

7-3-19

To Whom It May Concern:

In reference for the request for a short-term rental at 921 Blue Ridge Str.

We are strongly opposed to this request for the following:

Apise, partying, and disturbances.  
Parking issues, trash, safety concerns and criminal activity including Homeless.

We need to keep the neighborhood as a Single-Family Residential District.

Please deny this request.

Quane E. Sam  
Carolyn B. Cobb  
952 Broadview Str.  
Harrisonburg, VA 22802

Attention: Alison Banks

To: Harrisonburg City Council

I am writing this letter to ask that the special use permit request by 921 Blue Ridge Drive be denied.

Research of major cities who allow short term rentals shows that, after experience, many of them have severely restricted these properties due to various problems such as noise, added traffic and vandalism. Cities have found it takes housing from the market and creates a chain of rising rents and negatively impacts local hotel revenue in addition to negative impact on neighborhoods.

We need to maintain the quality of property and of the neighborhood in Reherd Acres. Short-term renters have no investment in this community. We need to keep our neighborhood safe and orderly.

Please deny this request.

**Karen Monger**

Attention: Alison Banks

To: Harrisonburg, VA City Council

I am writing this letter to ask that the special use request issued by 921 Blue Ridge Drive be denied.

I am very concerned by news stories of the negative impact this has on neighborhoods. Many stories of noise, excess trash, added traffic, vandalism and the rental space being used for purposes other than what is intended have been reported in the news. Landlords have little control over their renters because they come and go quickly.

The neighborhood in Reherd Acres does not want these kinds of potential problems. We want to maintain the quality of our neighborhood. We want our neighborhood to remain a single family residence area.

Please save our neighborhood and deny this request.

Faye Morris

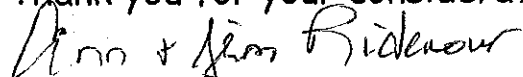
July 4, 2019

Ms. Banks,

I am opposed to the property located at 921 Blue Ridge Drive, Harrisonburg, VA 22802 for short term rentals. This is a single family residential neighborhood. The property is owned by J & K Trust with an address on Country Club Rd. No short term rental should be granted for absentee homeowners. Having lived in Massanutten where there are short term rentals, the impact upon the neighborhood, its safety, and home values is negative. We also owned and served on the BOD of Foxhill Town Homes, a college rental area. This was & is governed by an HOA in order to protect renters and homeowners.

Absentee homeowners, not living full time on their property, should not be granted permits for short term rentals.

Thank you for your consideration of our input,



Ann & Jim Ridenour

861 Blue Ridge Drive

Harrisonburg, VA 22802

## Alison Banks

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**From:** Sid Smith <vermont38.ss@gmail.com>  
**Sent:** Saturday, July 6, 2019 11:56 AM  
**To:** Alison Banks  
**Subject:** Special use permit request for 921 Blue Ridge Drive

It has come to my attention that a request has been made for a special use permit for the above noted address allowing for short term rentals. As a resident of the neighborhood ( Bobwhite Place ) I wish to voice my opposition to said request. This neighborhood has always been a Single-Family Residential District and should remain as such. It has been a wonderful neighborhood in which to raise a family and if this request is granted it will only open the door for more such requests resulting in profound changes to what needs to remain a friendly and safe family environment.

Sent from my iPad

James A. & Barbara J. Gilchrist  
1054 Bobwhite Place  
Harrisonburg, VA 22802-4907

July 6, 2019

Ms. Alison Banks  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

RE: Special Use Permit-House at 921 Blue Ridge Drive. Tax Map 29-H-9A & 9B

Dear Ms. Banks,

We are writing this letter to ask that the application for a special use permit to allow this residence to be used for short-term rentals, but more specifically an Airbnb, be denied.

We are concerned that the use of this property as an Airbnb would adversely affect the character of the entire neighborhood.

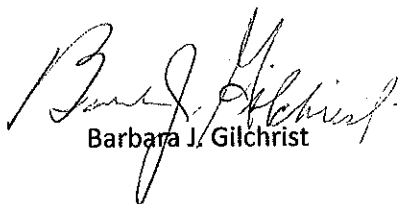
In a residential neighborhood such as ours, there is an implicate social contract among the neighbors ensuring that the environment is conducive to a high quality of living: The properties are well maintained; noise levels are kept under control; traffic is at acceptable levels; and there is little concern about crime, because the neighbors know and trust each other.

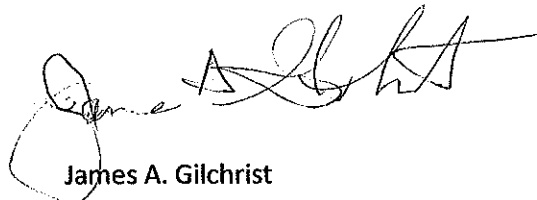
This social contract developed over time as the neighbors became confident that everybody will participate in keeping the neighborhood safe, clean, and orderly. New long-term entries into the neighborhood are assimilated into the social contract, so the character and quality of the neighborhood is maintained.

With the short-term nature of residence implied by the use of the property as an Airbnb, there is no social contract: there is no pressure to keep the noise levels within normally acceptable levels; there is little concern about maintaining the property; and there is the real possibility that crime will increase, because the renters will have little interest in interacting with those already in the neighborhood.

In short, from our point of view, there is no advantage to our neighborhood for this property to become a short-term rental. Again, we ask that you deny this application.

Very truly yours,

  
Barbara J. Gilchrist

  
James A. Gilchrist

## Alison Banks

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**From:** Matt Harbaugh <papaandparis@yahoo.com>  
**Sent:** Wednesday, July 10, 2019 5:45 PM  
**To:** Alison Banks  
**Subject:** Permit for blue ridge drive concerns

Hi I am the home owner on 881 blue ridge drive near the house being considered for the rezone. I'm am totally apposed to this request! Not only am I but the entire households on the street are as well. That kind of thing is taking over on the end of the street with north 38 and places like that and I do not want that style of living this close to my house. I live 2 houses down from the house being considered. Not only will there be random people living in and out of the house but also that will further decrease the value of the properties around it. I am totally apposed to the approval of the rezone.

Sent from Yahoo Mail for iPhone

## Alison Banks

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**From:** Sonia Barzanji <sonakurd4@gmail.com>  
**Sent:** Wednesday, July 10, 2019 5:57 PM  
**To:** Alison Banks  
**Subject:** Blue Ridge Drive

Good evening Alison,

My name is Sonia Harbaugh and I live on Blue Ridge drive, I am very against the zoning of the house on 921 Blue Ridge. I have lived here for five years and I love my neighbors. We all get along very well. Everyone knows each other. We all love that it's a 'family' street. I have a 10 year old daughter that loves the neighborhood too. I would really really like to keep it that way.

Please reach out to me for any questions.

Sonia Harbaugh  
(540)-271-6199

Sent from my iPhone



## Alison Banks

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**From:** ehsanahme@gmail.com  
**Sent:** Monday, July 15, 2019 11:39 PM  
**To:** Alison Banks  
**Subject:** Please deny Airbnb Permit to 921 Blue Ridge Drive

Dear Alison Banks,

We request that city denies Airbnb permit to the property owner located at 921 Blue Ridge Drive. Allowing this permit will change the nature of our street and neighborhood. We live just couple of houses away at 1060 Bobwhite Place, which is almost across from this property. We don't want Airbnb rental there. It should continue to be designated as single family home. We did not make it to the scheduled July 10 hearing but we hope this note is not considered late for raising this objection. My understanding is that City of Harrisonburg Council will take up this matter on August 13, 2019.

Thank you for your attention.

Thank you,  
Ehsan Ahmed  
1060 Bobwhite Place  
Harrisonburg, VA 22802  
540-421-1793  
ehsanahme@gmail.com

## Alison Banks

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**From:** Julie Riggelman <jullovessharks@gmail.com>  
**Sent:** Tuesday, August 20, 2019 10:14 PM  
**To:** Alison Banks  
**Subject:** Blue Ridge Drive

Hi Ms. Banks,

I wanted to write you in concern to the possible Air BnB rentals on Blue Ridge drive. I am not in favor of having these 2 houses in my neighborhood. I have used Air BnB on vacation and had from the good to horrible. I will not rent from them again because of this. The areas these 2 houses are at can be difficult at times because of cars and shrubs to see. This will also increase traffic accidents.

I just saw a news report for Nashville about the issues they are having with Air BnB's. It is turning nice neighborhoods into a revolving door of people that are all walks of life. More theft has occurred because of this as well as more vandalism.

I would prefer to keep this out of the neighborhood I live in.

Please do not approve.

Thanks  
Julie