



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

November 3, 2020

Michael Jaffee
202 N Liberty Street, Suite 101
Harrisonburg, VA, 22802

**RE: PBMares LLP, 558 S Main Street, Harrisonburg, VA
Tax Parcel 25-M-3, R-3, Medium Density Residential District**

To whom it may concern:

The above referenced property is zoned R-3, Medium Density Residential District. This district is intended for medium density residential development and other uses intended to respect the residential character which are aesthetically compatible within the district by means of architectural expression, landscaping and restrained traffic flow. Residential development includes single-family, duplex, townhouse units, and in special circumstances, multiple-family buildings. Nonresidential development may include institutional buildings such as colleges, universities, hospitals, medical and professional offices, nursing homes and charitable institutions. It is further intended that conversion from residential use to other permitted nonresidential uses be compatible with the character of the district. All nonresidential uses are subject to restrictions and requirements necessary to ensure compatibility with residential surroundings.

The current use of the above referenced property as financial services is permitted by-right per City of Harrisonburg Zoning Ordinance Section 10-3-48.3(10) *Hospitals, convalescent or nursing homes, funeral homes, medical offices and professional offices as defined by article F.*

If you have any questions regarding this matter, please contact City of Harrisonburg Community Development Department at 540-432-7700.

Sincerely,

Christopher Perez-Leon
Zoning Technician