



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

140 Ott St, Harrisonburg, VA 22801 26 G 2 0.39 ^{acres} or sq.ft.
Property Address Tax Map Total Land Area (circle)
Existing Zoning Classification: R1 17,144 sf.
Special Use being requested: short term rental

PROPERTY OWNER INFORMATION

Margaret P Morris 540-433-0509
Property Owner Name Telephone
140 Ott St meg.morris@gmail.com
Street Address E-Mail
Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative Telephone
Street Address E-Mail
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.

Margaret P Morris 9-7-22
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. 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

9-8-22 Total Fees Due: \$ 455 paid
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre
[Signature]
Received By

To Whom It May Concern:

Thank you for considering my special use permit request for 140 Ott Street. 140 Ott Street is a 2586 sq ft single family house close to the downtown center, and it has been my personal residence since 2009. I am requesting a special use permit to use my home as a short term rental periodically for up to eight guests. The house has four accommodation spaces.

I currently rent out 140 Ott Street as a STR under the by-right rules, max four guests for up to 90 days a year. Several groups have rented the house and they've left positive reviews. Additionally, my neighbors know that I'm renting out the house sometimes, and they have my contact information and can easily get in touch with me if there are any issues.

My home is close walking distance to downtown shops and restaurants, and expanding my home's short term rental use will benefit Harrisonburg's economy by bringing more tourists to downtown and increasing tax revenue. On a personal note, it benefits me by letting me earn money on a house that would otherwise sit empty. I share custody of my children with their father and travel when my boys are with their dad, which is a perfect opportunity for renting out my home.

The house has been a popular short term rental on Airbnb. Past guests include JMU parents, JMU alumni, and visitors from DC/Northern Virginia coming down for mountain biking, hiking, and wine touring. The house has a location central to JMU, EMU, and downtown businesses. It's sizable enough to host larger groups and it has a long driveway that can easily accommodate several cars. Hosting short term stays at my home has gone well so I'd like to be able to expand the use, rent out to larger groups for more days in the year.

Please feel free to reach out with questions.

Meg Morris
(540) 433-0509 (cell)
meg.morris@gmail.com

▼ Address, Owner, or Tax Ma 🔍

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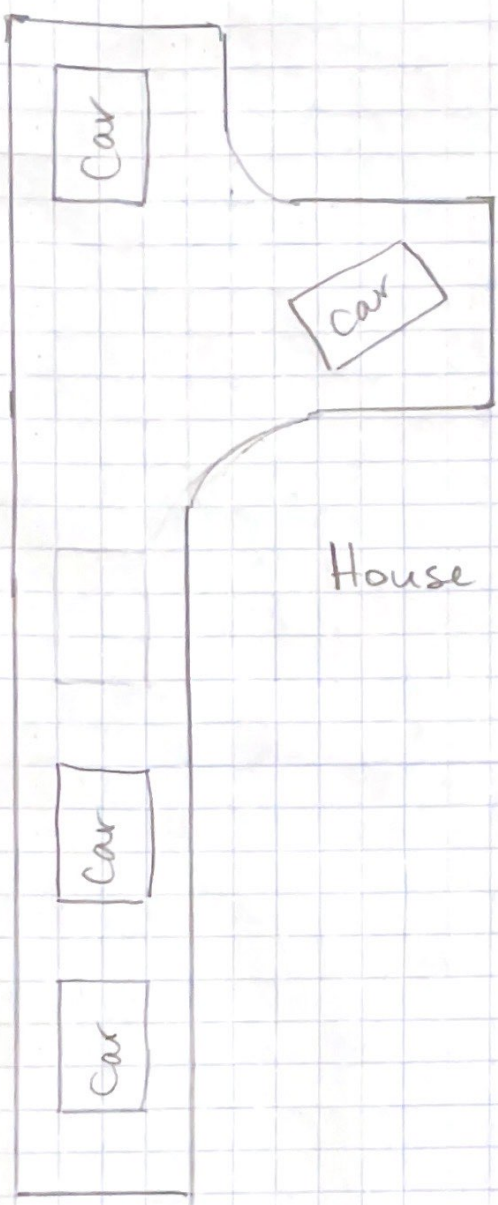


10m
40ft

-78.864 38.447 Degrees

VITA, West Virginia GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USD

□ 3 ft



House

Car

Car

Car

Car



