

**Statement of Purpose**  
*(Proposed Special Use Permit to establish a Short-Term Rental)*

**Introduction and Proposal**

Laurinda Peters (applicant), owner and resident of 43 Maplehurst Avenue, seeks a Special Use Permit (SUP) to establish a Short-Term Rental (STR) on the property. The existing residence is a single-family detached dwelling, equipped with five accommodation spaces (all of which are bedrooms with doors and egress) and five full baths. The applicant proposes to make the entire residence available for STR use, and all proposed accommodations are located within the principal dwelling. The property is well-suited to accommodate visiting couples and groups during event weekends related to James Madison University and downtown Harrisonburg while minimizing incidental trips on the local road network. This SUP request seeks approval for up to 8 guests at any time, with ability to host up to 12 guests during 12 nights each calendar year. The applicant's initial request was for approval to host up to 12 guests at any time. Staff comments noted concern over the number of guests initially proposed and the proposal has been revised in response to those concerns while seeking to preserve the ability to capitalize on major event weekends (e.g., homecoming, parents' weekend, graduation, etc.).



**Figure 1. Vicinity Map**

**Location and Neighborhood Context**

The subject property includes 0.34 acres (approximately 14,600 square feet) situated within a neighborhood of predominantly single-family detached homes that is bordered by Main Street (VA Route 11) to the west, James Madison University campus to the north and east, and Port Republic Road to the south. The property is zoned R-1 (Residential - Single-Family Detached). Adjacent properties include single-family detached and multifamily uses. The property is located within walking distance of JMU campus (less than 0.25 miles) and downtown Harrisonburg (less than 1.0 miles).

### **Parking**

Staff comments recommend that three off-street parking spaces be provided on the property as a condition of approval and that “guest vehicles” be limited to three for each rental period. The applicant is amenable to these conditions of approval. Off-street parking is available in the rear of the residence; two spaces are available within the detached garage and a third paved parking space is provided immediately adjacent to the garage on the east side.

### **No Additional Services or Events**

No food or beverage service is proposed in association with the proposed STR use, nor is there intent to accommodate special events (e.g., weddings, retreats, etc.) on the property.

### **No Known Covenants, Restrictions, or Conflicts**

There are no known covenants or restrictions that would conflict with the proposed STR use, nor is there an established home owner’s association or property manager associated with the property. It is worth noting that similar properties within the neighborhood have already established Home Stay and/or STR uses without raising compatibility concerns.

### **No Known Hazards, Code Violations, or Nuisances**

No building code violations were identified during inspection of recent interior renovations (c. 2018). There is no swimming pool or other known hazard on the property. No additional signage or lighting is included with the proposal. The home is equipped with smoke detectors and fire extinguisher and multiple points of emergency and non-emergency egress.

### **Sec. 10-3-125. - Review standards; special use permits.**

- (a) A special use permit shall only be approved if the proposed use is permitted as a special use in the applicable zoning district.

***The proposed use is permitted as a special use in the R-1 zoning district, pursuant to Sec. 10-3-34 (7), and as further regulated by article DD. The applicant acknowledges that regulations in article DD apply to any approval of the proposal.***

- (b) All applications for special use permit shall be reviewed using the following criteria:
1. The proposed use shall be consistent with good zoning practice and will have no more adverse effect on the health, safety or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in the district.

***Any Impacts associated with the proposed STR use (e.g., parking, light, noise, etc.) would be proportionate with those associated with single-household use when utilizing all potential bedrooms. The proposal is consistent with good zoning***

***practice, as the proposed STR use will not cause any adverse effect on health, safety or comfort of others in the vicinity.***

2. The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection, and public water and sewer facilities.

***The subject property is adequately served by public services, including public street frontage and access, sufficient stormwater drainage, modern fire and smoke protection, and centralized water/sewer service.***

3. The proposed use all be designated, sited, and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.

***The proposed STR does not pose a hindrance to appropriate development or use of adjacent or nearby properties.***