



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 1315 Carrera Lane, Harrisonburg Tax Map: _____ Total Land Area: 0.69 acres or sq. ft. (circle)

Existing Zoning Classification: Residential

Special Use being requested: Short Term Rental

PROPERTY OWNER INFORMATION

Property Owner Name: Denise F. Goertzen Telephone: [REDACTED]

Street Address: 1315 Carrera Lane E-mail: [REDACTED]

City: Harrisonburg State: VA Zip: 22801

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: _____ Telephone: _____

Street Address: _____ E-Mail: _____

City: _____ State: _____ Zip: _____

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.

PROPERTY OWNER: Denise F. Goertzen DATE: 3-24-20

REQUIRED ATTACHMENTS

- 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 prior to submitting this application. For more information, visit 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, wall 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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received: 3-26-2020 Total Fees Due: \$ 455

Received By: Nyrrna Siffel Application Fee: \$425.00 + \$30.00 per acre

To Whom it may Concern,

March 24, 2026

In October of 2025 my husband and I moved to 1315 Carrera Lane in Harrisonburg. We were delighted to acquire this property as it had a functioning Airbnb. I have been an Airbnb Host for 8 years and wanted to continue if possible.

The property, as I have mentioned, has an Airbnb space above the garage. We were able to move into a Homestay permit but realized the potential for serving this community in this way is well beyond the 90 days of the Homestay requirement. Therefore, we are applying for a Short-Term Rental Permit.

This is a well-appointed 438 square ft apartment including a kitchenette, eating area, full size couch (not a pull out), queen bed and full bath. One accommodation space with the max of 4 people (in the case of small children). We have a separate gravel parking area for one car, next to the suite stairway just for our guests. There is ample motion lighting to aid the guests at night. The suite is accessible with a keyless entry. We are a 5 to 7 minute walk to Bridgeforth stadium so our guests do not have to worry about parking. Forbes Center is also walkable in decent weather as well as downtown Harrisonburg. We are also close to a bus stop.

Our guests and previous hosts guests have consisted of parents of JMU students and visiting faculty as well as other city business executives. Our guests have visited Massanutten, SNP and various other tourist attractions. We recently hosted the costume designer for the JMU opera, Dialogues of the Carmelites. It is a joy to meet new people, and we hope to continue to serve the broader community of Harrisonburg and those traveling in for various events. Harrisonburg has so much to offer and we are glad to be a small part of the Friendly City.

Thank you for considering our Short Term Rental License,

Sincerely,

Denise F. Goertzen

1315 Carrera Lane

Harrisonburg, VA 22801

