

Total Fees Due: \$ 455 *JEB*
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: *6/6/19*
Received by: *Banks*

Application for Special Use Permit

City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 1934 Park Rd.
Tax Map Number: Sheet: 53 Block: H Lot: 18 Total Land Area: 0.62 AC acres or sq. ft.
Existing Zoning Classification: R-3 *26,900 sf*
Special Use being requested: Short-Term Rental (Airbnb)

Section 2: Property Owner's Information

Property Owner's Name: Jonathan & Kaitlin Ernest
Street Address: 1934 Park Rd. Email: jernest@monteverdedesigns.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: (540) 746-7320 Fax: - Mobile/Home: (540) 746-7320

Section 3: Owner's Representative Information

Owner's Representative: Jonathan Ernest
Street Address: 1934 Park Rd. Email: jernest@monteverdedesigns.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: (540) 746-7320 Fax: - Mobile/Home: (540) 746-7320

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.

June 6th, 2019

Jonathan Ernest
1934 Park Rd.
Harrisonburg, VA 22802

Adam Fletcher
Director of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: 1934 Park Rd, Harrisonburg – Special Use Permit | Short-Term Rental |

Mr. Fletcher,

My wife, Kaitlin, and I are seeking a SUP for our home located at 1934 Park Rd. to allow for the use of short-term rentals. We are both native to the Valley and have lived in Harrisonburg and its surrounding communities for the entirety of our marriage. Our most recent move occurred in April of 2018, to the property being requested for SUP herein. Since our time living on Park Rd, we have experienced amazing community that is full of rich diversity. The designated zoning of R-3 that surrounds our community is evident as you travel through townhomes, apartments, duplexes and even full-time basement (apartment) rentals as you progress towards our home. The demographic diversity of our neighborhood is what truly connects one neighborhood development to the next and is what makes our home an ideal placement for short-term rentals.

The subject property is our primary residence, making my wife and I the primary operators of the rental. The proposed rental will be our 'Guest Suite' located in our finished basement, which includes two (2) accommodation spaces. Guests will have parking availability within our designated driveway and will not require on-street parking.

Our neighbors located within our cul-de-sac are all aware of our desire for short-term rental designation and are very supportive of the allowance. We hope that you, along with Planning and Council, see that our property is correctly positioned (both geographically and demographically) to approve our request for short-term rental use. We look forward to moving forward with this proposal in hopes of City support!

Sincerely,



Jonathan Ernest

Rockingham County
City of Harrisonburg

1934 Park Rd.
TM# 53 H 18
Zone: R3

Park Rd.

