

Date Application Received: 10-31-2017

Total Fees Due: \$ 405.00 ✓
Date Paid: 10-31-2017 *Dunks*

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: 46 Properties LLC
Street Address: 265 Chesapeake Ave Email: Jhmonger@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-421-7734 Fax: 540-434-1847 Mobile/Home: Same As Work

Section 2: Owner's Representative Information

Owner's Representative: J.M. Monser
Street Address: Same Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (Street Address): 333 Old South Hish
Tax Map Number Sheet: 025 Block: 6 Lot: 4 Lot Area: 3700 sq ft
Existing Zoning Classification: R2
Special Use being requested: to Allow lower unrelated persons to live here.

Provide a detailed description of the proposed (attach additional pages or separate lett if necessary):

Attached

Section 4: Certification

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

Signature: [Signature] - Mem/Manager
Property Owner

Section 5: Required Attachments

Survey of Property or Site Map

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

10/27/17

4 G Properties LLC

To Whom it May Concern,

We have recently purchased the property at 333 old south high and are proposing for a special use permit to allow up to four unrelated individuals to live there at the same time. The house will need to be fully renovated to bring up to the standards that 4 G properties has set for their rentals and the renovation will depend on the amount of people allowed to live there -ie more bedrooms needed if more people. The house currently has four bedrooms but would convert some to different space if not needed.

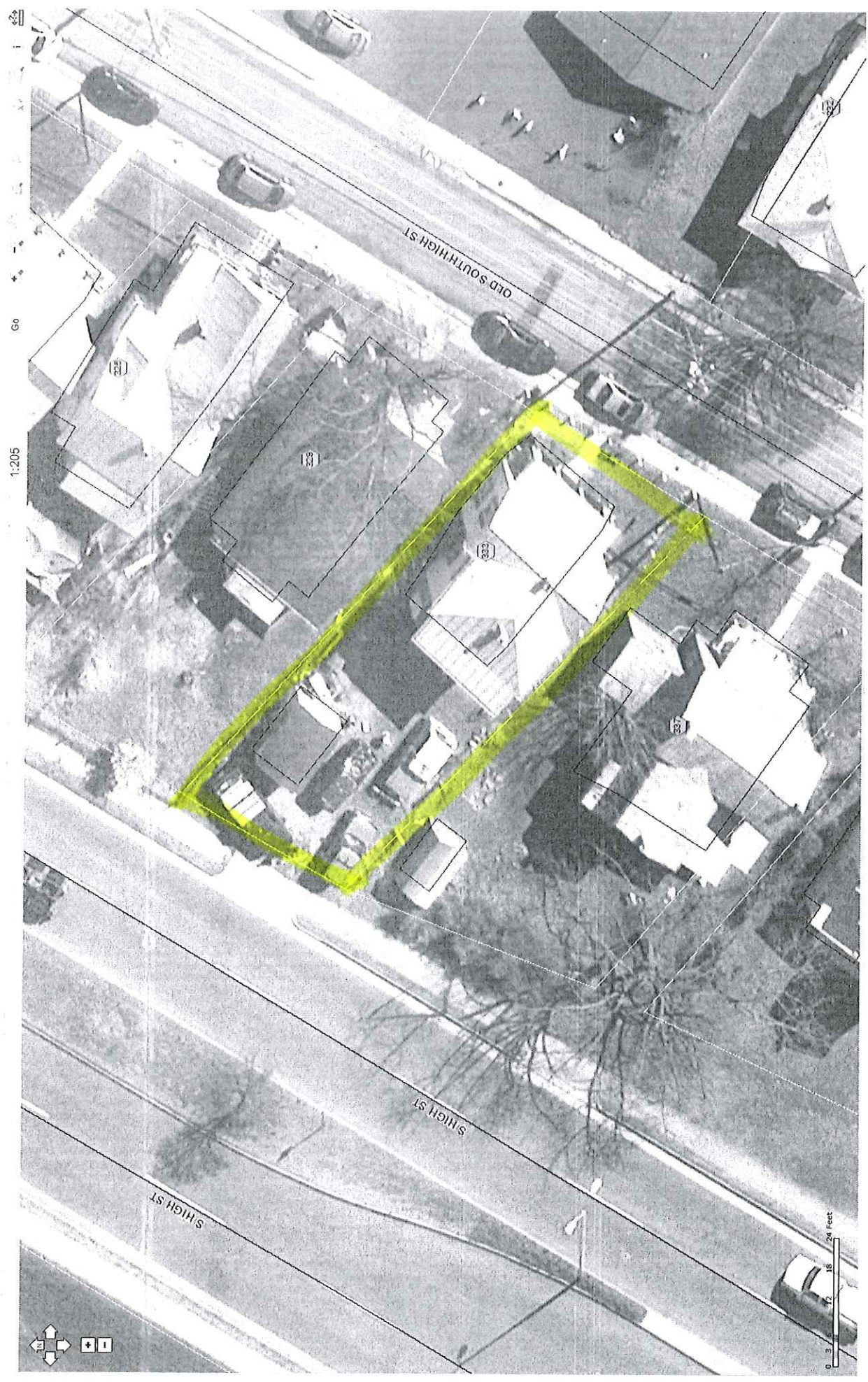
We feel that the special use permit is a good fit to the surrounding properties that are mostly student rentals with multiple individuals in there. We are aware of the recent situation on old south high with houses being out of zoning ordinances and are trying to keep our rental within the city's zoning ordinances. This house is in close proximity, walking distance to much of the JMU campus and feel that is it a good fit for a student rental if a special use permit is granted.

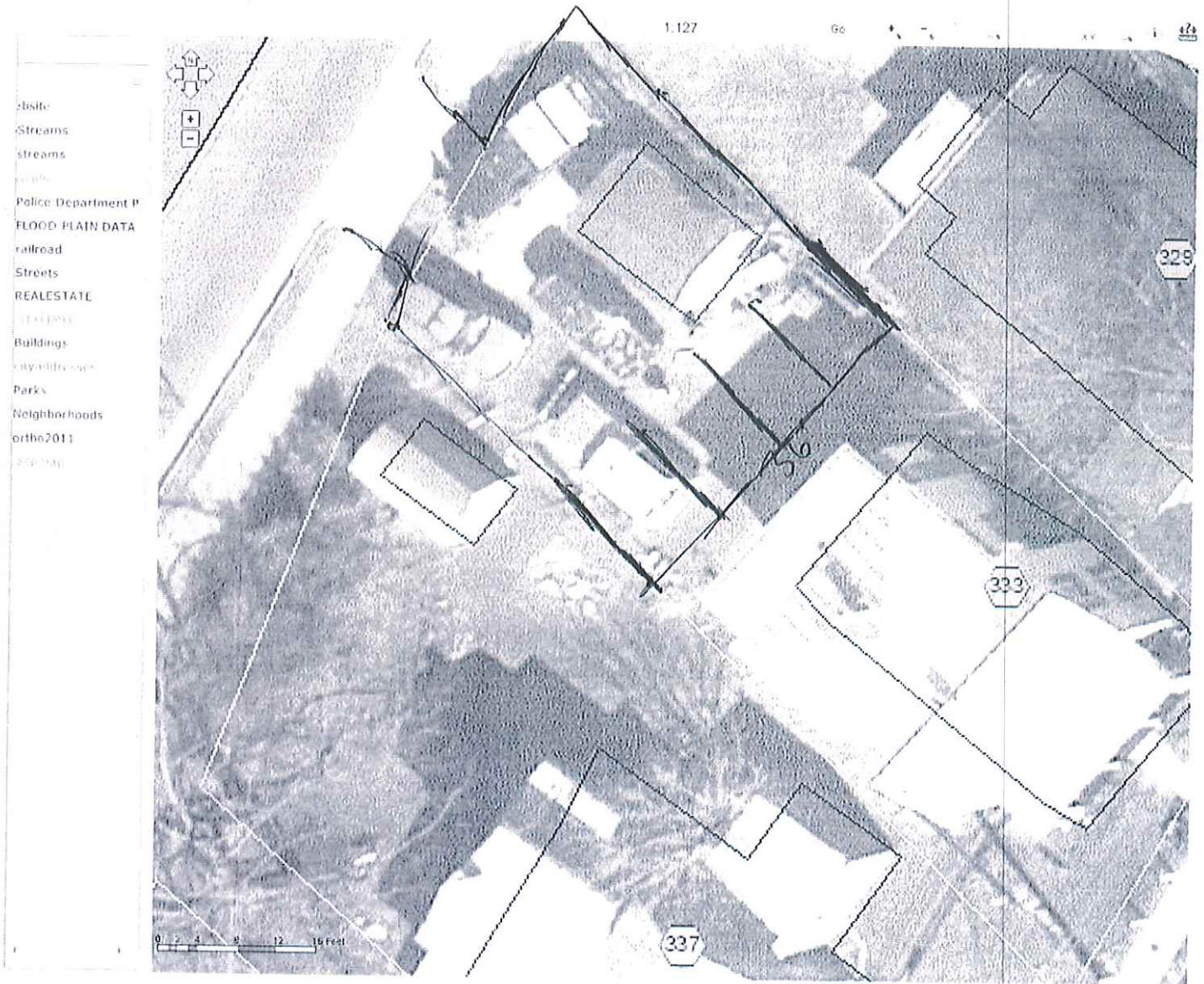
Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Monger IV', written in a cursive style.

John Monger IV, Member/Manager





333 Old South High -

We were going to make the entire back lot gravel for parking. Cars should be able to make a three point turn to turn around and pull forward onto 42. As well as overflow parking will be available across the street at 332 Old South High.

Dear Planning Commission,

I want to thank you all first for taking the time to hear our special use permit application. Secondly I would like to apologize for not being able to be here in person tonight to answer any questions that you might have. My business partner and I Jimmy Higgs have our annual company Christmas dinner for R.S. Monger and sons and felt that our presence was needed.

We are applying for this special use permit to allow four unrelated persons to reside in the house out 333 old south high at this time for a couple reasons. First we feel that the overall culture and environment on the street tends to be rentals and students and this house with a special use permit would fit into that environment better than a single family home. Secondly with the close proximity to JMU's campus and JMU continuing to expand on grace street we feel that the house will be better suited to house students close to their classes.

The house in its current state is in need of major remodeling before it is inhabitable for anyone being a single family or multiple unrelated persons. We are trying to go through this process before we remodel the house so that we can better suit the house for the end user. It currently does have four bedrooms so no additional bedrooms would need to be added if the special use permit is granted. The one drawback or reservation that has been brought to our attention concerning the special use permit is parking. There is enough room in the back yard that will be converted to a parking lot to park four vehicles. I know there is a concern of backing onto 42 from that house but I do feel there is enough room to do a three point turn to turn around and pull onto 42. As well as the back yard parking there are many people and seems to be the overall trend that people park on the side of the street on old south high. There should be room for two cars to park in front of the house on old south high. As an overflow parking option Jimmy Higgs and I own the house across the street, 332 Old South High, that has multiple unused parking spots behind it that we were going to allow 333 Old South High to use. We would probably create a parking pass to be displayed on the dash to be able to use that private lot.

Again we want to thank everyone for taking the time to consider this application.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for John Monger IV and the signature on the right is for Jim Higgs. Both signatures are written in a cursive, flowing style.

John Monger IV and Jim Higgs