



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 453 W WATER ST. Tax Map: 36512 Total Land Area: 10,297 acres or sq.ft. (circle)

Existing Zoning Classification: R2

Special Use being requested: SHORT TERM RENTAL SECTION 10-3-40 (8)
8003 SEE C (8)

PROPERTY OWNER INFORMATION

Property Owner Name: LISA LOPEZ-RYAN

Telephone: [REDACTED]

Street Address: 453 W WATER ST.

E-Mail: [REDACTED]

City: Harrisonburg State: VA Zip: 22801

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: _____

Telephone: _____

Street Address: _____

E-Mail: _____

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.

[Signature]

5-5-26

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

Date Application and Fee Received: 5/05/26

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

Received By: Julie Kline

PAID-CK 038

May 5, 2026

To: Planning and Zoning Division
Re: Special Use Permit

To whom it may concern:

My name is Lisa Lopez-Ryan, and I own the residence at 453 W Water St., purchased in July of 2025. Since becoming a resident of Harrisonburg, and currently working in the hospitality business, I have observed the ongoing need for accommodations for travelers going through Harrisonburg, or visitors coming to Harrisonburg for various reasons; many visiting their kids at JMU.

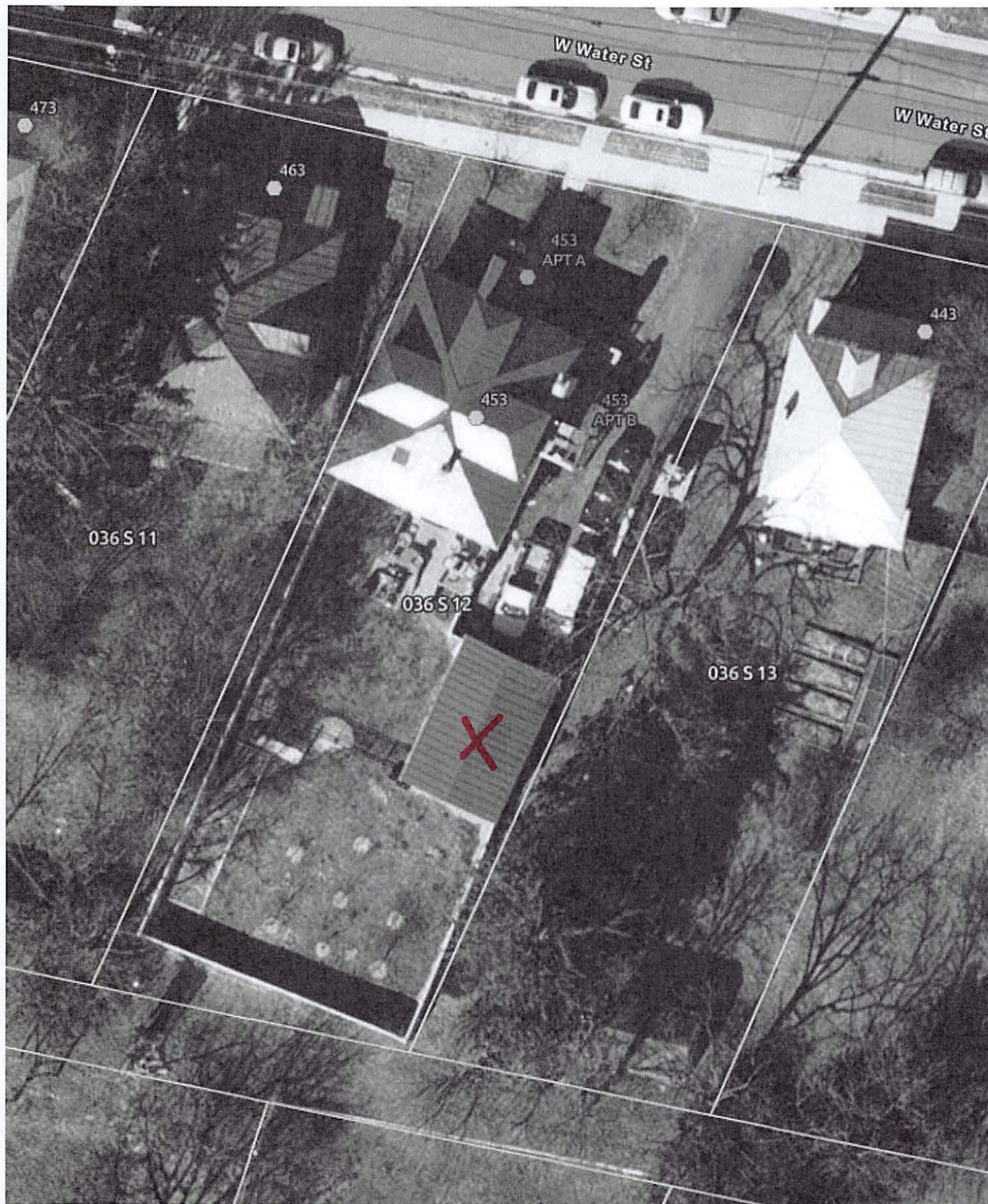
Our property has a detached garage which was converted to an accommodation space before we took ownership. We thought this would be a perfect space for a short-term rental, and hope to construct a proper dwelling for this space, which is why we are seeking a Special Use Permit.

The accommodation space of approximately 400 sq. ft., would be a studio space with a bathroom, shower, and two sinks (one in the bathroom, and one in the main living space). Lodging would be for two people, and they would have access to street or driveway parking. I will be the full-time operator of the rental.

Thank you for your consideration.

Lisa Lopez-Ryan
453 W Water St.
Harrisonburg, VA 22801



• **SHORT TERM RENTAL**