



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

293 Newman Ave, Harrisonburg, VA 22801      026 F 13      .24 acres or sq.ft.  
 Property Address      Tax Map      Total Land Area (circle)

Existing Zoning Classification: UR

Special Use being requested: Short Term Rental

**PROPERTY OWNER INFORMATION**

Bradley Cohen      540-830-7239  
 Property Owner Name      Telephone

293 Newman Ave      brad@bradcohenhomes.com  
 Street Address      E-Mail

Harrisonburg      VA      22801  
 City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Bradley Cohen      540-830-7239  
 Owner's Representative      Telephone

293 Newman Ave      brad@bradcohenhomes.com  
 Street Address      E-Mail

Harrisonburg      VA      22801  
 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.*

Bradley Cohen      2-17-2022  
 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](http://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**

2-17-2022      Total Fees Due: \$ 455.00  
 Date Application and Fee Received      Application Fee: \$425.00 + \$30.00 per acre

ABanks  
 Received By

To Whom It May Concern:

The purpose of this letter is to explain the proposed use and rationale for a special use permit at 293 Newman Ave Harrisonburg, VA 22801.

I am requesting a special use permit to operate a short-term rental at my house. As a real estate agent, I am very aware of how important short-term rentals are to our market for people that are in transition, visiting the area for tourism, or potential relocation. I regularly am in contact with prospective clients who want to come and explore the Harrisonburg area as a part of a potential move, and most need short-term rental accommodations. Many of them seek out the Airbnb option as compared to hotels in order to immerse themselves more in the community they would be living in.

My property is located only 1 block from Downtown Harrisonburg, on a quiet street that is made up of 50% business and rental uses (offices, multi-family, and students), including a multifamily property immediately next door to me. I currently have an approximately 20'x20' detached, brick garage with windows that goes unused, besides some storage. The plan would be to build it out as a living space with a kitchenette, without a stove, to use as a short-term rental. Given that the garage is already an existing permanent structure, renovating it as a separate living space creates density in the downtown area. The corner lot location and approximately 76' of driveway is more than enough to accommodate parking for visitors without affecting my neighbors.

Personally, I love living downtown and sharing all it has to offer with prospective clients and those visiting the area. I will be managing the property myself and although detached, the garage is a mere 15' from my kitchen so I have no concerns about visitors being a disturbance to surrounding neighbors.

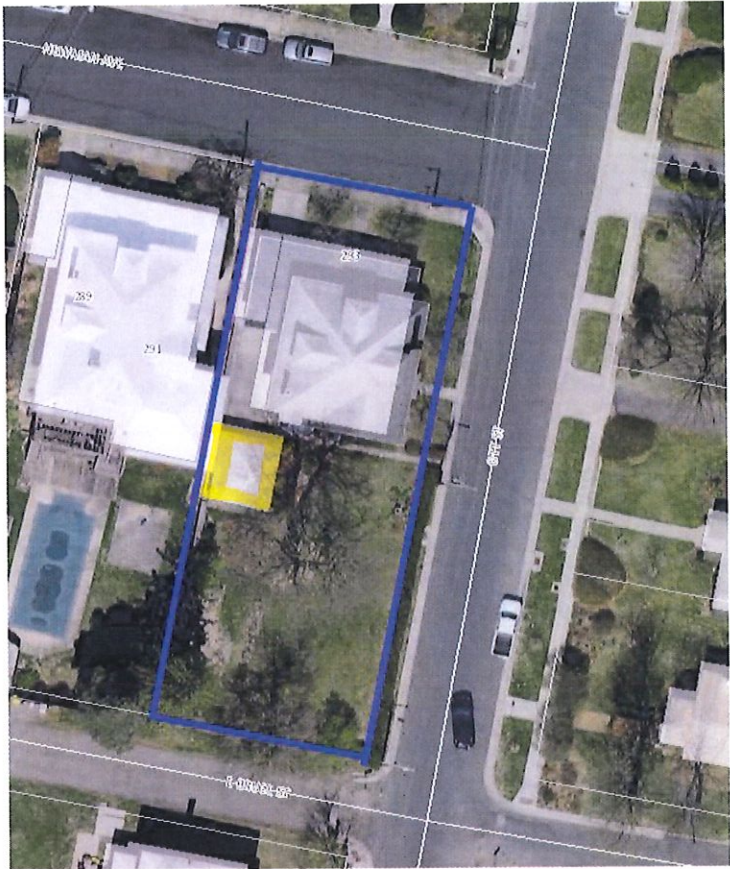
I have no doubt it would be a highly coveted STR location because of the walkability to explore downtown. The economic impact for Harrisonburg comes with the benefits of additional transient occupancy tax, additional real estate tax from finished square footage on an otherwise valueless building, sales and meals tax the city collects from visitors, and the positive impact on local businesses and restaurants from visitors.

As a Realtor, my ethical responsibility is to promote the highest and best use of land. I understand the utmost importance of being intentional when considering adding density, in locations that do not adversely affect the values of neighboring properties, especially in a landlocked city. I believe this special use permit to be in line with both the city's goals of more density, flexible and efficient use of existing space, and my professional responsibility to promote the best use of land.

Thank you for your consideration.

Brad Cohen  
540-830-7239

Map Overview - 293 Newman Ave.



 = PROPOSED LOCATION

Short Form Letter - 293 Newman Ave, Harrisonburg, VA 22801

(a) Who is the intended operator of the short-term rental (owner of the property, tenant, employee, or other designated agent). - Brad Cohen, Property Owner

(b) How many bedrooms or accommodation spaces will be rented for STR. Note: "Accommodation spaces" mean any room offered for sleeping. This would not include living spaces or rooms where guests would not be sleeping. - 1

(c) Description of where the accommodation spaces are located on the property. - 20x20 existing detached garage to be built out.

(d) The maximum number lodgers that would be accommodated. - 3

(e) Where lodgers will park their vehicles. - Driveway can accommodate 4 vehicles end to end without issue.