

Total Fees Due: \$ 455
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 5-21-19
Received by: ABANKO

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 111 Campbell St
Tax Map Number: Sheet: 26 Block: 0 Lot: 5 Total Land Area: 12,823 acres or sq. ft.
Existing Zoning Classification: Urban Residential
Special Use being requested: STR in UR 10-3-180

Section 2: Property Owner's Information

Property Owner's Name: Glenn Loucks
Street Address: ~~206~~ 206 South Ave Email: glenn.loucks@castleproperty.com
City: Harrisonburg State: VA Zip: _____
Telephone: Work: 540-564-2659 Fax: _____ Mobile/Home: 540-908-8757

Section 3: Owner's Representative Information

Owner's Representative: David Sloop
Street Address: 321 Paul St Email: davesloop@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-819-7383 Fax: _____ Mobile/Home: 540-819-7383

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.

David and Melissa Sloop
321 Paul St, Harrisonburg VA, 22801
540-819-7383 | davesloop@gmail.com

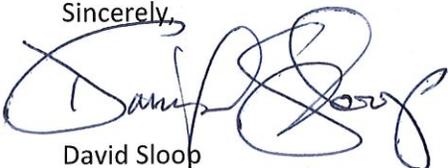
City of Harrisonburg
Department of Planning and Community Development
Planning & Zoning Division
409 South Main St
Harrisonburg, VA, 22801

To Whom It May Concern:

We are submitting this application with the hopes of obtaining a special use permit for STR at 111 Campbell St (which is zoned Urban Residential). My wife Melissa and I currently live with our three little girls in Old Town on Paul St. We love living in this neighborhood, and two of our three girls attend Spotswood Elementary in the dual enrollment program. It has been an incredible experience for our girls! We also love the process of restoring old homes and making them beautiful again, which is exactly what we've done in our current home on Paul St. We were excited about the property on Campbell St for two reasons. One, we think that home, which has been a student rental for over two decades could be beautiful again with some work, and could be a great place for our family to live, while keeping our daughters in the school they've grown to love. Secondly, we are excited about the opportunity to rent out two units in the carriage house (in the back of the property) through Air BNB, which would generate the income required to make the property what we know it can be! Once the main house is renovated, we would also like the ability to rent that out for big football game weekends and graduation. We would love to have the ability to hold onto this property as a short term rental even if we were to move down the road, though my wife has informed me that she would like this to be our last move 😊. We are currently under contract on this property contingent upon obtaining special use permit. There is ample parking in the back of the house, as well as parking in front of the house. The house currently has 7 bedrooms, but after the renovation, it will be a 5-bedroom house. The carriage House in the back has a one-bedroom apartment upstairs, and an efficiency downstairs. Each unit in the The Carriage House can accommodate up to three people. The Main house can accommodate up to 15. We will only be renting to groups or families. We will not be renting out individual rooms within the main house. We will operate the short term rental, and will be present during the lodging, if only renting out the back unit. In the future, if we were to move, we would still operate the rental, but would not be living on the property. We have already spoken with neighbors on either side, neither of whom had any objections to our plans. We are hopeful that this home, which is two doors down from Joshua Wilton House, and on a street of mostly student rentals and small businesses, is a great candidate for this kind of special use permit. Please don't hesitate to call with questions!

Thank you so much for your consideration. We look forward to restoring another home in Old Town!

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Sloop', written over a horizontal line.

David Sloop

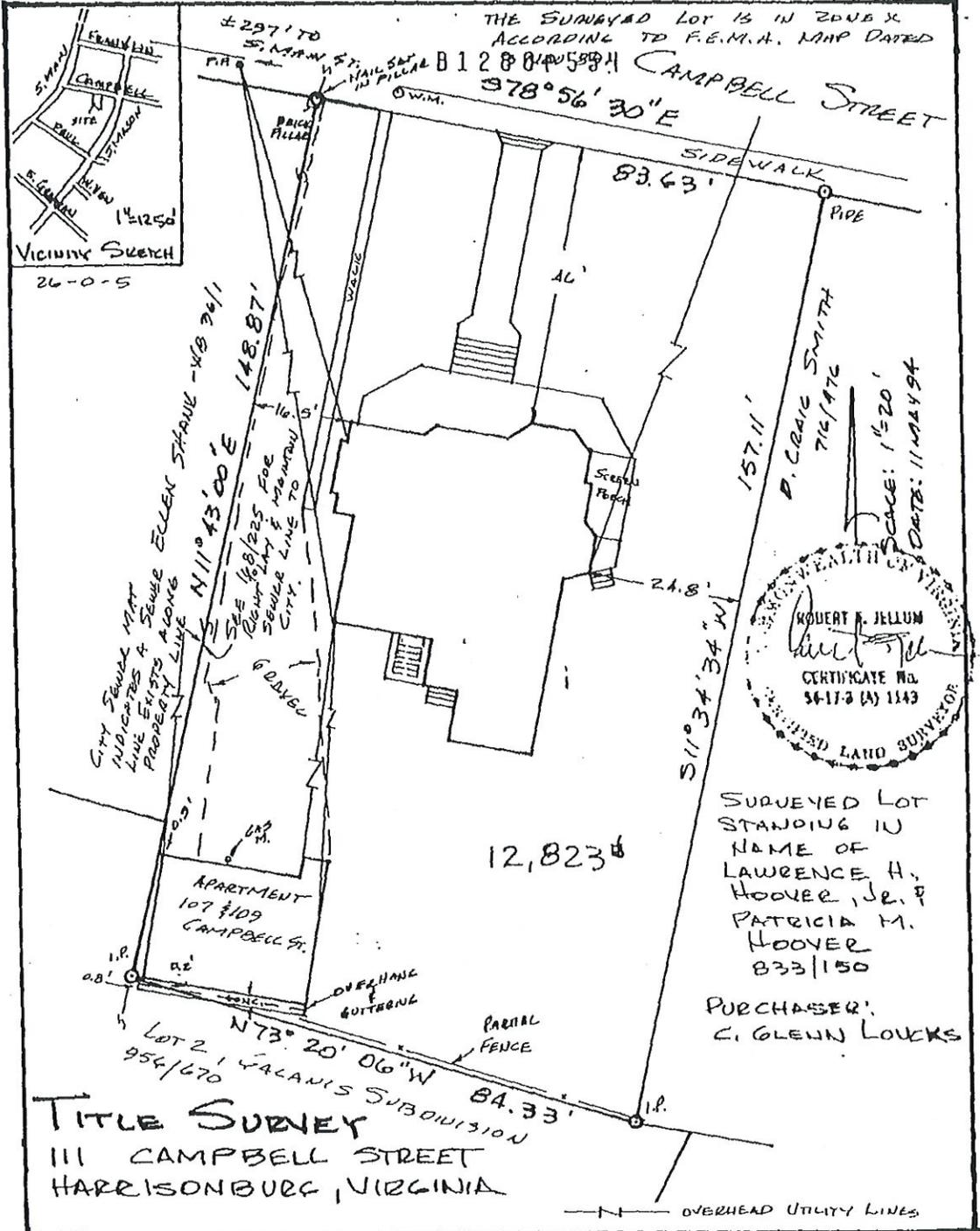
CAMPBELL ST

95

111

135





THE SURVEYED LOT IS IN ZONE X
 ACCORDING TO F.E.M.A. MAP DATED
 8/12/80
 CAMPBELL STREET
 978°56'30"E

VICINITY SKETCH
 26-0-5

CITY SEWER MAP
 INDICATES A
 SEWER ELLEN STAKE - WS 76/11
 LINE EXISTS ALONG
 PROPERTY LINE
 SEE 198/225 FOR
 CAMPBELL ST. & MAINWAY
 CITY.
 148.87'
 N 110°43'00"E
 16.5'

P. CRAIG SMITH
 7/6/1976
 SCALE: 1"=20'
 DATE: 11 MAY 94



12,823 sq

SURVEYED LOT
 STANDING IN
 NAME OF
 LAWRENCE H.
 HOOVER, JR. &
 PATRICIA M.
 HOOVER
 833/150

PURCHASER:
 C. GLENN LOUCKS

TITLE SURVEY
 III CAMPBELL STREET
 HARRISONBURG, VIRGINIA

OVERHEAD UTILITY LINES

1866