

Total Fees Due: \$ 455.00
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 4/3/19
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): 1451 Hillcrest Drive, Harrisonburg, VA 22802

Tax Map Number: Sheet: 51 Block: K Lot: 17&18 Total Land Area: ~~16,000~~ acres or (sq. ft.)

Existing Zoning Classification: Residential R-2 1/4 14,800

Special Use being requested: Short-Term Rental

Section 2: Property Owner's Information

Property Owner's Name: John Eric and Janet Marie Hostetter

Street Address: 1451 Hillcrest Drive Email: ejhost@comcast.net

City: Harrisonburg State: VA Zip: 22802

Telephone: Work: 540 271-7765 Fax: _____ Mobile/Home: 540 271-7765

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.

Special Use Permit
Letter of Explanation

Dear Harrisonburg City Council,

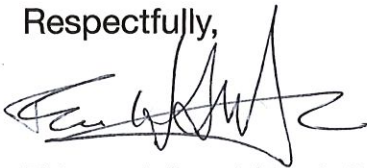
4/2/19

I am writing to request permission to use portions of our primary residence as short-term overnight rental lodging. We have extra space in our home now that our three children are grown. The ability to provide short-term lodging would cater to our interest in hospitality. My wife Janet and I intend to be the primary operators of this proposed short-term rental space. We plan to operate rentals only during times when we are present and able to properly manage our overnight guests. We would plan to block the ability for persons to book when we know we will be on vacation or away from home.

Currently we have two rooms which will comfortably accommodate overnight guests. Each of these rooms has space for two persons. Although not in our initial plans, we may also desire to make one more room available for short-term lodging in the future. This third room would comfortably accommodate two persons. All together, the three proposed rooms would house a total of six persons. We assume that each room should have one parking space on our lot for a total of three parking places. Please see attached sitemap. Proposed parking spaces are shown in white.

Thank you for considering my request. I look forward to receiving your response, and hope that you will grant my wife and I the benefit of a "special use permit".

Respectfully,

A handwritten signature in black ink, appearing to be "Eric and Janet Hostetter", written over a horizontal line.

Eric and Janet Hostetter

