

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

Date Application & Fee Received: 6/6/19  
Received by: 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): 990 Summit Avenue  
Tax Map Number: Sheet: 049 Block: A Lot: 20 Total Land Area: 0.42 acres or sq. ft.  
Existing Zoning Classification: R-2  
Special Use being requested: Short Term Rental

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


Property Owner's Name: Elizabeth & Michael Goertzen  
Street Address: 990 Summit Avenue Email: elizabethgoertzen@hotmail.com  
City: Harrisonburg State: VA Zip: 22802  
Telephone: Work: 540.746.2675 Fax: \_\_\_\_\_ Mobile/Home: 540.746.2675

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

Owner's Representative: Elizabeth Goertzen  
Street Address: 990 Summit Avenue Email: elizabethgoertzen@hotmail.com  
City: Harrisonburg State: VA Zip: 22802  
Telephone: Work: 540.746.2675 Fax: \_\_\_\_\_ Mobile/Home: 540.746.2675

#### 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: Michael Goertzen   
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.

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

Elizabeth & Michael Goertzen  
990 Summit Avenue  
Harrisonburg, VA 22802

June 6, 2019

Department of Planning and Community Development  
409 South Main Street  
Harrisonburg, VA 22801

Dear Department of Planning and Community Development:

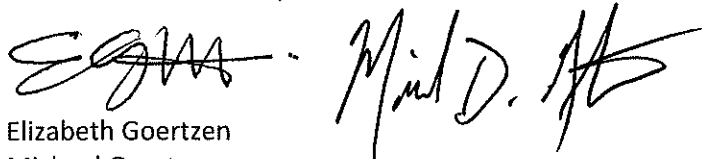
This letter is to accompany our application for a Special Use Permit (SUP) to operate a Short-Term Rental (STR) at our primary residence located at 990 Summit Avenue in Harrisonburg. We look forward to the opportunity to operate such an endeavor at our residence and have found the Summit Avenue community appropriate to do so. Summit Avenue contains an assortment of existing rental units and borders streets with a mix of single and multi-family housing configurations. We find the area is consistently used by a significant variety of residents and visitors as it is a very popular route for pedestrians, bicycles, dog walkers, and vehicles. The beautiful view is shared by many and the community is very well suited for responsible STR operations.

The STR will be operated solely by Elizabeth and Michael Goertzen, who are the owners of the property and for whom the property serves as primary residence. As owners and primary residents of the property, Elizabeth and/or Michael will be present in the home during all instances of STR rental operations.

The STR will make use of the property's walkout basement, which consists of 2 bedrooms, 1 bathroom, 1 living room, and 1 utility room. The walkout basement contains 2 private entrances as well as an interior staircase connecting to the main residence upstairs. All rooms maintain appropriate egress directly to the ground level outside the residence. Having 2 bedrooms, the rental area comprises 2 accommodation spaces that can conveniently house up to 6 guests. All guests will be part of the same booking instance/entity for concurrent use of the accommodation spaces. Off-street parking spaces are available on our existing concrete driveway, which easily allows for 2 cars in addition to our own vehicles.

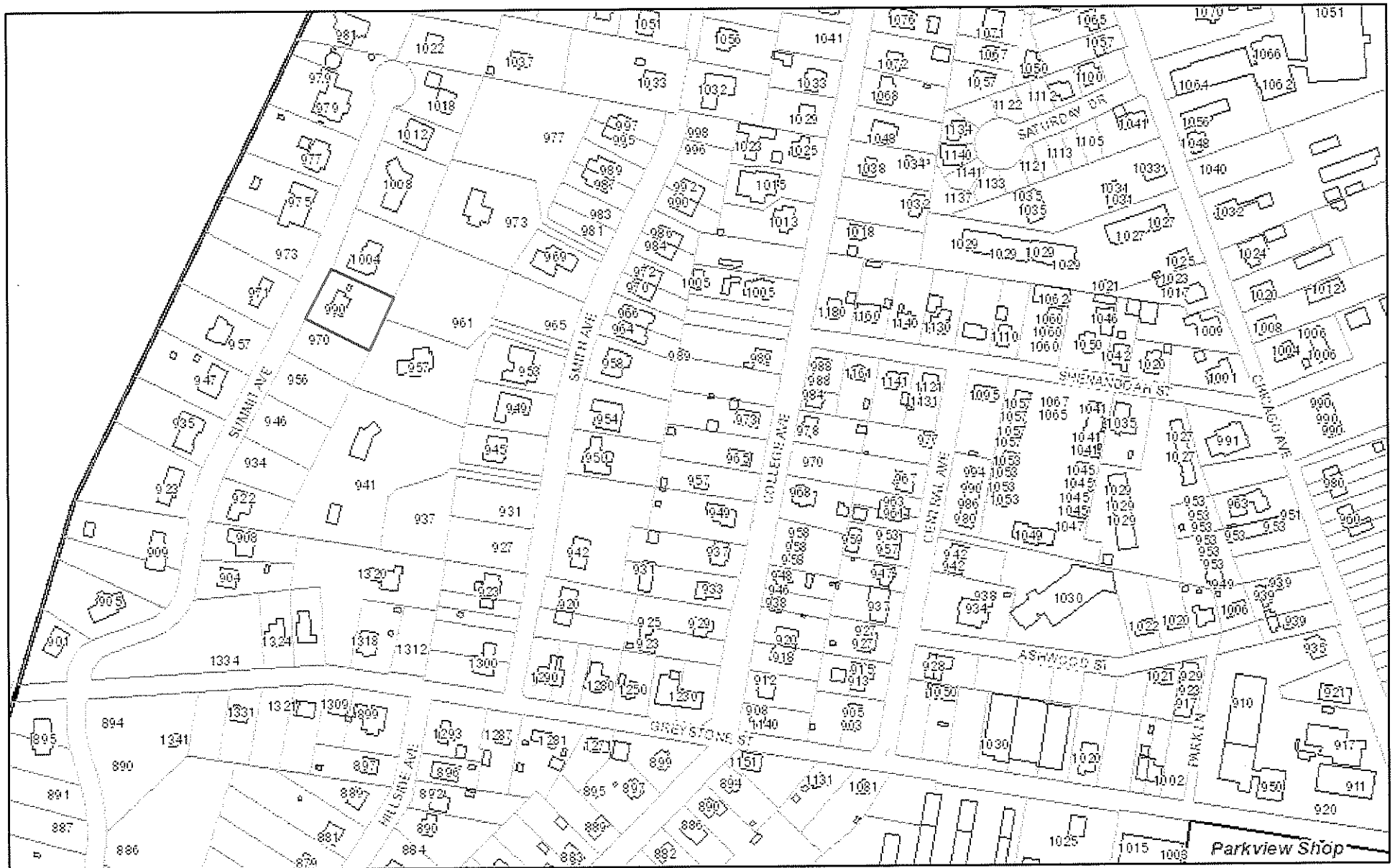
We greatly value the opportunity to utilize our property for the use of Short Term Rentals and appreciate your attention to our application. We take this opportunity seriously and intend to make all reasonable accommodations to ensure our neighbors and the city at large are impacted in a positive manner as a result of the activity. We have thoroughly vetted this with our close neighbors and are confident it will be operated in such a manner. We welcome any questions or concerns that the City Staff, Planning Commission, or City Counsel have regarding our application and intended operations.

With Sincere Gratitude,

The block contains two handwritten signatures. The first signature on the left is in dark ink and appears to be 'EGM'. The second signature on the right is in black ink and appears to be 'Michael D. Goertzen'.

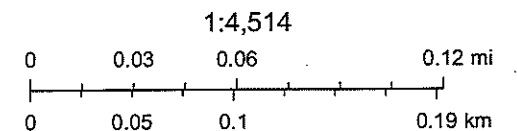
Elizabeth Goertzen  
Michael Goertzen  
Harrisonburg, VA

# ArcGIS Web Map



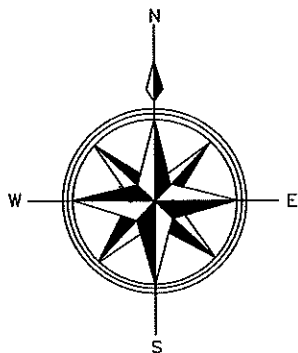
6/6/2019 3:04:09 PM

- |  |             |  |                  |  |                        |  |                           |
|--|-------------|--|------------------|--|------------------------|--|---------------------------|
|  | 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 |



- 1 = BEARINGS ARE MAGNETIC
- 2 = SCALE 1" = 40'
- 3 = TAX MAP = 49-A-20
- 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 = NO TITLE REPORT FURNISHED
- 6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

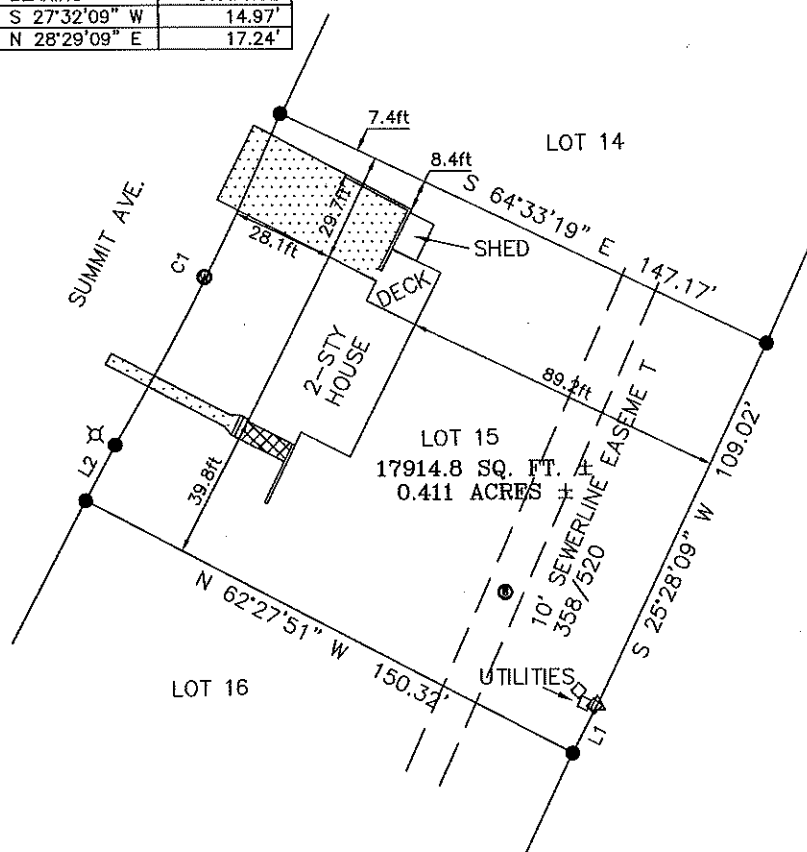
FLOOD ZONE "X"

LEGEND

- = IRON PIN FOUND
- ⊗ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊙ = SEWER MANHOLE

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 694.66' | 101.41'    | 101.32'      | N 26°59'16" E |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 27°32'09" W | 14.97'   |
| L2   | N 28°29'09" E | 17.24'   |



BOUNDARY SURVEY OF LOT 15,  
PARK VIEW HEIGHTS, SEC. ONE

LOCATED IN THE CITY OF HARRISONBURG  
ROCKINGHAM COUNTY, VIRGINIA.

OWNER: MICHAEL D. AND ELIZABETH A. GOERTZEN  
REFERENCE: DEED BOOK 4450 PAGE 274



**NEWMAN SURVEYING**  
Licensed Land Surveyor  
Mt. Jackson, Virginia 22842  
(540) 477-3730

JOB NO. H49-A-20

APRIL 22, 2019

