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, 2nd 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

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

Given under my hand thi	s 18th day of July, 201		
		and the second s	
Subscribed and sworn to before Commonwealth of Virginia.	me this 18 th day of	f July, 2019, a Notary Public in and for	r the
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

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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

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

481,491,505 Broad St

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

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

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

COUNTY OF ROCKINGHAM ATTN: STEPHEN KING PO BOX 1252 HARRISONBURG, VA 22803 Pat: avery.com/patents

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

168 Pleasant Hill Ra

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

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

11 F 10 R-1 NORMENT JOHN R KAREN M 69 EAST WEAVER AVENUE HARRISONBURG, VA 22801 أوغا yeza Gasad 'adresse Easy Peel أعام الأوجابة الأعالبية الأوام Peel أعام الأعالبية إلى الإداء الأعالبية الأعالبية الإدام الإدامة الأعالبية الإدامة الأدامة الأدامة الأدامة الأدامة الأدامة الأدامة الإدامة الأدامة الأدامة

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

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

11 J 3 R-1 LANDON CANDICE N 101 EAST WEAVER AVENUE HARRISONBURG, VA 22801 11 K 3 R-1 PAINTER PENNIE E ALEXA J PO BOX 81 RAPHINE, VA 24472

11 F 11 R-1 DORRANCE JOHN CHRISTIAN 79 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

III Campbell Street



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

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

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

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DOMONOSKE THOMAS D DOLORES L 461 LEE AVENUE HARRISONBURG, VA 22802

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

R-2

35 E 5

443 Lee Avenue

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

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



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

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

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

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

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

36 | 3 R=1 ZOOK BARGE LLC NRSCB LLC 538 LEE AVENUE HARRISONBURG, VA 22802

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

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

519 Green Street



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

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

29 0 1 R-1 FELLOWSHIP LINVILLE EDOM UNITED 5290 JESE BENNETT WAY LINVILLE, VA 22834

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

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

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

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

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

921 BlueRidge Drive



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

48 I 8 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

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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

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48 I 9 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



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

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

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

53 0 37 R-3 EYE KENNETH R JUDITH E 2087 BUTTONWOOD COURT HARRISONBURG, VA 22802

1934 Park Road

Easy Peel® Address Labels Bend along line to expose Pop-up Edge

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

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

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

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

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

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

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

HESS INC 3233 WILLOW RUN ROAD **ROCKINGHAM, VA 22802**



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

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

COUNTY OF ROCKINGHAM

ATTN: STEPHEN KING
PO BOX 1252
HARRISONBURG, VA 22802

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

51 G 17 R-2 HECKMAN CHARLES E MARY JO G 1580 HILL CREST DRIVE HARRISONBURG, VA 22802 Go to avery.com/templates $^{\rm I}_{\rm I}$ Use Avery Template 5160 $^{\rm I}$

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

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

1230 Alpine Prive