

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on Tuesday, September 9, 2014 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:

Rezoning – 907 North Main Street (Portion of 41-C-44 from R-2 to B-2)

Public hearing to consider a request from Farhad Koyee, Bahar Mikael, and Sabir Haji to rezone a 0.38-acre (16,553 +/- sq. ft.) portion of a 0.52-acre (22,600 +/- sq. ft.) parcel from R-2, Residential District to B-2, General Business District. The property is located along the north side of Ashby Avenue but is addressed as 907 North Main Street. The parcel has about 104 feet of lineal road frontage, where 40-feet of it is zoned B-2 and 64-feet is zoned R-2. The split-zoned lot is one parcel removed from the corner of Ashby Avenue and North Main Street and is identified as tax map parcel 41-C-44. The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District.

For any additional information, 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.