

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

Date Application & Fee Received: 5-31-19
Received by: AB

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 519 GREEN STREET
Tax Map Number: Sheet: 36 Block: L Lot: 11 Total Land Area: 7,355 acres or sq. ft.
Existing Zoning Classification: R-1
Special Use being requested: SHORT-TERM RENTAL PERMIT in R1 10-3-34(7)

Section 2: Property Owner's Information

Property Owner's Name: RACHEL WHITMER
Street Address: 519 GREEN STREET Email: RCWHITMER@GMAIL.COM
City: HARRISONBURG State: VA Zip: 22802
Telephone: Work: _____ Fax: _____ Mobile/Home: 540-746-8963

Section 3: Owner's Representative Information

Owner's Representative: N/A
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: Rachel Whitmer
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.

rachel whitmer

519 Green Street | Harrisonburg, Virginia | 22802
540/746.8963 | rcwhitmer@gmail.com

City of Harrisonburg
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

Wednesday, May 8, 2019

To Whom it May Concern:

The Short Term Rental (STR) is located in the guest room space at my home/primary residence at 519 Green Street in Harrisonburg. As the homeowner and resident of the house, I will operate the STR. I am present during the lodging of STR guests, except in extreme & rare circumstances that would take me away at a time a guest is renting.

The STR space is one bedroom, with an attached sitting area and an ensuite bathroom. The normal number of guests is 1-2, however a third can be accommodated on the sofa.

On my block, all the parking is street parking, so lodgers will park on the street. I am a one-car household, so there is almost always an extra space in front of my house. Across the street is a lot with no house, so any additional vehicles (a rare occurrence) can be accommodated there.

Thank you for considering my application for a special-use permit to operate a short term rental on my property.

Sincerely,



Rachel Whitmer

2018 CITY OF HARRISONBURG PROPERTY RECORD CARD

PARCEL ID 036 L 11
CARD # 01

PROPERTY ADDRESS
519 GREEN ST

OWNERSHIP AND MAILING ADDRESS WHITMER RACHEL C 519 GREEN ST HARRISONBURG VA 22802		BUILDING CHARACTERISTICS	
NBHD WATERMAN	TREND Stable	OCCUPANCY Y Yes	TOTAL ROOMS 4
STATECODE Resid (Urban)	USECODE Dwelling	STYLE 01 (1) 1 Story	BEDROOMS 4
ZONING R1 R-1 Single Family Residential	PROP TYPE Dwelling	STORIES 1	FAMILY RMS 0
		EXT WALL Aluminum Siding	FULL BATHS 1
		ROOFING (CS) Composition Shingle	HALF BATHS 1
		HEATING (FAO) Forced Air - Oil	ADD FIXT. 0
		COOLING Yes	UNFIN LIV 0
		FL COVERING (HW) Hardwood	BSMT GAR. 0
		BSMT TYPE (C) Crawl	FIRE/OPEN 0
		YR BUILT 1951	FIRE/STACKS 0
		EFF. YR BLT 1979	CONDITION
		YR REMOD 0	GRADE C

LEGAL DESCRIPTION QUADRANT 2 SS GREEN ST LOT 11 BLOCK 4 C.C. CONRAD'S ADD	OTHER FEATURES
---	-----------------------

ASSESSMENT HISTORY				ADDITIONS				
YEAR	LAND	IMPROVEMENT	TOTAL	ID DESCRIPTION	AREA	PRICING	RATE	VALUE
2018	55000	84800	139800	B Porch, Covered	28	R	14	390

SALES HISTORY			
PREV. OWNER	SALE DATE	BOOK	PAGE
LOPEZ JOAQUIN H	2003-08-06	2328	713
STOLTZFUS GRANT H SUSAN	1999-06-15	1706	706

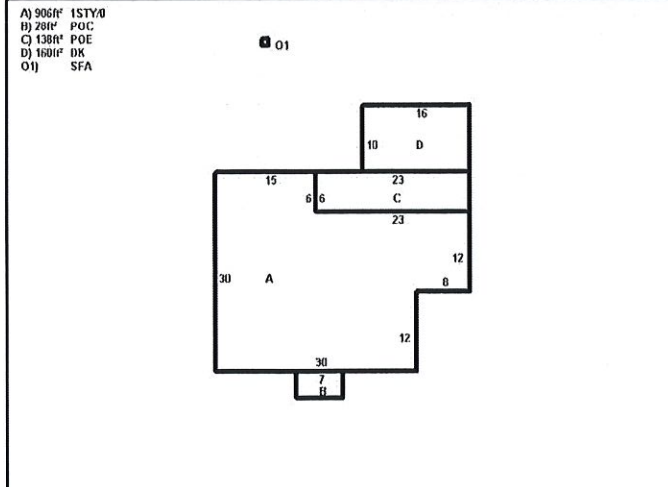
BUILDING PERMITS								
OUTBUILDINGS								
	UNITS	SIZE	AREA	RATE	PRICING	DEPREC	VALUE	
Shed Frame-A	01 1	1X1	1	600	F	0	600	
LAND	ACT FRONT ACRES/SQFT	EFF FRONT	EFF DEPTH	UNITS	RATE	NOTES	VALUE	
S1	0	0	0	0	55000	7,500 SQ FT	55000	



COST LADDER		
	RATE	SQ. FT.
FIN LIV AREA	111.94	906
UNFIN LIV AREA	0	0
ATTIC	0	0
BASEMENT	0	0
BASEMENT FINISH	0	0
BSMT GARAGE	0	0
ROOFING	0	0
EXT WALLS	0	0
HEATING	0	0
COOLING	0	1812
PLUMBING	0	0
FIREPLACE	0	0

SUBTOTAL	103229.64
ADDITIONS	4750
FEATURES	0
GRADE	0
RCN	107979.64
DEPRECIATION	22
OBSOLESCENCE	
NEIGHBORHOOD ADJUSTMENT	100
RCNLD	84200
TOTAL OTHER IMPR	600
TOTAL BLDG VALUE	84800
TOTAL LAND VALUE	55000
TOTAL ASSESSED VALUE	\$139800
TOTAL TAXED VALUE	\$139800

036-L-11



GREEN ST



531

525

519

513

507