

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, July 8, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 201 South Avenue (To allow restaurants in M-1)

A request from Gerardo Pandolfi, Ana C. Parietti, Camila Parietti Pandolfi, and Belen Martinez for a special use permit per Section 10-3-97 (1) to allow restaurants in the M-1, General Industrial District. The +/- 5,774-square foot property is addressed as 201 South Avenue and is identified as tax map parcel number 20-B-8.

Rezoning – 310 West View Street (R-1 to R-8)

A request from Stacy K. and Rachel M. Rose to rezone a +/- 30,000-square foot property from R-1, Single-Family Residential District to R-8, Small Lot Residential District. The property is addressed as 310 West View Street and is identified as tax map parcel 26-U-12.

Rezoning – 810 Port Republic Road (Proffer Amendment, B-2C)

A request from DCI Partners LLC to amend proffers for a +/- 5.91-acre property zoned B-2C, General Business District Conditional. The property is addressed as 810 Port Republic Road and is identified as tax map parcel 92-A-1.

Special Use Permit – 810 Port Republic Road (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings)

A request from DCI Partners LLC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 5.91-acre property is addressed as 810 Port Republic Road and is identified as tax map parcel 92-A-1.

Special Use Permit – 810 Port Republic Road (To Allow Reduction in Required Side and/or Rear Yard Setbacks in B-2)

A request from DCI Partners LLC for a special use permit per Section 10-1-91 (9) to allow reduction in required side and/or rear yard setbacks in the B-2, General Business District. The +/- 5.91-acre property is addressed as 810 Port Republic Road and is identified as tax map parcel 92-A-1.

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. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or 1084 and on the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 26 day of June, 2025



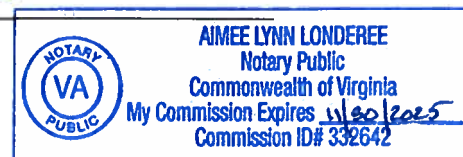
City Clerk

Subscribed and sworn to before me this 26th day of June, 2025 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2025



SHANK PERRY S REBECCA J
311 W VIEW ST
HARRISONBURG VA 22801

PAUL H RATH TRUSTEE & NICOLE M
RATH TRUSTEE
530 OTT ST
HARRISONBURG VA 22801

SHOWALTER C ROBERT CHARITY S
560 OTT ST
HARRISONBURG VA 22801

ROSE STACY K RACHAEL M
310 WEST VIEW ST
HARRISONBURG VA 22801

MICHAEL P MIRIELLO & MEGAN E
MIRIELLO
3237 ARROWHEAD RD
ROCKINGHAM VA 22801

EVAN L GARRISON
540 OTT ST
HARRISONBURG VA 22801

TESKE ROBIN L
570 OTT ST
HARRISONBURG VA 22801

PERRINE ANDREW D SUZANNE
MCCA HILL
320 WEST VIEW ST
HARRISONBURG VA 22801

310 West View

IRVIN W PECKHAM JR
610 OTT ST
HARRISONBURG VA 22801

HENDERSON JAMES M AMY W
550 OTT ST
HARRISONBURG VA 22801

DAVID P MCLAUGHLIN & SARA M
LEICHTY
311 PAUL ST
HARRISONBURG VA 22801



ADAMS JOHN Q
PO BOX 1437
HARRISONBURG VA 22803

CVS 4237 VA LLC
PO BOX 1610
COCKEYSVILLE MD 21030

KENNETH DALE HOPKINSON
203 SOUTH AVE
HARRISONBURG VA 22801

JULIAN E.S. LLC
200 SOUTH AVE
HARRISONBURG VA 22801

GERARDO PANDOLFI ANA C
PARIETTI & CAMILA PARIETTI
PANDOLFI BELEN MARTINEZ
1105 S HIGH ST
HARRISONBURG VA 22801

201 South Ave

BONDARUK NICKOLAY AUGUSTA
287 ENTERPISE RD
CHURCHVILLE VA 24421

GERARDO PANDOLFI ANA C
PARIETTI & CAMILA PARIETTI
PANDOLFI BELAN MARTINEZ
1105 SOUTH HIGH ST
HARRISONBURG VA 22801



PORT ROAD DUKES LLC
PO BOX 8
MT JACKSON VA 22842

FOREST HILL TOWNHOMES
HOMEOWNERS ASSOC
1211 SULLY DR
HARRISONBURG VA 22801

ANDREW C JENNISON & GRAEME M
JENNISON
1004 AVERY CT SW
VIENNA VA 22180

VILLAGE AT FOREST HILLS LLC
1211 SULLY DR STE C
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS LLC
1211 SULLY DR STE C
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS LLC
1211 SULLY DR STE C
HARRISONBURG VA 22801

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1211 SULLY DR STE C
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS LLC
1211 SULLY DR STE C
HARRISONBURG VA 22801

ASLAM MOHAMMAD
1211 SULLY DR
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS LLC
1211 SULLY DR STE C
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS LLC
1211 SULLY DR STE C
HARRISONBURG VA 22801

VILLAGE AT FOREST HILL II LLC
1211 SULLY DR
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS II LLC
1211 SULLY DR
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS II LLC
1211 SULLY DR
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS II LLC
1211 SULLY DR
HARRISONBURG VA 22801

OPPORTUNITIES UNLIMITED LLC
1211 SULLY DR
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS II LLC
1211 SULLY DR
HARRISONBURG VA 22801

SHAKOOR ABDUL SOPHIA G
692 MARTIN LUTHER KING JR HWY
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS II LLC
1211 SULLY DR
HARRISONBURG VA 22801

VILLAGE AT FOREST HILLS II LLC
1211 SULLY DR
HARRISONBURG VA 22801

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1211 SULLY DR
HARRISONBURG VA 22801

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VILLAGE AT FOREST HILL II LLC
1211 SULLY DR
HARRISONBURG VA 22801

VILLAGE AT FOREST HILL II LLC
1211 SULLY DR
HARRISONBURG VA 22801

GROOM JAMES JR
1005 OLD BETHEL CHURCH RD
WINCHESTER VA 22603

CHESTNUT LB 1 LLC
1390 CHAIN BRIDGE RD # 316
MCLEAN VA 22101

EBERLY JOSEPH T
620 AMERICANA DR APT 209
ANNAPOLIS MD 21403-3088

ARSALAN AWAN
4220 TRAVERLER RD
HARRISONBURG VA 22801

TOUFIQUE MATIN SARAH MEHZABIN
& SAIMA TOUFIQUE
14 MOUNT ARARAT LA
STAFFORD VA 22554

BERNARD G HAMANN & JULIE H
HAMANN
234 NORTHVIEW DR
DAYTON VA 22821

BERNARD G HAMANN & JULIE H
HAMANN
234 NORTHVIEW DR
DAYTON VA 22821

ROADCAP WILLIAM E
86 TOLL GATE LN
ROCKINGHAM VA 22802

SILVA SANDRA I
3126 FLINT AVE
ROCKINGHAM VA 22801

TIMOTHY MARTIN REEVES
11436 FOGARTY CT
FAIRFAX VA 22030

SHEEDEH M CONSTANTINO &
SOPHIA A CONSTANTINO
5732 GOSSAER PL
MOSELEY VA 23120

DAVID M HOEHNER & CAREN L
HOEHNER
9100 PELLWOOD DR
VIENNA VA 22180

SERGEANT TRACY Q RONA J
650 WHEAT MILL CT WEST
MILLERSVILLE MD 21108

MADISON 245 LLC
PO BOX 5182
GLEN ALLEN VA 23060

ALEXANDER R LOCKEY
1346-C HUNTERS RD
HARRISONBURG VA 22801

GROOM JAMES JR
1005 OLD BETHEL CHURCH RD
WINCHESTER VA 22603

VA GREAT HOMES LLC
3814 HILLCREST LA
ANNANDALE VA 22003

GONZALEZ RADRIGO R
252 LINWOOD DR
MIAMI PRINGS FL 33166

MADISON 245 LLC
P.O. BOX 5182
GLEN ALLEN VA 23058

HUI HE
1177 DALE CIRCLE
HARRISONBURG VA 22801

BEAVERS JOHN DAVID
1346-I HUNTERS RD
HARRISONBURG VA 22801

DAVID M HOEHNER & CAREN L
HOEHNER
9100 DELLWOOD DR
VIENNA VA 22180

OLAYA & GALINDO LLC
3126 FLINT AVE
ROCKINGHAM VA 22801

GURGO MICHAEL L SARAH M
69 HARBOUR HEIGHTS DR
ANNAPOLIS MD 21401

DCI PARTNERS LLC
1211 SULLY DR
HARRISONBURG VA 22801

FOREST HILLS MANOR LLC
1211 SULLY DR
HARRISONBURG VA 22801

1191 DEVON LANE GROUP OWNER
LLC
7500 RIALTO BLVD BLDG II STE 290
AUSTIN TX 78735

GROOM JAMES JR
1005 OLD BETHEL CHURCH RD
WINCHESTER VA 22603

FAJARDI INVESTMENTS LLC
3126 FLINT AVE
ROCKINGHAM VA 22801

ANDREW STERLING & COURTNEY
STERLING
1803 SHERWOOD HALL LA
ALEXANDRIA VA 22306

HOPE MARIE CROWE & SOPHIA
DANIELLE CROWE
102 NORTH POINT SCHOOL RD
WAYNESBORO VA 22980

VA GREAT HOMES LLC
3814 HILLCREST LA
ANNANDALE VA 22003

PRINCE CURTIS B & LILLIE M
3504 MILLET ST
WOODBIDGE VA 22192

MAN-QI ZHENG
2600 NORTH STAR TERRACE
ROCKINGHAM VA 22802

FAJARD INVESTMENTS LLC
3126 FLINT AVE
ROCKINGHAM VA 22801

DEANE DAVID E TERRI T
2072 PIPER WAY
KESWICK VA 22947

JINYAN DONG
1330 HUNTERS RD #A
HARRISONBURG VA 22801

GRECO MATTHEW B HYUN SOOK
UNIT 4080 BOX 1032
DPO AP 96521

HAM ROBERT O III AMBER B
5810 JOHN WAYLAND HWY
BRIDGEWATER VA 22812

GRALYNN HOLDINGS LLC
2113 VALLEY AVE
WINCHESTER VA 22601

CATHY LANE
408 N MAIN ST
BERRYVILLE VA 22611

ALI SHAMSJI & FARIBA MIRSAMADI
SARA SHAMSJI
15 WARWICK RD
FLANDERS NJ 07836

PGF PROPERTIES LLC
8501 HENRICO AVE
HENRICO VA 23229

RISING TIDES INVESTMENT LLC
4213 CHESTWICK LA
VIRGINIA BEACH VA 23455

VITAL LLC
43298 RACHELLE ANN CT
ASHBURN VA 20147

MEGAN TANDY
70 S CENTRAL AVE
RAMSEY NJ 07446

JEFFREY ALBERT GAJEWSKI
13409 BIRCH BARK CT
FAIRFAX VA 22033

SHINDELAR STACEY L TRUSTEE
1732 S CONGRESS AVE #193
PALM SPRINGS FL 33461

HAPKE LLC
487 ROSEMONT DR
BROADWAY VA 22815

HASSAN MEHWISH
592 EDMONTON TER NE
LEESBURG VA 20176-1831

KC HOME RENTALS LLC
20627 LEWINS CT
STERLING VA 20165

MARK RONLOV & KALPANA RONLOV
204 WHITNEY PI NE
LEESBURG VA 20176

BERNARD G HAMANN & JULIE H
HAMANN
218 E MARKET ST
HARRISONBURG VA 22801

KC HOME RENTALS LLC
20627 LEWINIS CT
STERLING VA 20165-3151

MILLER LINARD H BRENDA F
1047 E REFUGE CHURCH RD
STEPHENS CITY VA 22655

FARA INVESTMENT LLC
3126 FLINT AVE
ROCKINGHAM VA 22801

DIEN THANG NGUYEN TRUSTEE LY
THU-NGUYEN & NGUYEN
REVOCABLE TRUST
71 NEWPORT CT
STERLING VA 20164

RMI REALTY LLC
3126 FLINT AVE
ROCKINGHAM VA 22801

RMI REALTY LLC
3126 FLINT AVE
ROCKINGHAM VA 22801

1348 HUNTERS RIDGE LLC
829 FERNDAL TERRACE NE
LEESBURG VA 20176

TOUFIQUE MATIN SARAH MEHZABIN
& SAIMA TOUFIQUE
14 MOUNT ARARAT LA
STAFFORD VA 22554

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EAST ELMHURST NY 11369-1120

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HARRISONBURG VA 22801

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LEIGH ROBINSON
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WAYNESBORO VA 22980

ZACARIAS MYNOR HERNANDEZ &
YOLANDA CRUZ
114 LOFTON DR
WEYERS CAVE VA 24486

HAPKE LLC
487 ROSEMONT DR
BROADWAY VA 22815

HAPKE LLC
487 ROSEMONT DR
BROADWAY VA 22815

MADISON 245 LLC
P.O. BOX 5182
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SHEILA S BARNES
7730 GRANDWIND DR
LORTON VA 22079

SONA BAILE LLC
7324 GASTON AVE STE 124-321
DALLAS TX 75214

ADAM S GLAUBERG & MARA
GLAUBERG
28 HEATHER LA
RONDOLPH NJ 07869

MICHAEL D BROZ & KELLY BROZ
1305 BRADLEY DR
HARRISONBURG VA 22801

RISEING TIDES INVESTMENTS LLC
4213 CHESTWICK LA
VIRGINIA BEACH VA 23455

CHARLES NEAL CRUSE
900 N STAFFORD ST #1817
ARLINGTON VA 22203

PETER W CHEE & TINA C CHIU
9 WARREN PLACE
MONTCLAIR NJ 07042

1342 HUNTERS RIDGE LLC
829 FERNDAL TERRACE NE
LEESBURG VA 20176

SYDNEY ANAND ALLY
4725 KINGSVIEW LN N
PLYMOUTH MN 55446

VA GREAT HOMES LLC
3814 HILLCREST LA
ANNANDALE VA 22003

ARCHER LILLA M
2385 BARKER AVE #4L
BRONX NY 10467

HAPKE LLC
487 ROSEMONT DR
BROADWAY VA 22815

BEACON SOUTHERN INVESTORS LLC
106 PEMBROKE ST
BOSTON MA 02118

ROMEL NANCY VOELLM
5208 REMINGTON DR
ALEXANDRIA VA 22309

DAVID J GARBER TR MICHAEL
LAYMAN LAW G & 1993 DAVID J
GARBER FAMILY TRUST
268 NEWMAN AVE
HARRISONBURG VA 22801
HALMET BRADOSTI
1331 BRADLEY DR
HARRISONBURG VA 22801

KC HOME RENTALS LLC
20627 LEWINS CT
STERLING VA 20165

JAMES IVAN TOBIN & ALICIA GIANNA
TOBIN
2501 SUN RIDGE RD
CHARLOTTESVILLE VA 22901

BRIAN R HENDERSON
1341 BRADLEY DR
HARRISONBURG VA 22801

THOMAS W DILLON LAURA L DILLON
& THE DILLON FAMILY TRUST
761 BARROWS COURT
MCGAHEYSVILLE VA 22840

JESSE J MACRIS
102 OLD CROSSING LA
ANNAPOLIS MD 21401

K & K LLC
1245 HILLCREST DR
HARRISONBURG VA 22801

CHG LLC
3061 BRIARWOOD CT
HARRISONBURG VA 22801

SABU L C
202 N LIBERTY ST STE 101
HARRISONBURG VA 22802

