Date Application Received: 1/25/17

Total Fees Due: \$ 405
Date Paid: 1/25/18

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 I	nformation							
Property Owner's Name:	76 Properties							
Street Address:	superfe Ave	Email: hmonger@ gmuil. (om						
City: Harrisonburg	State:	Zip: 22801						
Telephone: Work: 540-421	-7734 Fax:	Mobile/Home: Same						
Section 2: Owner's Representa	itive Information							
Owner's Representative:	Sone							
Street Address:	Email:							
City:	State:	Zip:						
Telephone: Work:	Fax:	Mobile/Home:						
Section 3: Description of Prope	rtv							
Location (Street Address): 352 OID South Ash								
Tax Map Number Sheet: O	4 1	Lot: Lot Area: 55 x 200						
Existing Zoning Classification:								
Special Use being requested:	Allow four un	related to live there						
Section 4: Certification								
I certify that the information cont	ained herein is true and a	ccurate.						
Signature:								
Property	Owner							
Section 5: Required Attachmen	nts							
Survey of Property or Site								
		Para Granda Haraban S						
Letter explaining Proposed								
TIA Determination Form	JK Accepted TIA, signed	by Public Works Department*						

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

^{*} Applicant should consult with Community Development or Public Works staff to determine if a TIA Determination Form is required. If required, the applicant is responsible for coordinating with Public Works Department prior to submitting a Special Use Permit application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrsionburgva.gov/traffic-impact-analysis.

4 G Properties

1/25/18

To Planning Commission,

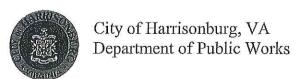
I am writing to you today to apply for a special use permit to allow four unrelated individuals to live in the residence at 352 Old South High. We feel this is a good fit for the neighborhood being so heavily concentrated in student rentals and being so close to JMU facilities.

The house currently has four bedrooms so each individual would have their own bedroom as well as ample space in the back yard for a gravel parking lot that will be put in.

Please let me know if you have any questions and thank you for your time.

Sincerely,

JM Monger - Member/Manager



Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information	on					
Consultant Name:						
Telephone:						
E-mail:						
Owner Name:	4G Properties (JM Monger)					
Telephone: E-mail:	540-421-7734 jhmonger@gmail.com					
Project Information	n					
Project Name:	352 Old S High St					
Project Address: TM #:	352 Old S High St (25-H-4)					
Existing Land Use(s):	Residential					
Proposed Land Use(s): (if applicable)	Residential					
Submission Type:	Comprehensive Site Plan Special Use Permit Rezoning Preliminary Plat O					
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Special use permit to allow four unrelated individuals to live together					
Peak Hour Trip Ge	neration (from row 15 on the second page)					
AM Peak Hour Trips:	0					
PM Peak Hour Trips:	0					
(reserved for City	y staff)					
TIA required? Your Comments:	es No _X					
Accepted by:	Date: 1/26/18					

Revised Date: May 2017

Peak Hour Trip Generation by Land Use

Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	210	Persons	4	1	2
2	Proposed #2					Washington and the state of the
3	Proposed #3					
4	Proposed #4	0 DET				
5	Proposed #5					The state of the s
6	Proposed #6					
7	Total New Trips				1	2
8	Existing #1	210	Persons	4	1	2
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				1	2
15	Final Total (Total New – Total Existing)				0	0

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.

Revised Date: May 2017