



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 150 Crescent Dr. Harrisonburg VA 22801 Tax Map: 27-I-4 Total Land Area: 9,466 acres or sq.ft. (circle)

Existing Zoning Classification: R-2

Special Use being requested: Short-term rental unit on property
(Section 10-3-40(8))

PROPERTY OWNER INFORMATION

Property Owner Name: Joel Graham Telephone: 724-841-9065

Street Address: 150 Crescent Dr. E-Mail: joeldanielgraham@gmail.com

City: Harrisonburg State: VA Zip: 22801

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: _____ Telephone: _____

Street Address: _____ E-Mail: _____

City: _____ State: _____ Zip: _____

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.

PROPERTY OWNER: [Signature] DATE: 4/6/21

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received: 4-9-2021

Total Fees Due: \$ 455.00 ✓ pd
Application Fee: \$425.00 + \$30.00 per acre

Received By: [Signature]

April 7, 2021
Harrisonburg Department of Community Development
Short-term Rental Special Use Permit Application

The property at 150 Crescent Dr. is a two-story house and my wife and I reside in the upper level. We own and operate the Friendly City Inn, a bed and breakfast just around the corner from this property. We have hired a live-in innkeeper and we will now be living in this house on Crescent Drive. We currently operate it as a homestay. Given the proximity of the accommodation to downtown and JMU, we expect it to be a popular lodging place and with our experience and resources from operating the bed and breakfast, we should be well able to handle a volume of stays higher than 90 nights/yr.

We will be the operators of this STR and we are the owners of the property.

The proposed space for the STR has two bedrooms and a spacious living room, which is equipped for sleeping, for a total of three accommodation spaces.

The accommodation spaces are located in the walkout basement of the house which has two private entrances. Upon entering the basement through its main entrance, you find yourself in the living room, with one bedroom immediately to your right and the other bedroom a few steps further forward and on the right. There is also a living room and bathroom in the lower level along with the accommodation spaces.

The maximum number of lodgers that would be accommodated is six.

The property has a driveway with two parking spaces and ample on-street parking as there is significant yard space between it and either of the adjacent properties. We are requesting permission to use on-street parking for the guests of the STR.



CRESCENT DR

150

140