

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

Date Application & Fee Received: 5-3-19
Received by: CPB/VA

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 1159 Nelson Drive, Harrisonburg, VA 22801
Tax Map Number: Sheet: 084 Block: E Lot: 16 Total Land Area: 0.44 acres or sq. ft. 19,000 sf
Existing Zoning Classification: R1
Special Use being requested: Short-term rental

Section 2: Property Owner's Information

Property Owner's Name: David W. Lee
Street Address: 10070 Mount Zion Road Email: dwlee@lee-and-assoc.com
City: Linville State: VA Zip: 22834
Telephone: Work: (540) 437-3728 Fax: (540) 437-3729 Mobile/Home: (540) 820-1422

Section 3: Owner's Representative Information

Owner's Representative: Lisa A. Hawkins, Esq.
Street Address: 90 N. Main St., Ste 201 Email: lah@fplegal.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: (540) 437-3118 Fax: (540) 437-3100 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.
- N/A

NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunication facility application.

David W. Lee
10070 Mount Zion Road
Linville, VA 22834

May 31, 2019

City of Harrisonburg
Department of Planning and Community Development
Planning and Zoning Division
490 S. Main Street
Harrisonburg, VA 22801

Re: Special Use Permit for Short Term Rental

Dear City Representatives:

This letter is provided in place of the letter dated April 29, 2019 which was submitted with the Application for Special Use Permit for Short Term Rental Operations at my property located at 1159 Nelson Drive, Harrisonburg, VA 22801.

I will serve as the operator. The entire lot and home will be available for tenants' use, and I do not plan to be present during periods when the property is rented, although I will monitor activities and provide my contact information to the neighbors so that I can be promptly notified in the event there are issues or concerns.

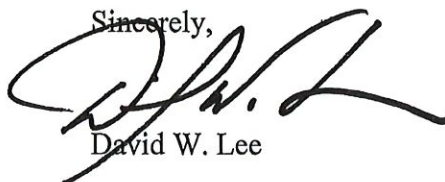
1159 Nelson Drive is not my primary residence, but it was my home for many years and now serves as a second home in the City where my family can get away from the rigors of farm life from time to time. We sometimes loan it out to friends and out-of-town guests and have been renting it out on a short-term basis for the past several years. I am not aware of any complaints to the City from any of the neighbors about those activities.

The house has four (4) bedrooms and three and one-half (3.5) bathrooms. Approximately eight (8) people can be accommodated at a time, and I am fine if the City imposes that as a maximum occupancy limit in the permit conditions. There is ample room in the driveway to accommodate six (6) or more vehicles. To ensure compatibility with the neighborhood, we have only ever rented to families and will continue that policy of only renting to a family as defined in the City's Zoning Ordinance, limiting the number of unrelated parties to no more than two. We offer and hope the City will impose that as a condition on my permit and would encourage it to consider that an appropriate condition more generally for permits in residential neighborhoods.

On advice of my attorney, this letter also confirms for the record that the Application for Special Use Permit for Short Term Rental Operations at my property is made with reservation of rights and is not intended to waive our position and view that our continued short-term rental to families is lawfully permitted without such permit.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. W. Lee', written over the typed name.












David W. Lee

751955.DOCX

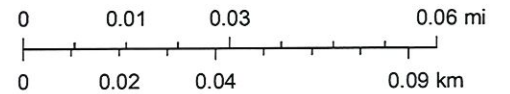
ArcGIS Web Map



5/2/2019, 9:58:58 AM

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|--|--|--|---|
|  City Limits |  Streets |  JMU |  MINOR ARTERIAL STREET |
|  Real Estate |  COLLECTOR STREET |  LOCAL STREET |  MINOR COLLECTOR STREET |
| |  INTERSTATE |  MAJOR COLLECTOR STREET |  PRINCIPAL ARTERIAL STREET |

1:2,257



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Adjoining Property Owners to 1159 Nelson Drive, Harrisonburg, VA 22801

1. Steve Bolstad & Stephanie Wasta
1150 Nelson Drive
2. Gregory T. & Debora V. St. Ours
1152 Nelson Drive
3. Annette H. Brant Living Trust
1154 Nelson Drive
4. Lynda D. Lee Trust
1157 Nelson Drive
5. John B. & Ruth R. Dod II
1161 Nelson Drive
6. John M. & Alice F. Minnis
1163 Nelson Drive
7. W. Neal & Ann L. Menefee
1165 Nelson Drive