

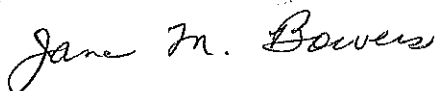
519 Paul Street
Harrisonburg, Virginia
August 6, 2019

The Harrisonburg Planning Commission
409 South Main Street
Harrisonburg, Virginia

As a resident of 519 Paul Street, I want to voice my objection to your approving the special use permit request of Rodney and Angela Williams who live in the second house to the right of our property on Paul Street. We have lived here since 1974, and this neighborhood has always been a good place for families to live. Rodney and Angela bought Jim and Barbara Wheatley's home a number of years ago and have been renting to transients for some time from what I have observed. There are always multiple cars there with people coming and going. I would like to see this neighborhood remain for single family residents only and keep the commercial aspect of rental units away. As one of several neighbors of the Williams who are concerned not only for the peace and quiet of our area, I feel that having a neighbor who is renting constantly rooms in his/her home will only decrease the value of our property. I am concerned especially for the two neighbors who live on each side of the Williams--Cecil Gilkerson and Bill and Peachy Hall.

Please give careful consideration to the concerns of the neighbors of the residence at 511 Paul Street and deny the request for the special permit to allow short-term rentals.

Yours truly,



Jane M. Bowers (husband Henry C. or "Hank" Bowers who has dementia and is in nursing care)

August 7, 2019

Planning Commission and City Council
City of Harrisonburg, VA
409 South Main Street
Harrisonburg, VA 22801

SUBJECT: Opposition to 511 Paul Street Short-Term Rental Request

Dear Council Members and Commissioners:

As the next door neighbor of the above referenced property, I oppose the approval of a special use permit to use this property as a short term rental.

I have lived in my house at 507 Paul Street for over 46 years. During that time, I have made complaints to local law enforcement about the often times loud and disruptive events at 511 Paul Street. I believe that should that property be permitted to allow short term rentals, continued disruptive behavior would occur. Furthermore, because the property is right next door to mine, there would be unknown people in and around my property at various times throughout the year, upsetting my quiet residential neighborhood with more traffic and persons who don't care about this neighborhood.

I also worry that the property value of my home could be impacted by having a short-term rental property next door. According to *Realtor Magazine* (December 8, 2015), "A single-family home or condo unit next door to a short-term rental — where the occupants change every few days — will take longer to sell and bring in lower offers. You never know who your neighbors could be, and that's a classic situation of property stigma." I would not want my property value decreased should I wish to sell my home in the future.

Your consideration of my comments opposing the short term rental of 511 Paul Street would be appreciated.

Sincerely,



Cecil F. Gilkerson

Cecil Gilkerson, homeowner

507 Paul Street
Harrisonburg, VA 22801

8/9/2019

Dr. William O. Hall, Jr.
515 Paul Street

City of Harrisonburg Planning Commission
City of Harrisonburg City Council

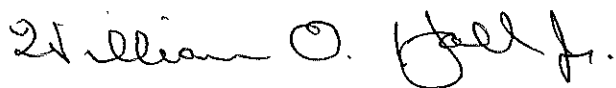
Regarding the Request from Rodney R. and Angela D. Williams for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within R-1, Single Family Residential District of 511 Paul Street, identified as tax parcel 16-F-6 and 12.

The purpose of this letter is to respectfully request the City of Harrisonburg Planning Commission and the City of Harrisonburg City Council to not approve the request for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within zoned R-1, Single Family Residential District of 511 Paul Street, identified as tax parcel 16-F-6 and 12. I have been the resident and property owner of the immediately adjacent property, 515 Paul Street, since 1971. This is my only residence.

The approval of a special use permit of the Zoning Ordinance to allow for a short-term rental within R-1, Single Family Residential District of 511 Paul Street will materially degrade my quality of life. The distance between the driveways of 511 Paul Street and 515 Paul Street is just a few feet. The established parking, loading/unloading, and entrance of the short-term renters is off this driveway. My adjacent property's daily use entry and master bedroom window directly face this parking, loading/unloading, and entrance/exit of the short-term renters. The single family residence at 511 Paul Street has been promoted and had some operation as a short-term rental and this has created a nuisance and proven to be problematic. There are also safety and security concerns.

Additionally, the single family residence at 511 Paul Street has already been sectioned off with a constructed separate entrance and an occupied "Mother-in-Law" quarters. Although I did not object to this previous sectioning, to further increase this sectioning and multi-use of the single family residence at 511 Paul Street located in a R-1, Single Family Residential District house would be problematic. I respectfully request and give my strongest recommendation possible to not degrade this well established Single Family Residential District neighborhood and NOT allow the special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within R-1, Single Family Residential District of 511 Paul Street

Sincerely,



Adjacent Property Owner
Dr. William O. Hall, Jr.

City of Harrisonburg Planning Commission
City of Harrisonburg City Council

Regarding the Request for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within R-1, Single Family Residential District of 511 Paul Street, identified as tax parcel 16-F-6 and 12.

We, the undersigned neighbors, respectfully do NOT approve of a special use permit of the Zoning Ordinance to allow for short-term rentals within the established R-1, Single Family Residential District for 511 Paul Street.

Adjacent Property Owners

Name Address

Leid F. Selkerson 507 Paul St. Hillsburg, Va. 22801

William O. Hall Jr 515 Paul St

Margaret Anne Hall - 515 Paul Street

Klepus Anderson 560 Myers Avenue

Mat Paul 560 Myers Ave

City of Harrisonburg Planning Commission
City of Harrisonburg City Council

Regarding the Request for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within R-1, Single Family Residential District of 511 Paul Street, identified as tax parcel 16-F-6 and 12.

We, the undersigned neighbors, respectfully do NOT approve of a special use permit of the Zoning Ordinance to allow for short-term rentals within the established R-1, Single Family Residential District for 511 Paul Street.

| <u>Name</u> | <u>Address</u> |
|--|--|
| Johnson Family | 486 Andercyren Dr. H'Burg, VA 22801 |
| HENRY + JANE BOWERS | 519 Paul St. H'burg, VA 22801 |
| Paul C Caldwell, MD | 417 Paul St, Harrisonburg, Va. |
| Paula J. Caldwell | 417 Paul St, Harrisonburg - VA - |
| Donald D. King | 474 PRESTON, DRIVE, 22801 |
| Adjacent Property Owner John H. Hines | 405 ANDERGREEN DR. |

City of Harrisonburg Planning Commission
City of Harrisonburg City Council

Regarding the Request for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within R-1, Single Family Residential District of 511 Paul Street, identified as tax parcel 16-F-6 and 12.

We, the undersigned neighbors, respectfully do NOT approve of a special use permit of the Zoning Ordinance to allow for short-term rentals within the established R-1, Single Family Residential District for 511 Paul Street.

| <u>NAME</u> | <u>ADDRESS</u> |
|--------------------------|----------------------------|
| <u>Thomas G. Johnson</u> | <u>520 PAUL ST. H'BURG</u> |
| <u>Rebecca R Johnson</u> | <u>520 Paul St. "</u> |
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