

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

Date Application & Fee Received: 5-24-19  
Received by: OBanks

## Application for Special Use Permit City of Harrisonburg, Virginia

[www.harrisonburgva.gov/zoning-applications](http://www.harrisonburgva.gov/zoning-applications)

### Section 1: Description of Property

Location (street address): 443 Lee Avenue  
Tax Map Number: Sheet: 35 Block: E Lot: 3A Total Land Area: 11,250 ~~acres~~ or sq. ft. 2 1/4 acres  
Existing Zoning Classification: R2  
Special Use being requested: Short Term Rental 10-3-40(B)

### Section 2: Property Owner's Information

Property Owner's Name: Jerry David & Mary Ann Kreider  
Street Address: 443 Lee Avenue Email: kreiderant@gmail.com  
City: Harrisonburg State: VA Zip: 22802  
Telephone: Work: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile/Home: 540-421-1313

### Section 3: Owner's Representative Information

Owner's Representative: \_\_\_\_\_  
Street Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: Work: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile/Home: \_\_\_\_\_

### 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: J. David Kreider Mary Ann Kreider  
Property Owner

### Section 5: Required Attachments to be provided by Applicant

- Site or Property Map (I was told this would be provided by Planning Commission staff)
- Letter explaining Proposed Use & Reasons for Seeking a Special Use Permit
- Traffic Impact Analysis (TIA) Determination Form OR Traffic 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](http://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.**



Friendly City Garden Sanctuary Airbnb – Special Use Permit Application  
Letter Explaining Proposed Use and Reasons for Seeking a Special Use Permit

To Whom it May Concern, Harrisonburg Planning Commission and City Council,

As longtime members of this community—who have gone to college and university here, worked and raised our children here, and been involved in a number of local community-building initiatives over the years, one of the most heartwarming things about Harrisonburg for us has been the welcoming spirit we have found here for the richly diverse people who have come to us from all over the world, and the compassionate way our community has included them and helped them build a new life. One way that spirit of opening our hearts to our neighbors has taken on a new meaning for us has been with what we have come to see as the powerful social entrepreneurial model of Airbnb as we have experienced it over the past two years as hosts. Not only does this model of hospitality offer opportunities for affordable lodging for persons visiting our community, it also offers a more personal human touch, allowing for experiences of genuine respect, engaging conversation, and the makings of friendship between total strangers after as little as a night's stay, a few warm words of welcome, and at times shared stories from our day.. We can think of no better way to give tangible meaning to our City's ethos as 'The Friendly City' and are convinced that if more communities around the world integrated this spirit of hospitality to strangers it would truly be a better place.

Our Airbnb, which we have called Friendly City Garden Sanctuary, features 3 individual bedrooms situated around a common shared lounge and bathroom. Each room can accommodate 2 persons for a combined total of up to six adults. All are on our second floor, are accessible from our front door via a private ground-level foyer and stairwell, and each feature windows adequate for egress in the event of fire. Fire extinguishers are available in the common lounge and foyer at the foot of the stairwell. We live downstairs on the ground floor, and are generally available to our guests by phone or texts, Airbnb's message strings, and by knocking on our door when we are home, day or night. Our guests are free to come and go, as are we, without intruding on each other's space.

With regard to parking we explicitly ask our guests in one of our "House Rules" to use any of the four available spaces immediately to the front of our lot on Lee Avenue on our side of the street so as not to impose on our neighbors. We also have an additional off-street parking space available if necessary, off Chicago Avenue which runs along the rear of our house.

Before registering with Airbnb as hosts, we consulted with some friends who had also been doing this, and with our immediate neighbors and they have been graciously supportive, helpful, and even excited about possibilities to have affordable convenient accommodations right next door for family and friends. One has kindly offered us use of their off-street parking spaces should we ever need or want to rent them.

In addition to our House Rule about respecting our neighbors' parking spaces are rules asking for "No parties" and "Quiet time after 10PM on our premises" to preserve the peace and character of our neighborhood we enjoy. We are happy to say we have had no complaints from our neighbors and given Airbnb's modus operandi built around publicly-shared reviews of both guests and hosts, we appreciate and take seriously the incentives in place for maintaining good will and positive relationships with all parties concerned on whom our business depends.

Respectfully and with appreciation for this body's work to make this possible,

David Kreider      Mary Ann Kreider

David & Mary Ann Kreider  
Friendly City Garden Sanctuary  
443 Lee Avenue  
Harrisonburg, VA 22802  
Phone: 540-421-1313 (David), 540-820-3997 (Mary Ann)



CHICAGO AVE

LEE AVE

