

Total Fees Due: \$ 455.00 ppv
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 6-5-19
Received by: Chanks

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 921 North Blueridge Drive
Tax Map Number: Sheet: 29 Block: BH Lot: 9A-10 Total Land Area: 23,583 acres or sq. ft.
Existing Zoning Classification: R-1
Special Use being requested: Short Term Rental

Section 2: Property Owner's Information

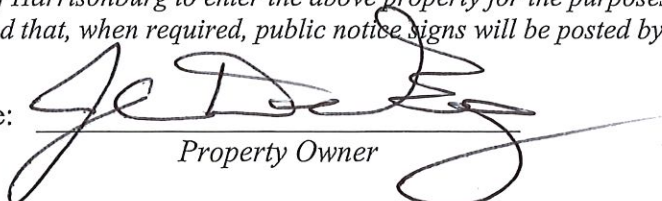
Property Owner's Name: JK Trust
Street Address: 1692 Country Club Rd Email: _____
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: 540-433-5756 Fax: 540-433-8375 Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: J.C. DeJoy
Street Address: 840 Mockingbird Dr. Email: jcdelay63@gmail.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: Same Fax: _____ Mobile/Home: 540-820-9579

Section 4: 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.

Signature: 
Property Owner

Section 5: Required Attachments to be provided by Applicant

- 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 Department prior to submitting SUP application. More information at 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, walls 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.

**J. C. DEPOY, TRUSTEE FOR
J & K TRUST
1692 Country Club Road
Harrisonburg, VA 22802**

Phone # 540-433-5156

Fax # 540-433-8375

June 26, 2019

City of Harrisonburg
Department of Planning & Community Development
Planning & Zoning Division
409 South Main Street
Harrisonburg, VA 22801

Dear Sir or Madam:

This letter accompanies a special-use permit application for short-term rental (STRJ) for our home located at 921 Blueridge Drive in Harrisonburg as per the Zoning Ordinance regulation passed by City Council on March 26, 2019. According to instruction posted on the Council website at <https://harrisonburgva.gov/short-term-rentals>, the letter should described (a) who will operate the STR; (b) if the location of the STR is the primary residence of the operator; (c) if the operator will be present during the lodging period; (d) how many bedrooms or accommodation spaces will be provided; (e) an estimation of the number of lodgers that could be accommodated; and (f) where lodgers will park their vehicles.

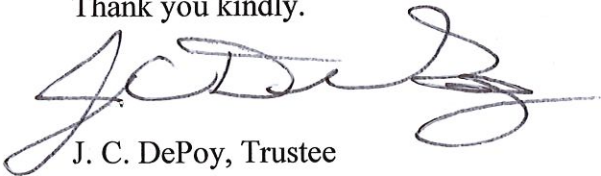
This home was built in 1976 by my father and mother, Jack and Kittie DePoy. I was 13 years old and lived in the home until 1981. My father and mother lived there until they passed in 2009 and 2014. We rented the home for 3 ½ years to the same family, who recently bought a home. When my parents passed away, they left the home to the J & K Trust. Owners of the Trust are myself, J. C. DePoy and my three children, and my two sisters and their two each children. My sister, Kathie, and I are the trustees of the trust. I have lived in this neighborhood for 43 years and certainly would not do anything I thought would affect the neighborhood in a negative matter.

- (a) Who will operate the STR: The operator will be Mr. J. C. DePoy who resides only 0.4 of a mile from the STR.
- (b) Is the location of the STR the primary resident of the operator: No. It is the childhood home of Mr. DePoy and he lives at 840 Mockingbird Drive, only 0.4 of a mile from the STR.
- (c) Will the operator be present during the lodging period: No, but again the operator lives only 0.4 of a mile away.

- (d) How many bedrooms or accommodation spaces will be provided: We intend to offer the four (4) bedrooms in the main part of the house to STR guests.
- (e) Estimation of the number of lodgers that could be accommodated: We can accommodate up to thirteen (13) guests. We intend to accept guests who come as a single family or group. We will not be renting out the rooms one-by-one.
- (f) Where will lodgers park their vehicles: There is room for at least six (6) cars to park on our paved driveway. This includes a two-car garage.

We hope we have provided all the required information requested under your website. We have read the new ordinance and numerous documents prepared for the Council's discussion on STR, and we will attempt to abide by all the requirements. We would greatly appreciate the opportunity to operate a STR.

Thank you kindly.



J. C. DePoy, Trustee
For the J & K Trust

921 North Blewidge

Basement

Rec Room

To Back yard

Window

Window

Laundry Room

Small Storage

Closet
Craft Room

1st Floor

28'

Living Room

Dining Area

Kitchen

Shower
Landing
Stairs

Family Room

To Garage

2 Car Garage

2nd Floor

Master Bedroom

Dressing Area

Foyer
Front Door

Shower

Bedroom

Bedroom

Landing

Hall

48'

Closet
Closet

Bedroom

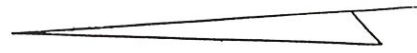


LEGEND

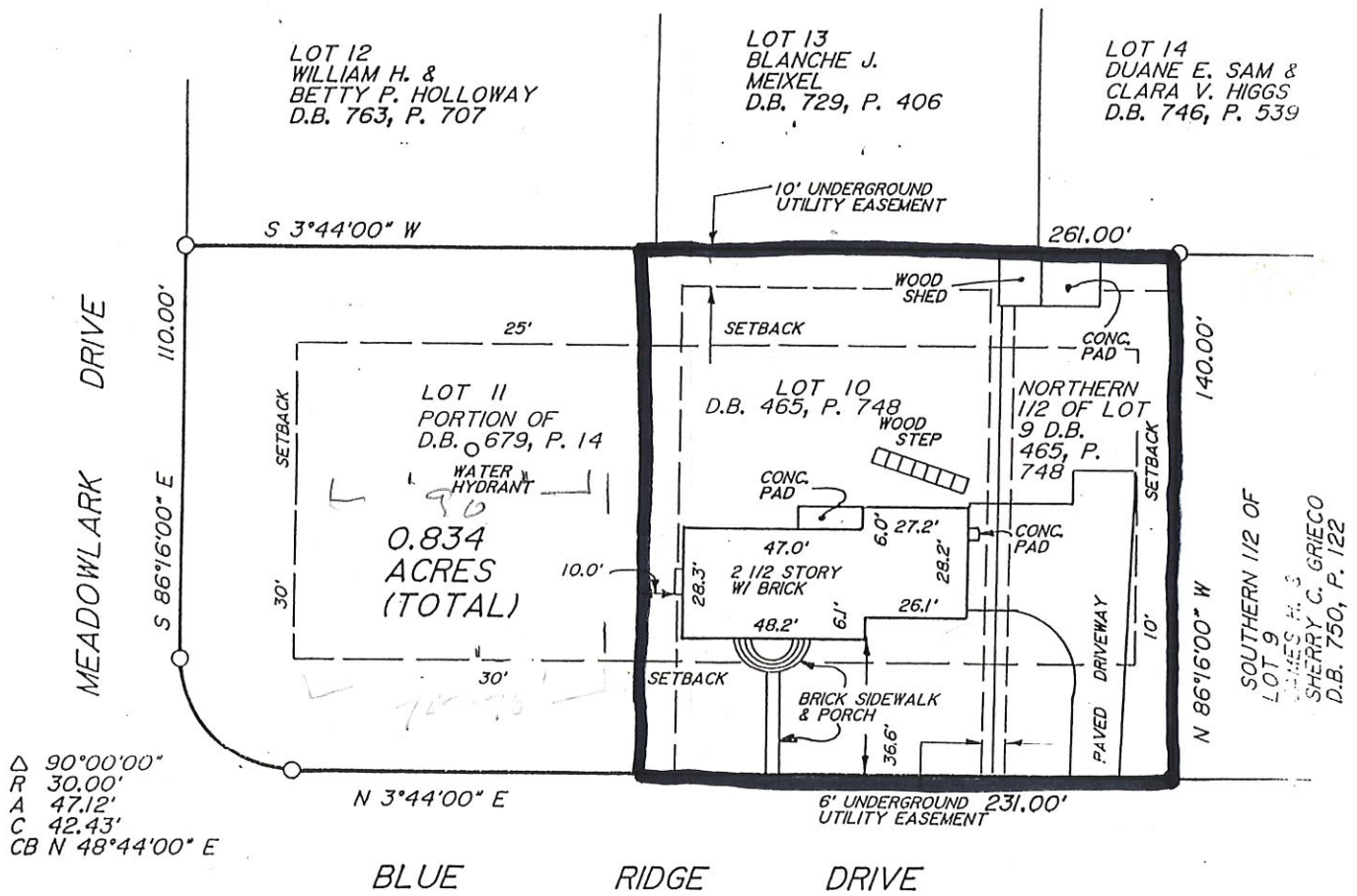
○ IRON PIN FOUND

NOTES:

- 1) THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.
- 2) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
- 3) THIS PROPERTY IS SHOWN ON TAX MAP 29A (G) 9A, 10, 11.
- 4) FOR REHERD ACRES, UNIT II SEE D.B. 679, P. 18-22.
- 5) FOR RESUBDIVISION OF LOTS 9 & 10, BLOCK G, SECTION I, REHERD ACRES SEE D.B. 436, P. 253.



UNIT II, BLOCK G, REHERD ACRES



PHYSICAL SURVEY OF LOT 10 AND THE
 NORTHERN 1/2 OF LOT 9, BLOCK G,
 SECTION I & LOT 11, BLOCK G,
 UNIT II. REHERD ACRES FOR

BLUE RIDGE DR

