Kimberly and Geoffrey Newton
757 Woodland Dr
Harrisonburg, VA 22801

October 30, 2026

To: Harrisonburg Community Development Office

Re: Special Use Permit Application

To Whom It May Concern:

Thank you for your consideration of our special use permit application to transition our current homestay to an STR permit.

Our home is our primary residence, and we operate a licensed Airbnb homestay. Our listing is among the top 1% of all Airbnb listings with consistent 5-star ratings from guests who visit our home and Harrisonburg community.

Typically we host no more than 2 guests at a time. Guests park in one of our two off-street driveway parking spaces. Guests stay in the first floor master suite of our residence, with a separate entrance. Typical guests are JMU alumni, parents, visiting professors, and tourists.

We are grateful that our listing has grown in popularity, and we are requesting this permit so that we may maintain compliance and continue to accept bookings without exceeding the maximum 90-day night limit currently imposed on homestays.

Thank you for your consideration of this request.

Respectfully,

Kimberly & Geoffrey Newton

CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT

Short-Term Rental Questionnaire

https://harrisonburgva.gov/short-term-rentals

This form shall accompany a Special Use Permit (SUP) application for a Short-Term Rental (STR).

PROPERTY INFORMATION

757 Woodland Dr, Harrisonburg VA 22801

Property Address

QUESTIONNAIRE

1. Is the property the operator's primary residence? ☑ Yes ☐ No
2. Is the operator the property owner? ☑ Yes ☐ No

   Note: If the operator is not the property owner, the operator must be present during lodging periods.
3. Where is the STR being provided? (E.g., Accessory building, above garage, basement, bedroom on second story, etc.)

   First floor primary bedroom
4. Is the STR accessible from within the principal building? ☑ Yes ☐ No
5. Do you plan to operate the STR for more than 90 nights in a calendar year? ☑ Yes ☐ No
6. How many bedrooms or accommodation spaces are provided? one

   Note: "Accommodation spaces" mean any room offered for sleeping including, for example, living rooms with pull-out sofas. This would not include living spaces or rooms where guests would not be sleeping.
7. What is the maximum number of guests that would stay at one time? two adults
8. How many guest parking spaces will be provided on the property, if any? one off-street

   Illustrate the parking spaces on the Site or Property Map.
9. Does the STR include a stove/oven/range? ☐ Yes ☑ No
10. Will the STR be used for events? ☐ Yes ☑ No

    Note: If the applicant proposes to market or use the STR for events, those plans must be described in the applicant's letter. Such events may require Building Code-related improvements. Applicants are highly encouraged to speak with City staff before submitting an application that includes events.

The SUP application requires applicants to provide a letter explaining the proposed use and reasons for seeking the SUP. The letter should address the information requested and may include any additional relevant information.

Kimberly Newton — 10/27/2026

SIGNATURE **DATE**

PROPERTY OWNER OR REPRESENTATIVE