

Date Application Received: 4-6-2018

Total Fees Due: \$ 405⁰⁰ / pd.
Date Paid: 4-6-2018 ✓ AB

Application for Special Use Permit

City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

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

\$405.00

Section 1: Property Owner's Information

Property Owner's Name: I Lex LLC
Street Address: 206 South Ave Email: glenn@castleproperty.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-564-2659 Fax: _____ Mobile/Home: 540-908-8757

Section 2: Owner's Representative Information

Owner's Representative: Glenn Loucks
Street Address: 206 South Ave Email: glenn@castleproperty.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-908-8757 Fax: _____ Mobile/Home: _____

Section 3: Description of Property

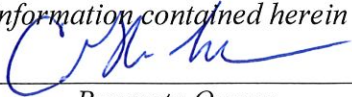
Location (Street Address): 257 Old South High St.
Tax Map Number Sheet: 025 Block: G Lot: 16 Lot Area: +/- 5,908 #
Existing Zoning Classification: R-2
Special Use being requested: 4 - unrelated Tenants
10-3-40(7)

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

Request of a special use permit to allow 4
unrelated tenants to occupy 257 OSH street

Section 4: Certification

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

Signature: 
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.

206 South Avenue
Harrisonburg, VA 22801
6 April 2018

RE: 257 Old South High Street, Special use permit request for 4 Unrelated Tenants

Harrisonburg City Planning Commission & Harrisonburg City Council,

Greetings;

I am applying for a Special Use Permit for the property at 257 Old South High Street. I would like to receive a permit to allow this property to be occupied by 4 unrelated Tenants, specifically JMU students. Under current R-2 zoning, this property by right can be occupied by a family of any size or 2 unrelated Tenants. This request is an allowable use that can be permitted with the Special Use Permit.

For many decades, Old South High Street has been and continues to be a street where the majority of houses are occupied by unrelated people, primarily JMU students. An excerpt of the 2 May 2005 presentation to the City Council by the Harrisonburg Department of Community Development describes the areas as follow:

“Old South High Street is an eclectic neighborhood with many large homes on small lot. The vast majority of these homes are rental properties. A staff survey (in 2005) of this street found only 6 of the 35 homes on the street were owner occupied. Many of the rental units are occupied by James Madison University students. Even though the neighborhood is zoned R-2, many of the properties have non-conforming occupancy levels that exceed the two-person limit.
”

Since the time this statement was made in 2005, the City Council has approved a special use permit to allow 4 unrelated tenants to occupy **264 Old South High Street**. This year two additional properties on the street have applied for 4 unrelated person -special use permits.

333 Old South High Street: The Planning Commission and the City Council both approved the permit for 4 unrelated Tenants. This property has a 3700 square foot lot and a house that is 1164 square feet.

352 Old South High Street: The Planning Commission approved ominously and this is scheduled for a vote 24 April 2018 by the City Council. This property has a 11,000 square foot lot and a house that is 1164 square feet.

My application is at least the third application this year for the street. Old South High is surrounded by a lumber yard, a four lane divided road and JMU. For the same reasons it is not desirable to families, it is very popular and convenient for JMU students.

257 Old South High currently has two unrelated tenants, both JMU students. We ask that this number be raised to 4 unrelated tenants. The house is 1,854 square feet and the lot is 6,500 square feet with plenty of space for off street parking.

The purpose for zoning should be to encourage the neighboring uses to be compatible. Over time the historic uses of properties change. New roads, the westward expansion of JMU, a flourishing downtown and changing demographics will change the best use of properties. A healthy zoning code allows properties that are no longer compatible with their surroundings, a mechanism to adjust their use to become more harmonious with the surrounding uses.

I believe that granting the 4-unrelated Tenant special use permit for this property would make it MORE harmonious with the neighboring properties and would allow the City to perform annual inspections to verify the property is well kept and guarantees 4 off street parking spaces in an area where parking is at a premium.

Currently the City is reworking the Comprehensive Plan. Although not completed, every indication shows that the desired result for this street would be B-2 or some higher use zoning. Granting the special use permit for this property would be in line with these recommendations and consistent with the previous actions of both the Planning Commission and the City Council.

Please feel free to contact me if you have any questions about this request and ask for your support by voting for the approval of this Special Use Permit.

Sincerely,



C. Glenn Loucks
Illex LLC
540-908-8757

