

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

Date Application & Fee Received: 4/9/19.
Received by: THD

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 1220 IVY LANE
Tax Map Number: Sheet: 50 Block: B Lot: 17 Total Land Area: .45 (acres) or sq. ft.
Existing Zoning Classification: R3 +/- 19,500 sq
Special Use being requested: SHORT TERM RENTAL (AIR BNB)

Section 2: Property Owner's Information

Property Owner's Name: MICHAEL A WHITE & SUSAN E CROSBY
Street Address: 1220 IVY LANE Email: 1220IVY@GMAIL.COM
City: HARRISONBURG State: VA Zip: 22802
Telephone: Work: RETIRED Fax: _____ Mobile/Home: 5404333640

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: 
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.

1220 Ivy Lane
Harrisonburg, Virginia 22802
30 May 2019

RE: Application for Special Use Permit for Short-term rental

Please accept this attachment to our Application for Special Use Permit for Short-term Rental as an updated letter explaining the proposed use and reasons for seeking a special use permit:

- a) The short-term rental will be operated by Michael A. White and Susan E. Crosby;
- b) This is the primary residence of the above-named operators;
- c) The operators will be present during the lodging period;
- d) There are two spaces to be rented: The larger space is an "in-law" space in the finished basement (with access to the house via stairway from the main floor and a ground-level exit to the back yard) of our house, containing a living/dining area, kitchen, bathroom with washer/dryer, two bedrooms; the second space is a single bedroom on the second floor of the house with access to a private bathroom;
- e) The finished basement will sleep up to four individuals; the single bedroom is designed for one person; and
- f) Lodgers in the finished basement will park their vehicles in a driveway specific to that area; lodger in the single room will park in front of the house.

When we moved into this house 17 years ago, we had two daughters and Susan's parents were moving in with us, living in the finished basement space. Daughters have grown and flown and are settled on their own and parents are both deceased. Over the years we, as most homeowners in the neighborhood, have had folks living with us while they attended EMU, worked in the area, etc. Offering the spaces as Airbnb will provide us the flexibility to use the space ourselves for family and friends as they visit but still provide some needed space to visitors to the area, as well as income for us.

Our neighborhood has a value set that supports and encourages this use of space. Those values include being responsible stewards of our resources. This almost empty 3,000+ square foot house, which was a reasonable size for the six-person family we moved into it 17 years ago, is a waste of space, and can be used more responsibly to provide a place for visitors to our town. Those values also include a desire to learn from

others and their experiences, and seeing travels and the hosting of visitors as a benefit, not an inconvenience.

This is a diverse neighborhood of single family homes (with and without 'basement apartments'), multiple family apartments, and townhouses, all inhabited by permanent residents, students and other transients, and people new to the area. When we spoke with neighbors about the idea, they responded with "that's great" and "good idea". We posted a notice on the Ivy Lane Neighbors Facebook page, in advance of the SUP signs being posted on our lawn, and received several "Like"s and a "Sounds like a fun venture!". It does sound like a fun venture, one we're looking forward to.

To respond specifically to issues raised in the Staff Comments to Applicant and our discussion with Ms. Dang:

Item 4: As laypersons, we used the term 'apartment' to describe a suite of finished rooms in our basement, still part of the house, not to describe a separate apartment as used formally by builders and planners. The apartment is accessible from within the house by a stairwell which is used regularly by us.

Item 5: When we purchased the house, in 2002, the basement was finished as an office and guest space, with a functioning bathroom and plumbing roughed in for a kitchen. As part of our purchase agreement, the owner (and builder) finished the kitchen, installing cabinets and appliances. Ms. Dang indicated that building permits were not found for that work and that we would have to obtain one. I fail to understand how or why we should be held accountable for something that was (not) done before we purchased the house. As a Class A builder, I would think Jim Maust got the required permit. Since there was no new plumbing or electrical installed, perhaps one was not required at the time.

Item 7: a and d (although Item 4 calls it 7.c., I think they meant Item 7.d), as indicated in Item 4, are answered by our responses to Item 4. The site is and will remain our primary residence and we will be in residence during lodging periods (as listed in our original letter, items b and c, repeated above). The other items describe the accommodations and number of guests we have planned.

Finally, the staff memo raised the issue of our location "being too internal to a residential neighborhood which could result in neighborhood instability". The City's Comprehensive Plan includes a statement about neighborhood instability in the background of chapter 7 (page 7-1): "The conversion of homes into rental units or student apartments has acted as a destabilizing force and the livability of neighborhoods for families." I don't know what that sentence means but we are not proposing to convert our home into rental units or student apartments. While I was not able to get a clear understanding from staff about 'neighborhood instability', the considerations that I've been able to find listed as part of

neighborhood stability (Center for Community Progress, American Planning Association) are:

- (1) Homeownership rate: We would maintain ownership of our home;
- (2) Property abandonment: We are remaining on the property, continuing to upkeep it and make improvements;
- (3) Foreclosure: This is not and never has been an issue for us;
- (4) Property investment by owners: Again, we would be continuing to invest in the property;
- (5) Concentration of poverty: I don't see where a STR would encourage or discourage any realignment of economic resources, especially not that would impact the property or neighborhood; and
- (6) Crime: Again, I don't see this as an issue, particularly since we would be 'renting' through a company that vets the renters.

Although not directly addressed in the Staff Comments, Ms. Dang raised the question of additional traffic that this would bring to the neighborhood. If both of the proposed units were booked, I would expect this to result in two, possibly three additional vehicles at a time. How is a different vehicle daily or weekly worse than the same vehicle constantly? This would still be less than the number of vehicles and related travel we had when we moved into the home 17 years ago, with six licensed drivers and as many vehicles. Additionally, it is important to consider that Park View Mennonite Church, which is less than a 500 foot walk from our property, and EMU, which is five blocks from our house, have an amount of traffic which, when compared to the two to three vehicles our AirBnb would bring to the neighborhood, makes our impact clearly insignificant.

In summary, the two spaces we've outlined for Airbnb use: a single room with access to a private bathroom and the 'basement apartment', with its separate entrance and living space, provide an inviting, pleasant alternative to people who value the experience offered by Airbnb. We do not believe that operating an Airbnb in our home would introduce neighborhood instability but would give visitors to Harrisonburg the opportunity to see and enjoy an area of the City that is not completely hotels, chain restaurants, and student housing complexes.

Thank you,



Michael A. White



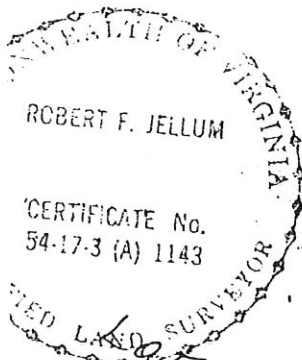
Susan E. Crosby

HARRISONBURG, VIRGINIA

SURVEYED LOT STANDING IN NAMES OF JAMES W. & JOUCE E. MAUST - 10.39/310.

PURCHASERS: MICHAEL A. WHITE & SUSAN E. CROSBY

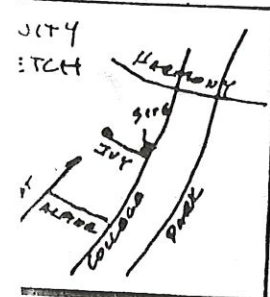
SCALE: 1" = 100' DATE: 18 1989



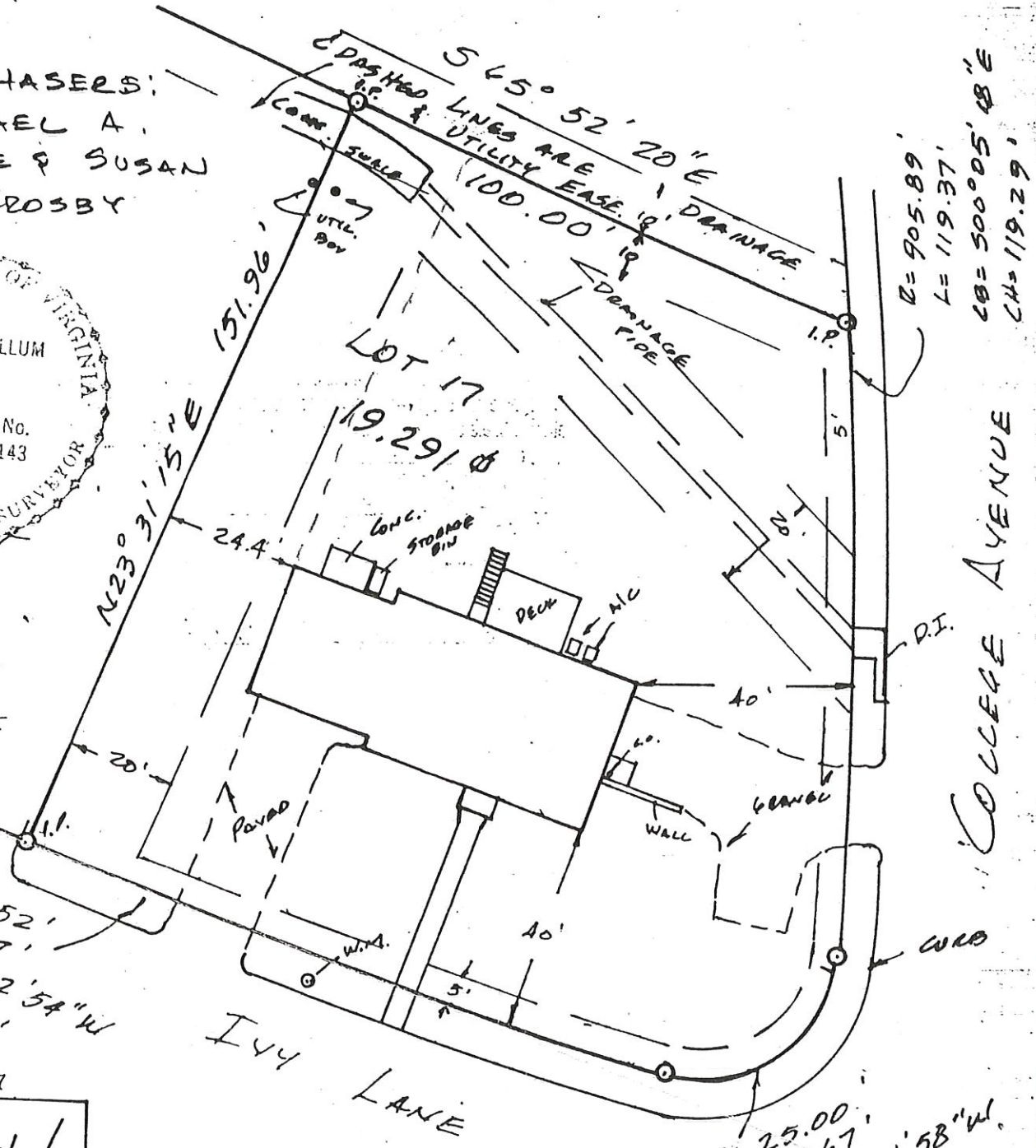
STREET SETBACK 15' 35'

R=980.52'
L=127.87'
CB=N70°12'54"W
CH=127.77'

50-0-17



SURVEYED LOT IS IN ZONE X ACCORDING TO F.E.M.A. MAP DATED 3 NOV 89.



R=905.89'
L=119.37'
CB=500°05'48"E
CH=119.29'

R=25.00'
L=44.67'
CB=554°51'58"W
CH=38.94'