

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

Date Application & Fee Received: 4/5/19  
Received by: Binko  
THD

## Application for Special Use Permit

### City of Harrisonburg, Virginia

[www.harrisonburgva.gov/zoning-applications](http://www.harrisonburgva.gov/zoning-applications)

#### Section 1: Description of Property

Location (street address): 981 Summit Ave

Tax Map Number: Sheet: 048 Block: C Lot: 12 Total Land Area: 0.52 ~~acres~~ or sq. ft.

Existing Zoning Classification: R2 201,121,000 sq

Special Use being requested: Short Term Rental 10-3-40(B)

#### Section 2: Property Owner's Information

Property Owner's Name: Glen Stoltzfus

Street Address: 981 Summit Ave Apt A Email: glen@harrisonburg.net

City: Harrisonburg State: VA Zip: 22802

Telephone: Work: 540-820-3300 Fax: N/A Mobile/Home: 540-820-3300

#### Section 3: Owner's Representative Information

Owner's Representative: Michael Stoltzfus

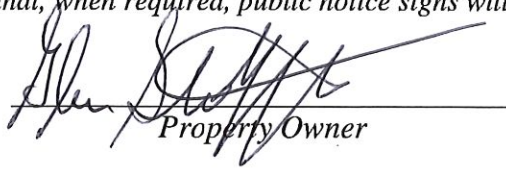
Street Address: 981 Summit Ave Email: mike.stoltzfus@gmail.com

City: Harrisonburg State: VA Zip: 22802

Telephone: Work: 540-236-6040 Fax: N/A Mobile/Home: 540-383-4945

#### 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](http://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.
- ☒ N/A

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

981 Summit Avenue  
Harrisonburg, VA 22802  
[mike.stoltzfus@gmail.com](mailto:mike.stoltzfus@gmail.com)

March 27, 2019

Commissioners and Council Members  
City of Harrisonburg  
Harrisonburg, VA

Dear Sirs or Madams,

My name is Michael G Stoltzfus, a city resident living at 981 Summit Avenue. I am writing to describe my intent to apply for a Special Use Permit for the purpose of operating a short-term rental in my primary residence. My wife, Jennifer and I will be the sole operators of this short term rental. We intend to be present during the lodging periods. The space we intend to make available for short-term guests is an efficiency apartment located on the second floor of our residence. This space will comfortably accommodate two adults or a family of up to four including two children. We have parking spaces for up to two vehicles dedicated to this rental in our driveway. (No on-street parking will be necessary or available to our guests.)

It has been our plan since we began residency in at this address to operate a short-term rental. We have lived in Harrisonburg since the early 90s, and have lived in this neighborhood since 2002. We value the family-friendly environment of the Park View area and desire to share the views and beauty of this area with a variety of out of town guests, showing off this part of the Shenandoah Valley and introducing our guests to the wonderful locally owned businesses and attractions of Harrisonburg and Rockingham County. We believe operating a high-quality short-term rental unit is one way to share our city.

Thank you for considering this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Stoltzfus", with a stylized, cursive script.

Michael Stoltzfus



28X66

84-C-1A

GEORGE R. &amp; ERNA H. BRUNK

670/79

93-3-1

GLENDON L. &  
DOROTHY N.  
BLOSSER

548/549

CITY OF  
HARRISONBURG  
WATER TOWER

49-B-14

NOTE:SEE D.B. 1308, PG. 397, FOR A 15' ACCESS  
EASEMENT OVER & ACROSS LOT 1

GRANTED TO CITY OF HARRISONBURG

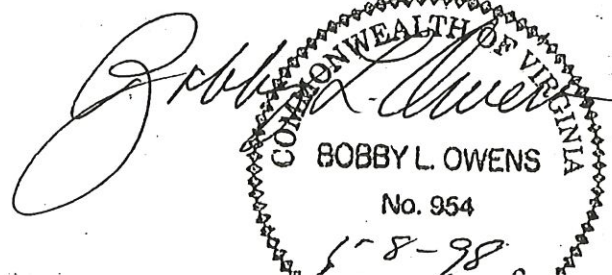
PHYSICAL SURVEY OF LOT 1BRUNK FAMILY TRUST SUBDIVISION AT PARK VIEW,  
CITY OF HARRISONBURG, VIRGINIA

PRESENT OWNER: GLEN D. &amp; MALINDA W. STOLTZFUS

DEED REFERENCE: D.B. 1280, PG. 701 SEE SUBD. PLAT AT D.B. 1264, PG. 113

SCALE: 1" = 50' DATE: JANUARY 8, 1998

JOB# 98-005

BOBBY L. OWENS, C.E.S.  
HARRISONBURG, VIRGINIA 22901To all parties interested in title to premises surveyed.  
This survey was actually made on the ground per  
record description and is correct. There are no  
encroachments either way across property lines


BOBBY L. OWENS  
No. 954  
1-8-98

