

Date Application Received: 1/25/17

Total Fees Due: \$ 405 1#D
Date Paid: 1/25/18

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: 46 Properties
Street Address: 265 Chesapeake Ave Email: Jhmonger@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-421-7734 Fax: _____ Mobile/Home: None

Section 2: Owner's Representative Information

Owner's Representative: None
Street Address: _____ Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (Street Address): 352 Old South High
Tax Map Number Sheet: 025 Block: H Lot: 4 Lot Area: 55x200
Existing Zoning Classification: R2
Special Use being requested: Allow four unrelated to live there

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature: [Signature]
Property Owner

Section 5: Required Attachments

- Survey of Property or Site Map
- Letter explaining Proposed Use & Reasons for Seeking a Special Use Permit
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant should consult with Community Development or Public Works staff to determine if a TIA Determination Form is required. If required, the applicant is responsible for coordinating with Public Works Department prior to submitting a Special Use Permit application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

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

4 G Properties

1/25/18

To Planning Commission,

I am writing to you today to apply for a special use permit to allow four unrelated individuals to live in the residence at 352 Old South High. We feel this is a good fit for the neighborhood being so heavily concentrated in student rentals and being so close to JMU facilities.

The house currently has four bedrooms so each individual would have their own bedroom as well as ample space in the back yard for a gravel parking lot that will be put in.

Please let me know if you have any questions and thank you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JM Monger', with a long horizontal flourish extending to the right.

JM Monger - Member/Manager



City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:	4G Properties (JM Monger) 540-421-7734 jhmonger@gmail.com			
Project Information				
Project Name:	352 Old S High St			
Project Address: TM #:	352 Old S High St (25-H-4)			
Existing Land Use(s):	Residential			
Proposed Land Use(s): (if applicable)	Residential			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Special use permit to allow four unrelated individuals to live together			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jan Pi

Date: 1/26/18

Revised Date: May 2017

Peak Hour Trip Generation by Land Use

Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	210	Persons	4	1	2
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				1	2
8	Existing #1	210	Persons	4	1	2
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				1	2
15	Final Total (Total New – Total Existing)				0	0

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

Revised Date: May 2017