



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 165 S. Main St. Tax Map: 26-B-2 Total Land Area: .0278 acres or sq.ft. (circle)
Existing Zoning Classification: B-1
Special Use being requested: 10-3-85 (11) short term rental

PROPERTY OWNER INFORMATION

Property Owner Name: Big Brother and The Holding Co. LLC Telephone: [REDACTED]
Street Address: 6549 Black Dog Lane E-Mail: [REDACTED]
City: Linville State: VA Zip: 22834

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Margaret Clark Telephone: [REDACTED]
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.

Margaret Clark 3/27/26
PROPERTY OWNER DATE

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: _____ Total Fees Due: \$ _____
Application Fee: \$425.00 + \$30.00 per acre
Received By: _____

To Whom it may concern,

My name is Margaret Clark and I own the Wine Bros. Building at 165 South Main Street in Harrisonburg. I inherited the building after my husband's unexpected passing in November 2019. The building is managed under The Big Brother & The Holding Company, LLC, of which I am the sole managing member. This historical building was renovated in 2016 with the help of a restoration grant and my husband's vision. It houses Shops at Agora (in the front), Ruby's Arcade (in the back) and Ruby's Lofts on the upper level (in the back). One of these apartments (203) was for our personal use and my husband's office.

During the struggle of the covid pandemic, out of ignorance, I listed my apartment on Airbnb as a way to earn more income for the building. I have been very successful for five years with this operation running from mid February-May and mid August-November. I choose to block the months of June, July, December and January for personal reasons. I have hosted guests from all over the US. Most are JMU parents or alumni here for those events and others are passing through on road trips or seasonal tourists. I often have returning guests.

Ruby's Lofts is a small community of just four apartments. I have congenial relationships with all the tenants and see them regularly throughout the week. We also communicate with group texts periodically. All tenants are informed before signing a lease that I use my apartment as an airbnb (7 months of the year). There has never been an issue with tenants or guests in this environment.

At this time, I am applying for a special use permit to continue to use my apartment as an airbnb. While this income is not immense, it is vital to help ends meet with managing this building. Tess Sherman is a close friend and has been renting apartment 202 since the beginning of Ruby's Lofts. She has always kept an eye on "things" for me and would act as my operations manager. The parking lot affiliated with Ruby's Arcade, also has five designated parking spaces for Ruby's Lofts tenants, myself and any guest that would stay at my apartment.

I would be grateful for your positive consideration for my endeavor to do what I can to bring vital income to help sustain this building.

Sincerely,

A handwritten signature in black ink that reads "Margaret Clark". The script is cursive and fluid, with the first letters of "Margaret" and "Clark" being capitalized and prominent.

Margaret Clark



Any...

Any week

Add guests



Ruby's Loft in downtown Harrisonburg

[Share](#)[Save](#)[Show all photos](#)

Entire loft in Harrisonburg, Virginia

2 guests · 1 bedroom · 1 bed · 1.5 baths

Add dates for
prices

CHECK-IN

CHECKOUT



Today

Calendar

Listings

Messages



Manage photos



All photos































