



CITY OF HARRISONBURG
**COMMUNITY
 DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

511 E. Market Street
 Property Address

27 E 4
 Tax Map

0.37
 Total Land Area

acres or sq.ft.
 (circle)

Existing Zoning Classification: R2

Special Use being requested: ~~R3 zoning~~ Sec. 10-3-40 (7) occupancy of not more than 4 persons

PROPERTY OWNER INFORMATION

BISAPACA, LLC
 Property Owner Name

(540) 478-3671
 Telephone

1587 Port Republic Rd., Suite #3
 Street Address

william.c.riner@gmail.com
 E-Mail

Harrisonburg VA 22801
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Paul Riner, Riner Rentals
 Owner's Representative

(540) 478-5595
 Telephone

1587 Port Republic Rd., Suite #3
 Street Address

paul@rinerrentals.com
 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.

William C Riner
 PROPERTY OWNER

1-17-202
 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. 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

1/17/23
 Date Application and Fee Received

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

Received By

BISAPACA, LLC
P.O. Box 1584
Harrisonburg, VA 22803

February 28, 2023

City of Harrisonburg Community Development
409 S. Main Street
Harrisonburg, VA 22801

To Whom it may concern,

I am writing as agent for BISAPACA LLC to request a special use permit for my real estate, located at 511 East Market Street, to allow three (3) individuals to reside in each portion of the duplex.

I am seeking this special use permit due to a neighboring property already having this allowance. 50 and 52 Reservoir Street carry an R-5C designation, proffered that they do not allow more than three (3) individuals or a family in each dwelling. We are requesting similar use for the real estate at 511 East Market Street in light of these already approved designations.

I am not requesting a rezoning to another designation, rather, our intent is to help you understand our request for a special use permit to allow some additional occupancy at 511 East Market Street based upon the approval of the neighboring property's recent request (February 22, 2022 approval by City Council) and approval for some added density. I believe my request is appropriate given these recent allowances. We do not wish to have any more than three individual persons in any of the two units. We understand the hardship this can cause, and assure you that we also do not wish to deal with any of the potential negative consequences. Instead, and based upon the renovation and total square footage of each property, each containing 3 very large bedrooms and multiple bathrooms, we believe that allowing three individuals is a potential use of the space. We also contend that we have a very large lot, as well as more than adequate parking to allow for 6 total individuals, should that be the case. The last neighboring property to request and receive approval from staff did not share this availability of parking, and we think this is a distinct reason for our property to be allowed this added density.

Please feel free to reach out to me at any time with questions or concerns, and I welcome the opportunity to discuss the specifics of my request with you if needed. If anyone would like to inspect or walkthrough the property, or see pictures of each renovated duplex unit, I would be happy to meet anyone or share those pictures with you anytime.

Thank you in advance for your time and consideration.

Warm Regards,

William C. Riner, Manager BISAPACA LLC

Paul C. Riner, Agent for BISAPACA LLC



Harrisonburg, VA



Pan and Zoom





For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
Project Information				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No T/M

Comments:

Accepted by: Zeneth Mason

Date: 2/7/2023

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.