Date Application Received: 6-08-18

Total Fees Due: \$	405,0	OAF/
Date Paid: 8	Tune 2018	THD

Application for Special Use PermitCity of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

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

Section 1: Property Owner's Info Property Owner's Name:		Loucks	
Street Address: 206	South hie	Email: Olean A	actle aconsocia o
City: Harrisonbula	State: VA	Zip:	22801
City: Harrsonburg Telephone: Work: 540-564-	2659 Fax:	Mobile/Home:	540-908-87
Section 2: Owner's Representative	ve Information		
Owner's Representative:	SAME.	· · · · · · · · · · · · · · · · · · ·	
Street Address:			
City:	State:	Zip:	
Telephone: Work:	Fax:	Mobile/Home:_	
Section 3: Description of Property Location (Street Address):	23 West 1	Norket St	
Tax Map Number Sheet: 35	Block:	Lot: 3 Lot Area:	14053
Existing Zoning Classification:	R-2		
Existing Zoning Classification: Special Use being requested:	unrelated	tenents	
Section 10-3-	40 (7)		
Section 4: Certification			
I certify that the information contain Signature: Property On	ned herein is true and vner	accurate.	
Section 5: Required Attachments Survey of Property or Site M			
Letter explaining Proposed U		State of the state	
* Applicant should consult with Community			
required. If required, the applicant is responsed Use Permit application. If a Traffic until the TIA has been reviewed and TIA fe	isible for coordinating with Impact Analysis is require	h Public Works Department prior	to submitting a
NOTE: If applying for a Wireless Telecom telecommunications facility application.	munications Facility allow	ved only by SUP, then also subm	it a wireless

11 June 2018

Planning Commission and City Council

City of Harrisonburg

Dear Commission and Council,

I am applying for a special use permit at 423 West Market Street. I have owned the property for over 20 years and purchased it from Donna Laffey in the late 1990s. She lived in the property and converted it to a Student rental property in the early 1990s by adding and additional kitchen to the second floor. I continued the use as a student rental property through 2018 with 6 to 7 tenants each year.

This year it was determined by the Zoning department that the kitchen installed by the previous owner was installed without a permit and therefore illegal. They have determined that the property cannot be used as a duplex.

I have discussed the process of a 2018 legal conversion to a duplex with the city building department and the list of changes required for an existing property are completely cost prohibitive.

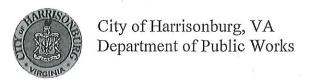
I am applying to use the property as a single family property with 4 unreated Tenants at the property. I am asking that this use be granted as is a permitted special use under the current city zoning code.

If you have any questions, please feel free to contact me using the contact information on the application. Thank you for your consideration.

Sincerely,

C. Glenn Loucks





Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Informatio	on .			
Consultant Name: Telephone: E-mail:	N/A			
Owner Name: Telephone: E-mail:	Glenn Loucks 540-908-8757			
Project Information	1			
Project Name:	423 W. Market St. Residence			
Project Address: TM #:	35-U-3			
Existing Land Use(s):	Single Family Residential (210)			
Proposed Land Use(s): (if applicable)	Single Family Residential (210)			
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)	Applicant seeking Special Use Permit to increase the number of unrelated tenants to four.			
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			
a a				
Accepted by:	Jericy Date: 6/12/18			

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	DU	1	3	3
2	Proposed #2					
3	Proposed #3				-	
4	Proposed #4					
5	Proposed #5				·	
6	Proposed #6					
7	Total New Trips					
8	Existing #1	210	DU	1	3	3
9	Existing #2					
10	Existing #3					
11	Existing #4		25			
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
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