

Total Fees Due: \$ 455
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 8/8/19
Received by: THO

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 231 West Grace Street
Tax Map Number: Sheet: 024 Block: L Lot: 9 Total Land Area: 0.169 acres or sq. ft.
Existing Zoning Classification: R1 ± 7,350 sq
Special Use being requested: Short Term Rental (Airbnb on one level)

Section 2: Property Owner's Information

Property Owner's Name: Christopher and Kirsten Moore
Street Address: 231 West Grace Street Email: kirstenmoore540@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-578-0527 Fax: NA Mobile/Home: 540-578-0527

Section 3: Owner's Representative Information

Owner's Representative: Christopher and Kirsten Moore
Street Address: 231 West Grace Street Email: kirstenmoore540@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-578-0527 Fax: NA Mobile/Home: 540-578-0527

Section 4: 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.

Signature: 
Property Owner

Section 5: Required Attachments to be provided by Applicant

- 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 Department prior to submitting SUP application. More information at 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, walls 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.

Application for Special Use Permit
Christopher and Kirsten Moore
08.08.2019

Short Term Rental at 231 W. Grace Street

Yay! We're empty nesters! We have a beautiful home that is now entirely too large for us, although the dog seems to enjoy having the run of the place. We are an easy walk to JMU, Bridgeforth Stadium, and downtown. We'd like to share our newfound abundance of space and love of this area with visitors by converting our basement into a short-term rental.

231 W. Grace Street is our primary residence and we would personally operate the short-term rental. We work from home and in the downtown area so would be nearby at (almost) all times. While we would like to be home as much as possible when we have guests, we are travelers and there may be times when we choose to rent it while we are out of town. We are lucky to have family and friends nearby who would be willing to tend to emergencies and guests if needed.

We currently have a fully-finished, studio-style basement with approximately 500 square feet, private full bath, and a separate exterior entrance (formerly used by teenagers to escape unnoticed). We are doing renovation work to revamp the entrance, secure access to our private quarters upstairs, meet code requirement, add a small convenience kitchenette, and update the space to make it more suitable for guests. The space will remain one large studio apartment with a private bath. It will have a queen bed and sleeper sofa to easily accommodate 4 adult guests. There would be room for a pack-and-play crib or air mattress for a small child as well.

As described, the space is in the basement of our house with windows and a private entrance that does not require entry into our home. Guests would have access to our city parking permit guest passes for up to 2 cars and could safely and easily park on the side of our house on Beech Street. This would give them convenient access to the rental entrance. The back yard has a privacy fence, allowing guests to enjoy outdoor space and fire pit as well as accommodate (nice, approved) pups. We (and by we, I mean Chris) are mountain bikers and have a garage with racks to safely store bikes or other outdoor equipment while visiting. Gear for JMU games would be available to guests who want seat cushions, coolers, and stadium blankets. A small convenience kitchenette would allow for an easy cup of coffee, but as lovers of downtown, we want to encourage guests to visit our favorite spots for food, drinks, music, and shopping (hooray for out-of-town tax revenue!). Kirsten is also owner of the soon-to-open Magpie, a breakfast and lunch café downtown and we plan to offer complimentary breakfast at the restaurant or have fresh-baked pastries delivered to our guests. Hospitality is kind of our jam.

As you can tell, we're excited to share our space and our town. Thank you for your consideration.

Christopher and Kirsten Moore

