

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

Date Application & Fee Received: 7/2/19
Received by: THD

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 511 PAUL ST
Tax Map Number: Sheet: 16 Block: F Lot: 6 & 12 Total Land Area: 0.73 acres or sq. ft.
Existing Zoning Classification: R-1
Special Use being requested: short-term rentals

Section 2: Property Owner's Information

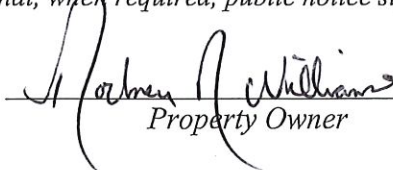
Property Owner's Name: Rodney R. Williams
Street Address: 511 Paul Street Email: rodney@82050LD.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: (540) 820-7653 Fax: _____ Mobile/Home: (540) 820-7653

Section 3: Owner's Representative Information

Owner's Representative: _____
Street Address: _____ Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work: _____ Fax: _____ 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.

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

Ref: STR Special Use Permit
Rodney Williams
511 Paul Street
Harrisonburg VA 22801

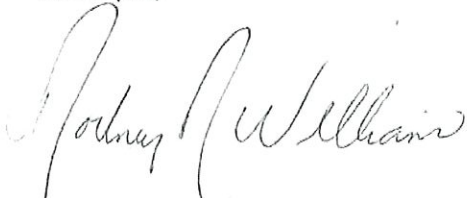
July 1st, 2019

Dear City Staff and City Council,

This letter is to address the questions that you asked about my property, located at 511 Paul St, Harrisonburg. I have promoted my primary residence for a little under a year now on Airbnb and have enjoyed meeting new people and promoting local businesses through this endeavor. Below is the answers you have asked;

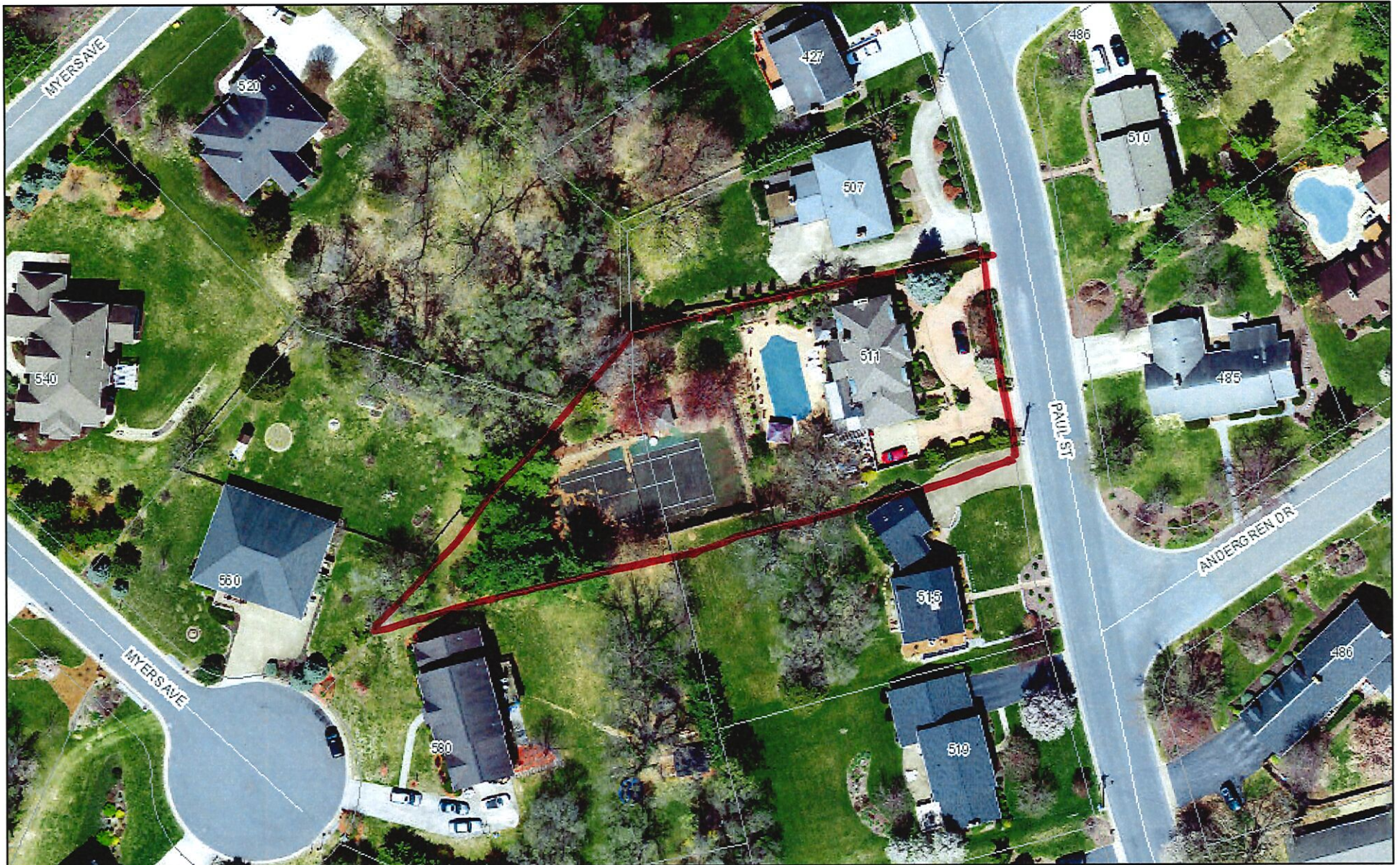
- (a) I, Rodney Williams and my wife Angel Williams are the operator(s) of this short-term rental.
- (b) This is our primary residence.
- (c) I, we will always be present during any lodging period.
- (d) My short-term rental is a living area in my basement that contains a one bedroom.
- (e) The accommodation has its own private entry way from the garage door on the lower level of our primary residence.
- (f) We will only accommodate 2 lodgers per night.
- (g) Lodgers will park their vehicles in the drive way next to the garage door. This space is off street, private parking, 2 car width, on left side of house. Driveway is ½ block from stoplight on the corner of Martin Luther King Jr. Way and Paul St.

Thank you,



Rodney Williams

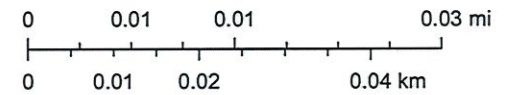
ArcGIS Web Map



7/3/2019, 4:37:56 PM

1:1,128

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



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

City of Harrisonburg
VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Thanh Dang

From: Rodney Williams <Rodney@820sold.com>
Sent: Wednesday, August 14, 2019 4:47 PM
To: Thanh Dang
Subject: 511 Paul Street

Just to address false claim of police being called from Neighbor

From: Chris M Monahan <Chris.Monahan@harrisonburgva.gov>
Date: August 14, 2019 at 4:33:19 PM EDT
To: Rodney Williams <Rodney@820sold.com>
Subject: 511 Paul Street

Mr. Williams, I searched the Calls for Service CFS's related to the address of 511 Paul Street in the City of Harrisonburg. A search from January 2017 to August 14, 2019 resulted in zero CFS's related to any noise violation and zero CFS's related to disorderly conduct. Let me know if you need any further information.

Chris Monahan
Sergeant Chris Monahan
Harrisonburg Police Department
Work- 540-437-2672
Fax- 540-437-2614
Cell- 540-435-7028
Chris.Monahan@harrisonburgva.gov

From: Rodney Williams <Rodney@820sold.com>
Sent: Wednesday, August 14, 2019 4:16 PM
To: Chris M Monahan <Chris.Monahan@harrisonburgva.gov>
Subject: [BULK]
Importance: Low

Dear Mr Monoham
Could you provide information as to wether their was any calls made to the police department for Noise or Disorderly conduct.
Thank you so much.

Rodney R. Williams
Broker/Owner
Williams & Associates
Licensed Broker and Real Estate Agent

Thanh Dang

From: Rodney Williams <Rodney@820sold.com>
Sent: Wednesday, August 14, 2019 4:58 PM
To: Thanh Dang
Subject: [BULK]

Importance: Low

Hi Thanh,

Just to address false claim that neighbor William Hall states in his letter that his "...master bedroom directly face this parking"

Sorry for all this Thanh,
I'll just address any questions you and staff have this eve and not add to the Unjust and Hostile statements being made.



Always Selling,

Rodney R. Williams
Broker/Owner
Williams & Associates