---

**RE: Estimate Cost of Alley**

---

**From** Becky Cantrell <Becky.Cantrell@harrisonburgva.gov>

**Date** Mon 8/11/2025 3:50 PM

**To** Thanh Dang <Thanh.Dang@harrisonburgva.gov>

Good afternoon Thanh,

Both properties are assessed at \$11.00 a square foot, so we would value the alley at the same rate \$11.00 a square foot

---

**From:** Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**Sent:** Monday, August 11, 2025 3:42 PM

**To:** Becky Cantrell <Becky.Cantrell@harrisonburgva.gov>

**Subject:** Estimate Cost of Alley

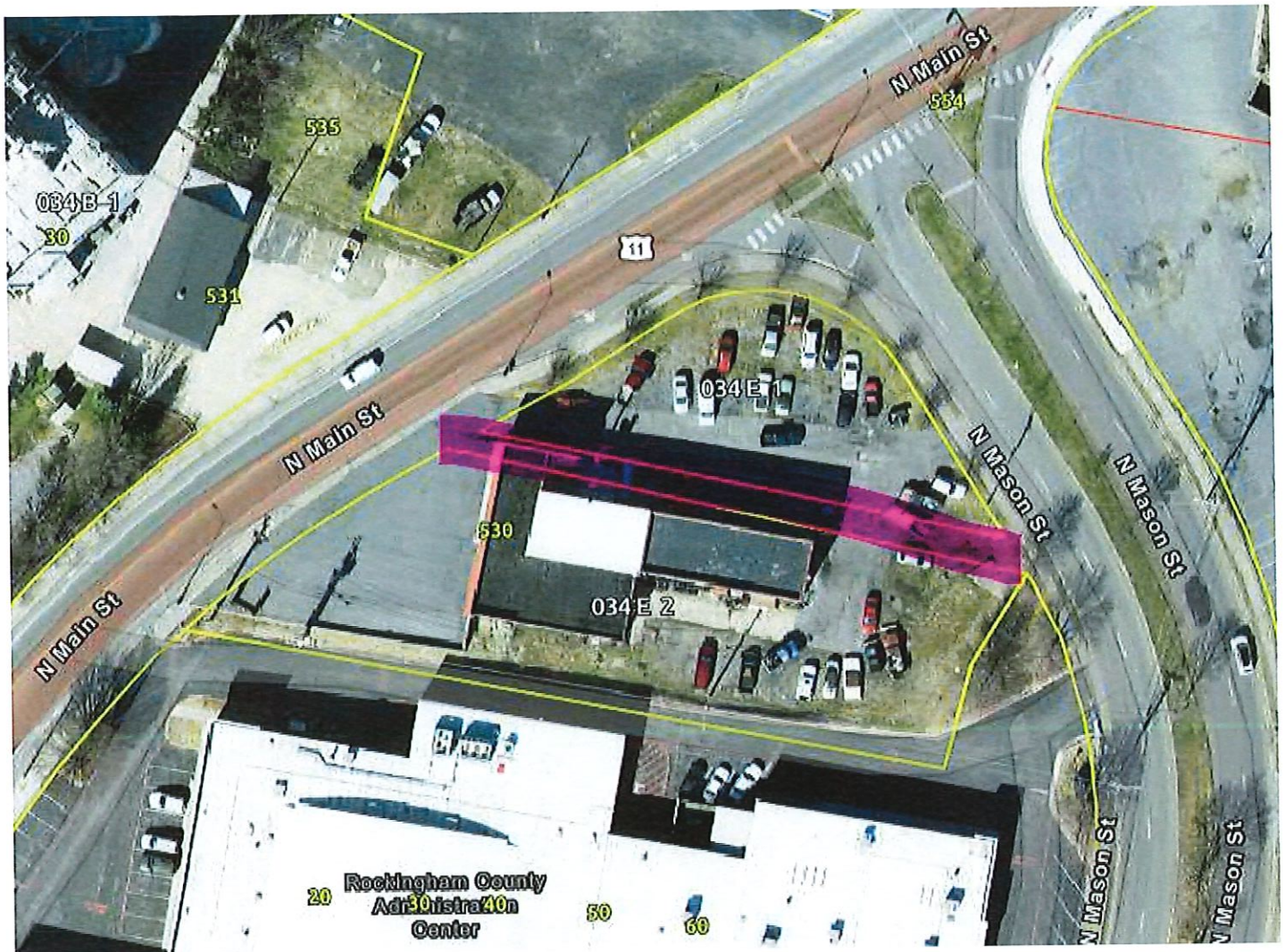
Hi Becky,

Would you please provide me with an estimated cost per square foot for the land that makes up this alley pictured below? Surrounded by 530 N Mason St, TM 34-F-1 & 2.

If you need to know, the alley is 12 feet wide and approximately 230 feet long, totaling +/- 2,760 square feet. This information is being requested for an alley closing request.

Let me know if you have any questions and thank you!





Thanh Dang, AICP | Deputy Director of Community Development  
 City of Harrisonburg | Department of Community Development  
 409 South Main Street Harrisonburg, VA 22801  
 (540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)  
 Pronouns: she/her