



**PROPERTY INFORMATION**

524 Long Avenue Harrisonburg VA 22801 Parcel ID: 027 E 9 0.26 acres acres or sq.ft.  
 Property Address Tax Map Total Land Area (circle)  
 Existing Zoning Classification: R2  
 Special Use being requested: Short term rental

**PROPERTY OWNER INFORMATION**

WGG LLC 724-841-9065  
 Property Owner Name Telephone  
 547 E Market St. wgg.llc.properties@gmail.com  
 Street Address E-Mail  
 Harrisonburg VA 22801  
 City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Joel Graham 724-841-9065  
 Owner's Representative Telephone  
 150 Crescent Dr. joeldanielgraham@gmail.com  
 Street Address E-Mail  
 Harrisonburg VA 22801  
 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.*

 11/2/2022  
 PROPERTY OWNER DATE

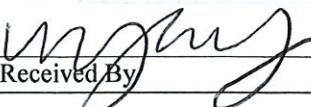
**REQUIRED ATTACHMENTS**

- 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](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, 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**

11/4/22 Date Application and Fee Received Total Fees Due: \$ 455 Paid  
 Application Fee: \$425.00 + \$30.00 per acre

  
 Received By

November 1, 2022  
Harrisonburg Department of Community Development  
Short-term Rental Special Use Permit Application

We purchased the property at 524 Long Avenue through our LLC (WGG LLC) one year ago and in June we completed some renovations, furnished the apartment, and received a permit from the Zoning and Planning Commission to run the upper level as a homestay with Joel's brother Stephan Graham as the operator. He has been employed part-time for nearly two years as a groundskeeper for the inn and surrounding properties owned by WGG LLC and also works full-time as a Harrisonburg City School teacher at Smithland Elementary. He lives in the lower level of the subject property, 524 B. He is the proposed operator for the STR if approved - our hope is that by bringing in more income in the upstairs unit, his rent in Apt B could be made more affordable.

We also own and operate the Friendly City Inn, a bed and breakfast adjacent to this property. Given the ideal location and proximity to downtown and JMU, we expect it to be a popular lodging place and with our experience and resources from operating the B&B, we should be well able to handle a volume of stays higher than 90 nights/yr.

The proposed space for the STR has two bedrooms/accommodation spaces. The accommodation spaces are located within the upper-level apartment, 524 A, which has two private entrances and is visible from the street. Upon entering the apartment through the main entrance, you find yourself in the living room with both bedrooms located off the hallway that goes to the back of the apartment. The maximum number of guests that would be accommodated is four.

We have several viable options for guest parking at the property – it is located along a straight stretch of Long Avenue with vacant lots (which we own) on either side of the subject property, so there is always ample street parking. Additionally, there is a curb cut in front of the subject property that would allow for multiple vehicles to park off street to the right of the subject property when facing it from Long Avenue. We also have some paved and graveled parking spaces available in another property we own (521 E. Market St.) where the operator and/or guests can park. See attached map/diagram denoting these available parking locations.

