

Total Fees Due: \$ 455.00
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 4-9-2019
Received by: CPBANK

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 150 E. Fairview Ave. Harrisonburg, VA 22801
Tax Map Number: Sheet: 18 Block: N Lot: 2 Total Land Area: 12,000 ft² acres or sq. ft.
Existing Zoning Classification: R-1
Special Use being requested: Short-Term Rental

Section 2: Property Owner's Information

Property Owner's Name: Craig Goeller, Jr.
Street Address: 150 E. Fairview Ave Email: cigoeller@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: — Fax: — Mobile/Home: 540/405-4823

Section 3: Owner's Representative Information

Owner's Representative: Craig Goeller, Jr.
Street Address: 150 E. Fairview Ave Email: cigoeller@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: — Fax: — Mobile/Home: 540/405-4823

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 telecommunication facility application.

April 6, 2019

To Whom it may Concern:

I am writing to request a special use permit for my property at 150 E Fairview Ave. Harrisonburg, VA 22801. My desire is to be able to rent my home through Airbnb. I am requesting to have my house permitted to be a short term rental.

I, Craig Goeller, Jr., will be the operator of the sort-term rental and the property is my primary residence. As the operator, I will be present in the home while the residence is being rented. The lodging will provide two upstairs bedrooms and one basement sleeping space for up to six (6) lodgers. Parking for guest vehicles will be in the driveway of the residence and can accommodate up to four (4) vehicles.

Thanks for your consideration.

Sincerely

Craig Goeller, Jr.

2018 CITY OF HARRISONBURG PROPERTY RECORD CARD

PARCEL ID 018 N 2
CARD # 01

PROPERTY ADDRESS
150 E FAIRVIEW AVE

OWNERSHIP AND MAILING ADDRESS

GOELLER CRAIG J JR

150 E FAIRVIEW AVE
HARRISONBURG VA 22801

NBHD MAPLEHURST
TREND Stable
STATECODE Resid (Urban)
USECODE Dwelling
ZONING R1 R-1 Single Family Residential
PROP TYPE Dwelling

BUILDING CHARACTERISTICS

OCCUPANCY	Y Yes	TOTAL ROOMS	8
STYLE	03 (15) 1.5 Story	BEDROOMS	4
STORIES	1.75	FAMILY RMS	0
EXT WALL	(B_V) Mixed - Brk/Vinyl	FULL BATHS	3
ROOFING	(CS) Composition Shingle	HALF BATHS	2
HEATING	(FAO) Forced Air - Oil	ADD FIXT.	0
COOLING	Yes	UNFIN LIV	0
FL COVERING	(SWD) Soft Wood	BSMT GAR.	0
BSMT TYPE	(BWB) Walkout Bsmt-Brick	FIRE/OPEN	3
YR BUILT	1952	FIRE/STACKS	1
EFF. YR BLT	1988	CONDITION	
YR REMOD	0	GRADE	B

LEGAL DESCRIPTION

QUADRANT 3 NS E FAIRVIEW AVE LOT 2 BLOCK B MAPLEHURST ADD

OTHER FEATURES

ASSESSMENT HISTORY

YEAR	LAND	IMPROVEMENT	TOTAL
2018	74000	285500	359500

ADDITIONS

ID DESCRIPTION	AREA	PRICING	RATE	VALUE
E Porch	35	R	7	250
D Porch, Covered Deck	180	R	14	2520
F Deck	216	R	10	2160

SALES HISTORY

PREV. OWNER	SALE DATE
DAVIS F MARK KAY B	2009-11-13
DAVIS F MARK KAY B	1998-02-09

BUILDING PERMITS

OUTBUILDINGS

	UNITS	SIZE	AREA	RATE	PRICING	DEPREC	VALUE
Paved Driveway Concrete	1	1X1	1	800	F	0	800

LAND	ACT FRONT ACRES/SQFT	EFF FRONT	EFF DEPTH	UNITS	RATE	NOTES	VALUE
S1	0	0	0	0	74000	12,000 SQ FT	74000



COST LADDER

	RATE	SQ. FT.	
FIN LIV AREA	64.1	3185	204158.5
UNFIN LIV AREA	0	0	0
ATTIC	0	0	0
BASEMENT	750		14250
BASEMENT FINISH	750		9219.75
BSMT GARAGE	0		0
ROOFING			0
EXT WALLS			2388.75
HEATING			0
COOLING			6370
PLUMBING			0
FIREPLACE			8000

SUBTOTAL 244387

ADDITIONS 4930

FEATURES 0

GRADE B 1.25 62329.25

RCN 311646.25

DEPRECIATION 13

OBSOLESCENCE

NEIGHBORHOOD ADJUSTMENT 105

RCNLD 284700

TOTAL OTHER IMPR 800

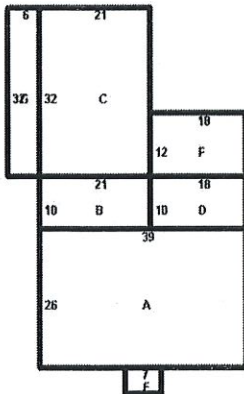
TOTAL BLDG VALUE 285500

TOTAL LAND VALUE 74000

TOTAL ASSESSED VALUE \$359500

TOTAL TAXED VALUE \$359500

- A) 10146' 1.75STY/PB
- B) 2106' 1STYAO
- C) 6726' 1.5STYAO
- D) 1606' POC
- E) 3506' PDR
- F) 2166' DK
- G) 1926' 1STYAO



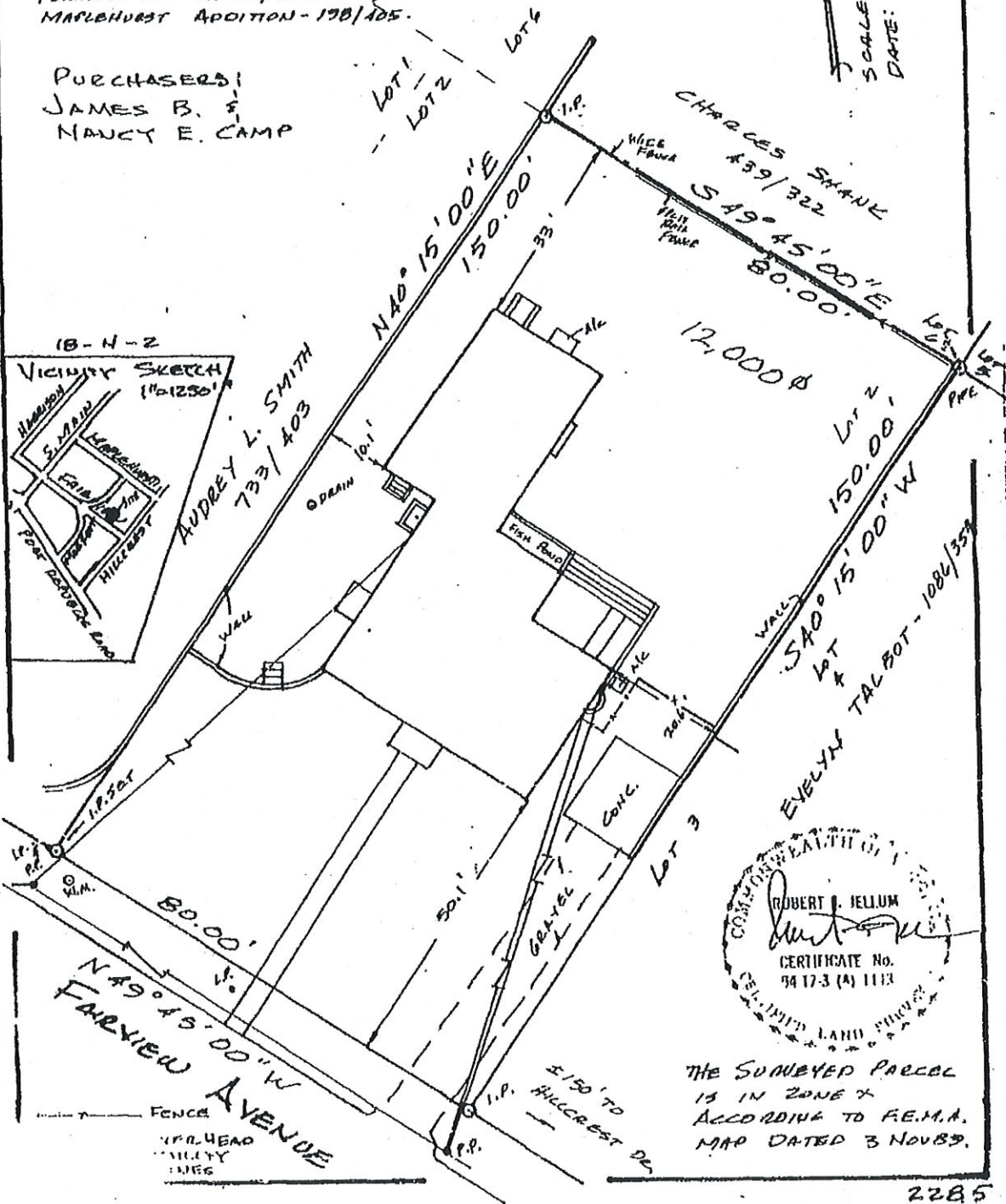
TITLE SURVEY B1496 P.0
150 FAIRVIEW AVENUE
HARRISONBURG, VIRGINIA

SURVEYED PARCEL
 STANDING IN NAMES
 OF WAYNE L. &
 MARY LOU SMITH
 839/777

SURVEYED PARCEL IS A
 PORTION OF Lot 2, Block B,
 MAPLEHURST ADDITION - 128/105.

PURCHASERS:
 JAMES B. &
 NAUCY E. CAMP

SCALE: 1"=20'
 DATE: 2 MAY 97



THE SURVEYED PARCEL
 IS IN ZONE X
 ACCORDING TO F.E.M.A.
 MAP DATED 3 NOV 89.