

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

Date Application & Fee Received: 7-8-19 pm
Received by: Chanka

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 165 New York Avenue
Tax Map Number: Sheet: 024 Block: 0 Lot: 13/1445/18 Total Land Area: 11250 acres or sq. ft.
Existing Zoning Classification: R2
Special Use being requested: Short Term Rental

Section 2: Property Owner's Information

Property Owner's Name: (Wesley Smallwood / Dionne Jones) Orange Sky Investments LLC
Street Address: 930 Turkey Run Road Email: 4you2grow@gmail.com
City: Harrisonburg State: Virginia Zip: 22801
Telephone: Work: (540)607-6226 Fax: _____ Mobile/Home: (301)256-4764

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: [Handwritten 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.

Letter of Intent for Short Term Rental Permit

Rental Name: 165 New York Place
Applicant/Owner: Orange Sky Investments LLC
Wesley W. Smallwood & Dionne Jones co-owners
Monday July 8th, 2019
165 New York Avenue
Harrisonburg, Virginia 22801

Dear Planning Commission:

B4 It is our pleasure to submit this letter of intent to acquire a special use permit, currently owned and operated Wesley W. Smallwood & Dionne Jones (co-owners). The short-term rental is not the primary residence of either operator. The property owners reside 0.65 miles from the subject property. The property is professionally managed by the industry leader in managing short-term rentals, Evolve Vacation Rentals. The property operator will not be present during lodging period. Evolve Vacation Rentals are on call 24/7 to accommodate any guest requests or concerns. There are seven (7) bedrooms within the property; four (4) bedrooms on the second floor and three (3) bedrooms on the first floor. The property's maximum number of lodgers is fourteen (14). The property is equipped with four (4) off street parking spaces behind the house, three (3) parking spaces in the driveway and two (2) parking spaces on the street. The property is equipped with security cameras, smoke detectors, carbon detectors, and fire extinguishers on each lodging floor.

Property Manager:

EVOLVE VACATION RENTAL
877.818.1014
info@evolvevacationrental.com
717 17th St.
Suite 2100
Denver, CO 80202



15

1
2
3
4

6

7

8

9
10
11

NEW YORK AVE

ROOSEVELT ST

135

139

135



To whom it may concern,

This letter is to verify that Wesley Smallwood is a contract home owner and partner with the Evolve Vacation Rental Network. Wesley has had his property (*165 New York Avenue, Harrisonburg, VA 22801*) listed active since 5/11/2018. Since his account has been effective, Evolve has not received calls for owners service, received neighbor complaints, nor has he had to file a damage claim/ incident report. Wesley has effectively responded to all calls from Evolve quickly, and effectively. If you need any further information, please do not hesitate to reach out to Evolve.

Cheers,

The Owner Support Team
sucess@evolvevacationrental.com
877.818.1014

EVOLVE WEBSITE DESCRIPTION

([HTTPS://EVOLVEVACATIONRENTAL.COM/411735](https://evolvevacationrental.com/411735))

HEADLINE

Updated Home w/Porch - Steps From JMU & Old Town!

SUMMARY

Discover the charm of Virginia's Shenandoah Valley from this beautiful and spacious Harrisonburg vacation rental home, just steps from James Madison University. The historic home boasts 7 bedrooms, 2 baths, and accommodations for 14 with gorgeous modern updates - making this ideal for large groups or several families. Follow your adventure-loving spirit through the Shenandoah National Park, cast your line for trout at Mossy Creek, or enjoy scenic walks around Old Town Harrisonburg steps away.

THE PROPERTY

Bedroom 1: Queen Bed | Bedroom 2: Queen Bed | Bedroom 3: Queen Bed | Bedroom 4: Queen Bed | Bedroom 5: Queen Bed | Bedroom 6: Queen Bed | Bedroom 7: Queen Bed

Upon arrival, a charming covered front porch welcomes you to your relaxed Virginia retreat, with beautiful stone detailing, a hanging porch swing, and 4 person patio set. This will quickly become one of your favorite features of the home, offering the perfect place to enjoy your morning coffee or evening cocktail.

Traditional hardwood floors, original trim and wide windows run throughout this classic home, maintaining its original design elements and flooding the space with natural light. This 2,800-square-foot home is the perfect options for those visiting students at JMU, and uniquely offers enough space for large groups, several couples, or families!

After a day of exploring Old Town Harrisonburg, kick back and relax in the cozy living room. You'll have no issue staying entertained in your downtime, as the home features a flat-screen cable TV and free WiFi to stay connected.

Just adjacent, the formal dining room offers seating for 6 and the ideal spot to share meals when you don't feel like eating out! If you prefer to cook, let the chef of the group work their magic in the fully equipped kitchen with stainless steel appliances and all the culinary essentials.

As night falls, retreat to any of the comfortable 7 locking bedrooms, each furnished with plush queen beds and large closets.

THE LOCATION

You're sure to love this home's ideal location, just a short walk from JMU campus and Old Town, with easy access to restaurants, shops, churches, local parks, cafes and more!

Those visiting students at James Madison University will love the close proximity to the campus, as it lies a mere half mile away from the home! Stroll through the stunning campus, admiring the historic buildings and rich Southern past of this well-regarded university.

Continue your trip through time as you explore the Old Town Historic District, stretching through downtown with a vibrant and diverse selection of entertainment, restaurants, and boutiques in impressive old buildings. Downtown Harrisonburg offers a unique blend delicious local food and cutting-edge arts/culture events, sewn together by the strong cultural roots that anchor it to the storied Shenandoah Valley landscape.

This area is also an outdoor lover's dream, with easy access to hiking, biking, kayaking, skiing, fishing and many more recreational adventures! Cast your line in the nearby trout-stocked Mossy Creek, or hit the trails in Shenandoah National Park to admire the Blue Ridge majesty up close!

Other nearby attractions include Forbes Theater, Civil War Orientation center, Explore More Discovery Museum, and the historic city of Staunton.

ADDITIONAL DETAILS

Key Residence Features:

*Amenities include a fully equipped kitchen with stainless steel appliances, free WiFi, flat-screen cable TV (not pictured), private locking bedrooms, NEW picnic area, inviting furnished front porch with a swing and more!

*Guests can use the Turo App for quick and easy vehicle rental services during their stay

*Fantastic Harrisonburg location just minutes from Old Town, James Madison University and Forbes Theater. Enjoy easy access to Mossy Creek, recreational activities in Shenandoah National Park, historic Staunton VA, and surrounding cities!

*Nearest Commercial Airport: Shenandoah Valley Regional Airport (~15.1 miles away from the home)

HOUSE RULES

Policies:

*No smoking

*No pets allowed

*No events, parties or large gatherings

*Must be at least 25 years old to book

*\$75 per person, per stay extra person fee (beyond 8 guests, max 14 guests allowed)

*Additional fees and taxes may apply

*Photo ID may be required upon check-in

SAMPLE OF GUEST HOME LOCATION:

Bikrant K. S.	New Jersey
Kevin K.	Richmond, VA
Matthew K.	Knoxville, TN
Verlin H.	Indiana
Olivia D.	Wisconsin
Angela Z.	Phoenix, AR
Benjamin W.	Akron, OH
Darren G.	North Carolina
Lauren S.	Harrisburg, PA
Rob C.	New York
Dawn P.	Topeka, KS
Lorenzo R.	Washington, DC
Kianta Y.	Raleigh, NC
Kate A.	Baltimore, MD
Brittany M.	South Carolina
Erin H.	Cincinnati, OH
Katie O.	Massachusetts
Vibhu A.	Philadelphia, PA
Melissa P.	Houston, TX
Paige E.	Memphis, TN

GUESTS REVIEWS:

GUEST NAME

Tonia

TRIP DATE

05-17-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

This was my first experience with Airbnb and it was amazing. The home was very clean, communications were responded to promptly, and there were several complimentary incidentals that were provided. Initially, I was concerned that only 2 bathrooms would be a challenge with a party of 11, but it totally worked. I would definitely stay here again and can only hope that future stays with Airbnb are as pleasant.
*This review was originally posted on Airbnb for a stay in May 2019

RATING

5

GUEST NAME

Kevin K.

TRIP DATE

06-01-2018

REVIEW SOURCE

HomeAway

REVIEW SUMMARY

Awesome House, Great Stay

REVIEW DETAIL

Awesome property that was just as described and we had a great stay...would recommend it to anyone staying in the area. Owners obviously love their home and have done a great renovation.
*This review was originally posted on HomeAway for a stay in June 2018

RATING

5

GUEST NAME

Verlin H.

TRIP DATE

06-29-2018

REVIEW SOURCE

HomeAway

REVIEW SUMMARY

Very nice, clean. Great

REVIEW DETAIL

We loved it very much. Everything was as stated in the advertisement. Convenient and very adequate for our needs. Reasonably priced. Thank you for the opportunity to stay. Also had Christian literature and atmosphere which we were very delighted to see. Blessings on you! Verlin

*This review was originally posted on HomeAway for a stay in June 2018

RATING

5

GUEST NAME

Terri T.

TRIP DATE

11-01-2018

REVIEW SOURCE

HomeAway

REVIEW SUMMARY

Absolutely perfect!

REVIEW DETAIL

We were in town for our son's wedding and rented this place so our family could all be together for the weekend. Very convenient location to downtown, restaurants and shopping. The home is exactly as pictured and described. Clean, comfortable and cozy. The front porch was a great place for visiting. Bedrooms are spacious, beds were comfortable and showers were hot. I would definitely stay here again.

*This review was originally posted on HomeAway for a stay in November 2018

RATING

5

CUSTOMER REVIEWS



To whom it may concern,

This letter is to verify that Wesley Smallwood is a contract home owner and partner with the Evolve Vacation Rental Network. Wesley has had his property (*165 New York Avenue, Harrisonburg, VA 22801*) listed active since 5/11/2018. Since his account has been effective, Evolve has not received calls for owners service, received neighbor complaints, nor has he had to file a damage claim/ incident report. Wesley has effectively responded to all calls from Evolve quickly, and effectively. If you need any further information, please do not hesitate to reach out to Evolve.

Cheers,

The Owner Support Team
success@evolvevacationrental.com
877.818.1014

#1 REVIEW DETAIL

GUEST NAME

Taylor

TRIP DATE

07-12-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

The house and location were great! Super close to downtown Harrisonburg. If you have a full house you'll want to make sure to bring your own shampoo, conditioner, etc because there won't be enough for everyone. We all took showers back to back and it was a full house and we didn't have any issues with running out of hot water which was wonderful. There is plenty of parking out front in case you have more than 3 cars. If I come back to visit JMU with a group of college friends, I'll definitely try to stay here again.

*This review was originally posted on Airbnb for a stay in July 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Trini

TRIP DATE

REVIEW SOURCE

Website

REVIEW SUMMARY

Love this place

REVIEW DETAIL

Great place and very family oriented

RATING

5

REVIEW DETAIL

GUEST NAME

Tonia

TRIP DATE

05-17-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

This was my first experience with Airbnb and it was amazing. The home was very clean, communications were responded to promptly, and there were several complimentary incidentals that were provided. Initially, I was concerned that only 2 bathrooms would be a challenge with a party of 11, but it totally worked. I would definitely stay here again and can only hope that future stays with Airbnb are as pleasant.

*This review was originally posted on Airbnb for a stay in May 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Zachery

TRIP DATE

02-15-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

We had a great time this weekend. The home was very clean and they were well prepared for our arrival.

*This review was originally posted on Airbnb for a stay in February 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Angela

TRIP DATE

07-12-2018

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

We had a serious issue with the pervasive chemical smell throughout the home. I reached out to the number I was provided for a local host and to Evolve Vacation Rentals by email and text but got no response from either. The house had an extremely strong chemical smell; my husband said it smelled like possibly floor lacquer or varnish but it was in every room, upstairs and down. When we first walked in, it was so strong our eyes were watering and it gave us headaches. We opened all the windows and left for nearly 6 hours thinking it would air out. When we came back, it was no better. We went to the store and bought over \$50 worth of air diffusers, sprays, etc. but that didn't seem to help much. By the second night, six of our group were feeling nauseous over the smell. By the third morning, one member of our party ended up going to the hospital because the chemicals and smell gave him an asthma attack. He ended up needing steroids and a breathing treatment and he couldn't come back to the house. By the third night, six people went home early. The three that stayed only stayed because we could not get our flights changed. I have washed all of our clothes twice, and I can still smell the smell in our clothing. The house itself is lovely, but with that chemical smell as strong as and persistent as it is, we did not get what we paid for at all, and I don't think it's right that it was rented out that way. We could not spend time in the house at all and most people didn't even get the 4 nights they paid for. Between paying for my cousins emergency medical care, replacing the clothing and suitcases that appear to be ruined with the smell, airline change fees, stuff I bought to try to help with the smell, etc., this rental will end up costing me over \$6,000. That's just not fair and it's not right. Host and Airbnb have been contacted multiple times since the stay and have been given weeks to respond but have been entirely unresponsive.

*This review was originally posted on Airbnb for a stay in July 2018

Manager's Response: Angela, thank you for taking the time to leave this review. We've shared your feedback with the homeowners who take your concerns very seriously. They focus on providing the best possible experience for guests and take pride in providing the cleanest house possible. They dedicate three days to cleaning which includes a complete top-to-bottom clean performed by their cleaning crew. The cleaning they perform after each guest includes vacuuming the entire house, dusting and wiping down surfaces, wet-mopping all floors, professionally laundering all linens (including towels, wash rags, pillowcases, and rugs) and cleaning the entire kitchen. They use cleaning products that are standard for the industry and no other guest before or since your stay has reported any sort of chemical smell. Nonetheless, they invited a chemical specialist to inspect the home and no such chemicals were detected. We regret that your stay fell short of expectations as the homeowner aims to be the best host with the cleanest home. Thank you for the feedback that will help us along the way. Best, the Evolve Team

RATING

1

REVIEW DETAIL

GUEST NAME

Brittany

TRIP DATE

03-15-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

This place was perfect for our group. There were plenty of bedrooms for everyone and it was clean. It was centrally located to town and plenty of space for us to either park on the road or behind the house.

*This review was originally posted on Airbnb for a stay in March 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Dawn

TRIP DATE

11-16-2018

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

Would definitely stay here again. The home was well decorated, cozy, had everything we needed, and convenient location. Everyone was great to work with and would book again.

*This review was originally posted on Airbnb for a stay in November 2018

RATING

5

REVIEW DETAIL

GUEST NAME

Erin

TRIP DATE

04-19-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

Great house, we had 11 family members, all over 25 and there was plenty of room.

*This review was originally posted on Airbnb for a stay in April 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Haley

TRIP DATE

05-02-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

The house was even better than the pictures! Very clean, beautifully decorated with fluffy towels and soft sheets. The amenities within the house made us feel like we were at home. Overall it exceeded our expectations!!

*This review was originally posted on Airbnb for a stay in May 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Kevin K.

TRIP DATE

06-01-2018

REVIEW SOURCE

HomeAway

REVIEW SUMMARY

Awesome House, Great Stay

REVIEW DETAIL

Awesome property that was just as described and we had a great stay...would recommend it to anyone staying in the area. Owners obviously love their home and have done a great renovation.

*This review was originally posted on HomeAway for a stay in June 2018

RATING

5

REVIEW DETAIL

GUEST NAME

Lance

TRIP DATE

06-28-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

Great location and very clean!

*This review was originally posted on Airbnb for a stay in June 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Lauren

TRIP DATE

10-26-2018

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

Thank you so much. House was amazing and super cute. Perfect house for a homecoming reunion. Go Dukes! Every room was adorable and super comfy. Appreciated the little touches of hospitality, like the shampoo and soap provided. Check in was very easy. We had a great time! Will definitely come back!

*This review was originally posted on Airbnb for a stay in October 2018

RATING

5

REVIEW DETAIL

GUEST NAME

Maggie

TRIP DATE

03-30-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

I stayed at this great Harrisonburg home with four other adults and two toddlers. There was tons of space for all of us and we never felt crowded! We were minutes from everything in town and felt right at home.

*This review was originally posted on Airbnb for a stay in March 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Melanie

TRIP DATE

03-08-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

*This review was originally posted on Airbnb for a stay in March 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Melissa

TRIP DATE

07-03-2019

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

We enjoyed a great trip to Harrisonburg. The house was perfect for accommodating our large family. We especially loved the front porch. The kitchen had everything we needed to cook simple meals. The house was amazing and had so much character. Everything was clean and very comfortable.

*This review was originally posted on Airbnb for a stay in July 2019

RATING

5

REVIEW DETAIL

GUEST NAME

Regina

TRIP DATE

10-05-2018

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

Beautiful home and owner was excellent!

*This review was originally posted on Airbnb for a stay in October 2018

RATING

5

REVIEW DETAIL

GUEST NAME

A guest from Oakton, VA

TRIP DATE

09-14-2018

REVIEW SOURCE

HomeAway

REVIEW SUMMARY

Cute house!

REVIEW DETAIL

Nicely renovated, great for a weekend stay for touring around Harrisonburg.

*This review was originally posted on HomeAway for a stay in September 2018

RATING

5

REVIEW DETAIL

GUEST NAME

A Verified Guest

TRIP DATE

07-12-2018

REVIEW SOURCE

REVIEW SUMMARY

REVIEW DETAIL

Beautiful home! Great for large groups and families! We loved our stay.

*This review was originally posted on Airbnb for a stay in July 2018

RATING

5

REVIEW DETAIL

GUEST NAME

A Verified Guest

TRIP DATE

06-24-2018

REVIEW SOURCE

Airbnb

REVIEW SUMMARY

REVIEW DETAIL

Great home, so fresh and clean. We look forward to our next stay.

*This review was originally posted on Airbnb for a stay in June 2018

RATING

5