

Thanh Dang

From: nsowers131@aol.com
Sent: Tuesday, December 7, 2021 11:01 AM
To: Thanh Dang
Subject: Application to re-zone 43 Maplehurst Ave.

WARNING: This email was sent from outside of your organization.

RE: Community Development consideration of Short-Term Rental permit request for 43 Maplehurst Ave.

My concern is with the concept of an alteration of the R-1 character of the Maplehurst neighborhood. It is my belief and experience that any less restrictive zoning change to a R-1 status is a detriment to the character of a neighborhood. Such a zoning alteration constitutes a lessening of the qualities that make up such a neighborhood: low density, minor traffic and parking concerns, strong property values, general pleasant living conditions, etc. Historically Maplehurst has enjoyed these values, which can be impacted by down-grading zoning changes. Strict zoning should be maintained, if, for no other reason, any alteration remains with the considered address regardless of future ownership.

Hopefully some of these concerns will be considered by Community Development, or, if the permit is granted, serious restrictions will be imposed.

John Sowers
25 Maplehurst Ave.

Thanh Dang

From: Kathleen Kelley <DrKathleen@live.com>
Sent: Tuesday, December 7, 2021 1:48 PM
To: Thanh Dang
Subject: Special use permit for 43 Maplehurst

WARNING: This email was sent from outside of your organization.

I will be working out of town 12/6 and don't know if I can get back for the meeting regarding the special use permit for 43 Maplehurst (18-M-7) in Harrisonburg the Property of Frederick and Laurinda Peters so I am sending you my concerns now

The neighbors are supportive of Laurinda and I am too and I hope this venture works for her
That being said, I would like this proposal and permit to be

1. non-transferrable on the sale of the property with a 2 year hiatus on re-application for the new buyer
2. approved as a limited - time permit with renewal and review every 2-3 years

parking will be an issue - former neighbors next door to me had many people often at their house and every Tuesday and Thursday they frequently partially blocked my driveway and sidewalk so I was either unable to get in or back out. I never had them towed but it was annoying to constantly remind them to give me enough space to back out and not park their cars blocking me in. I imagine being directly across the street from the 43 location that the same thing could happen as my location is a favorite spot for many on the street. If too many guests were at the house it could be a problem. Will you be limiting the number of guests at the house? In my experience renting to 10 leads to 20...so maybe 8 renters for a 4 bedroom house would be the max.

The neighbors know Laurinda is responsible but if she sells we might not be so lucky. A commercial operation could purchase the house and rent it as an air b&b 24/7 - same issues could arise and that is why I feel it is reasonable to make this permit non-transferrable on the sale of the property.
Also since this is a new venture, providing a limited time permit with option to renew is also a reasonable request.

None of these requests will prevent Mrs Peters from pursuing this endeavor but are reasonable accommodations for the neighbors

Thank you
Kathleen Kelley