



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1088/1094 College Ave 048 D 2 .31 (circle) or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R2

Special Use being requested: Short-Term Rental

PROPERTY OWNER INFORMATION

Josh DeFnull 540.214.6112
Property Owner Name Telephone

1088 College Ave jkdefnull@gmail.com
Street Address E-Mail

Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Josh DeFnull 540.214.6112
Owner's Representative Telephone

1088 College Ave jkdefnull@gmail.com
Street Address E-Mail

Harrisonburg VA 22802
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.

Josh DeFnull 2/6/24
PROPERTY OWNER DATE

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

2/6/23 2/6/24 Total Fees Due: \$ 455
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By

City of Harrisonburg

Special Use Permit: Short-Term Rental

Application Letter

I am the owner and resident of 1088 College Ave and I'm applying for a Special Use Permit that will allow me to operate a Short-Term rental out of a detached unit, 1094 College Avenue. See site map. Per the instructions the City of Harrisonburg website.

- (a) Who the intended operator of the short-term rental is.
 - a. Josh & Sarah Defnall. Owner and Operator.
- (b) How many bedrooms or accommodations spaces will be rented for the STR.
 - a. 2 Bedrooms & 1 Office. 2 King Size beds and 1 Pull out couch.
- (c) Description of where the accommodation spaces are located on the property. Is it within the main residence or accessory building?
 - a. Accessory Building. There is an 1800 sf accessory building behind our house. Separate address (1094 College Ave). It also has separate water/sewer and electrical meters.
- (d) The maximum number of lodgers that would be accommodated.
 - a. 6 Guests
- (e) Where lodgers will park their vehicles.
 - a. Off-street, 3 vehicles.

We purchased this property in May of 2020. This accessory building needed renovation. We approached the city to determine what we could use it for. Ideally, we wanted an in-law suite or something for a long-term tenant. Current zoning laws prevent long-term dwelling use. It does not meet setback requirements (10ft from property line). We paid for a survey to confirm property boundaries.

We were then told that we could obtain a building permit and renovate the structure as an "extension of our primary residence". This would allow us to build out bedrooms, a bathroom, a kitchenette and operate as a short-term rental. These renovations are nearing completion.

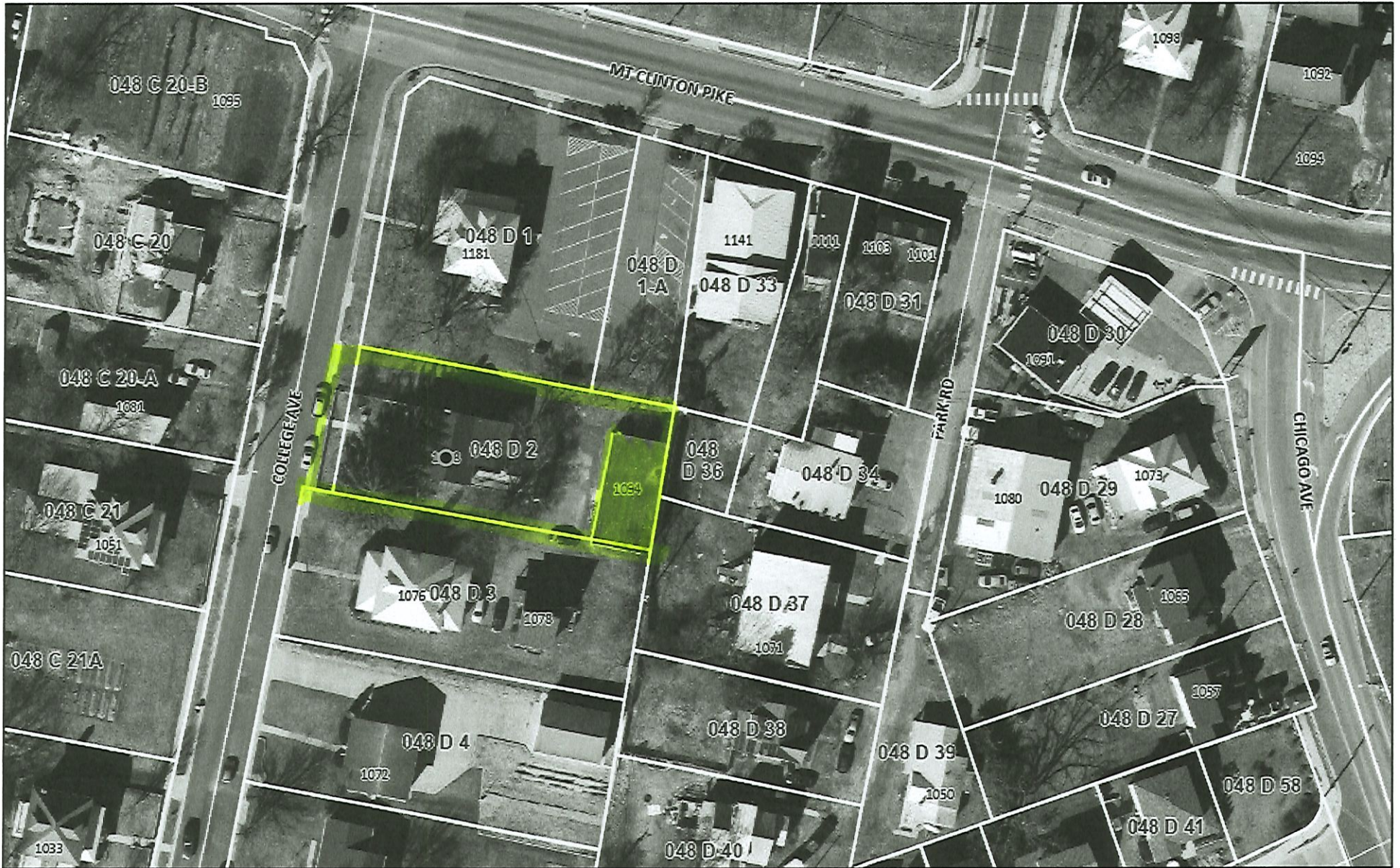
It's our hope that future zoning changes will allow us to add a full kitchen and operate as a long-term unit. We've renovated with that in mind, which included making two of the exterior walls 2 hour fire walls.

Thank you for your consideration,

Josh Defnall



ArcGIS Web Map

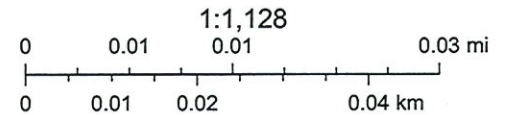


2/6/2024, 2:19:33 PM

2022_Imagery

- Blue: Blue
- Red: Red
- Green: Green
- Lot Boundaries
- Parcel Boundaries

- Streets**
- Principal Street
- Local Streets
- Private Street
- Addresses**



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City of Harrisonburg

ArcGIS Web Map



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2022_Imagery

Red: Red

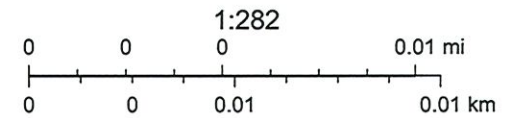
Green: Green

Blue: Blue

Lot Boundaries

Parcel Boundaries

Addresses



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