

Special Use Permit request for 680 N. Liberty St.

December 8, 2015

To whom it may concern,

I would like to request a "special use permit" to rent the property that I have on 680 N. liberty St. on a per bedroom basis. The purpose would be to offer an affordable alternative to single residents needing a place to live.

The current median rent in Harrisonburg is around \$800 which makes it very difficult for single residents to afford a place to live. By renting the house on a per bedroom basis I would be able to offer an affordable alternative to single residents.

The property is located in the central part of Harrisonburg only a couple hundred yards from the Georges chicken plant and the Shenandoah Valley Organic as well as only a few miles from EMU. The location of the property would allow for single residents that for whatever reason do not own a car or don't have a license, to rent affordable shelter near a source of employment or to attend school at EMU.

The property has 2 bathrooms, a kitchen and 4 bedrooms as well plenty of off street parking space in the back of the property.

I currently own the property as an investment. The issuance of this permit would allow me to increase the return on my investment and would provide a needed service to the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan J. Arellano', written over a printed name.

Juan J. Arellano

Date Application Received: 12-08-15

Total Paid: 405⁰⁰ plus

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

Property Owner's Name: Juan J. Arellano
Street Address: 15416 Evergreen Valley Rd Email: jjarellanojj@gmail.com
City: Harrisonburg State: VA Zip: 22853
Telephone: Work 540-879-2566 Fax _____ Mobile 540-820-1588

Owner's Representative: _____
Street Address: _____ Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work _____ Fax _____ Mobile _____

Description of Property and Request

Location (Street Address): 680 N. Liberty St.
Tax Map Number Sheet: 40 Block: W Lot: 10 Lot Area: 6,200 ± sq. ft.
Existing Zoning Classification: R-2
Special Use being requested: 10-3-40 (7)

Please provide a detailed description of the proposed (use additional pages may be attached):
See attached letter

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: _____
South: _____
East: _____
West: _____

Certification: *I certify that the information contained herein is true and accurate.*

Signature: 
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- | | |
|--|--|
| <input type="checkbox"/> Completed Application | <input type="checkbox"/> Fees Paid |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Property Located on Tax Map |
| <input type="checkbox"/> Description of Proposed Use | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> _____ |

January 8, 2016

To City of Harrisonburg
Department of Planning and Community Development

In regards to the public hearing regarding the off street parking at 680 North Liberty Street, Harrisonburg VA, I do not have any issues with the residents parking in the rear of the home, provided they do not interfere with my parking.

Sincerely,

A handwritten signature in cursive script that reads "Barbara See".

Barbara See
686 N. Liberty St.
Harrisonburg, VA 22802
540-271-1463

