

Statement of Justification – Narrative and Impact on County Resources

**2087 Harding Rd
Blacksburg, VA 24060**

**Laura Owens
(207)415-6202
lowenslmt@gmail.com**

The proposed Special Use Permit seeks to grant permission to use an existing 3BR/1BA single family home, owned by Laura Owens, for occasional short term rentals as a Bed & Breakfast Inn. The home at 2087 Harding Rd, Blacksburg, VA is the owner's primary and sole residence. Ms. Owens will vacate the residence and stay with family in Christiansburg, VA when the home is occupied by guests. Ms. Owens plans to rent the home for Virginia Tech home football games, graduations, parent's weekends, and other local events when temporary lodging for out-of-town guests is in high demand. No food service will be provided.

The proposed Special Use Permit will have minimal to no adverse impact on Montgomery County resources. The request does not require extension of public utilities, road improvements, or additional public services, as the property is served by an existing private well and septic system and utilizes existing access and infrastructure. No new development, grading, or land disturbance is proposed. Traffic, noise, lighting, and environmental impacts will remain minimal and consistent with the existing residential character of the area. The proposed use will not strain County resources and will contribute positively through increased lodging-related economic activity and tax revenue, while maintaining compatibility with surrounding properties and the County's Comprehensive Plan.

2087 Harding Rd Management Plan

All aspects of management for this property will be performed by the owner, Laura Owens, including but not limited to pricing, availability, customer inquiries and issues, turnover between reservations, coordinating any safety issues or time-sensitive repairs that arise, hiring of cleaning and landscaping services.

Both neighbors whose property abuts 2087 Harding Rd will be contacted to be informed of the listing when it goes into effect, and will have the owner's contact info in the event that any issues may arise.

Guests will be informed of all rules, policies, and expectations required during their stay to minimize any negative affect on the neighboring residents.

Owner Contact Info:

Laura Owens

2087 Harding Rd

Blacksburg VA 24060

lowenslmt@gmail.com

(207)415-6202

Additional Special Use Permit Requirements 2087 Harding Rd Bed & Breakfast Inn

**Laura Owens
(207)415-6202**

lowenslmt@gmail.com

Statement of Justification- Special Use Permit

1. *Whether the proposed Special Use Permit is consistent with the Comprehensive Plan*
 - a. The proposal is consistent with the Montgomery County Comprehensive Plan 2025
2. *Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control*
 - a. The home has three fire extinguishers: one in the kitchen, and one in each of the two upstairs bedrooms. The kitchen also has an emergency fire blanket. There is also an emergency fire ladder in one of the bedrooms upstairs for use in a window if occupants are unable to get downstairs. Each of the two upstairs bedrooms has one window for emergency exit. The downstairs bedroom has two windows. There are two main doors downstairs for exit. Each upstairs bedroom has a smoke detector. There is one smoke detector downstairs. A carbon monoxide detector is located on the first floor of the home.
3. *The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area*
 - a. No additional noise should be expected. The listing will have a strict “No Parties or Events” policy. One Ring camera will be placed outside the entrance to the home to ensure no unregistered guests enter the home. Its feed will be monitored remotely. There will be no more than 6-7 guests on the property at a time.
4. *The glare or light that may be generated by the proposed use in relation to uses in the immediate area*
 - a. No additional light should be expected. The home currently has a flood light on the driveway, solar lanterns lighting the outdoor stairs to the home, two lights outside the main entrance, and one light on the front porch. String lights partially line the fence.
5. *The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance*
 - a. The location is the existing 3 BR/1 BA single family home at 2087 Harding Rd, Blacksburg. No signs or sign lighting will be added.
6. *The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels*
 - a. The home is a 3BR/1BA single family home which is compatible with other adjacent parcels. Several other comparable short term rentals are already in use in the area.

7. *The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood*
 - a. See attached land survey and aerial photos of home
8. *The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood*
 - a. No changes to the existing landscaping, screening, or buffering are proposed.
9. *The timing and phasing of the proposed development and the duration of the proposed use*
 - a. The listing will be live once all permits are approved. Its use will be ongoing.
10. *Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance*
 - a. No changes to the site are proposed.
11. *Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public*
 - a. The use proposed will benefit the community by providing safe and convenient accommodations for visitors during our area's busiest times, such as VT home football games, parent's weekends, homecoming, graduation, and more. These visitors greatly contribute to our area's economy.
12. *The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements*
 - a. There will be very little additional traffic to the property, since the owner will be staying off premises with family in Christiansburg when the home is occupied by guests. The listing will specify no more than three cars on the property during rentals. The driveway is well established and safely graded. No pedestrians are present in the area.
13. *Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County*
 - a. No changes to the existing structure are proposed.
14. *Whether the proposed Special Use Permit will be served adequately by essential public facilities and services*
 - a. No public facilities and services are present on or near the property, other than the main road (Harding Rd/State Route 785)
15. *The effect of the proposed Special Use Permit on groundwater supply*
 - a. There may be an increase of water demand on the existing well, but it has never been an issue before, even with heavy use. The well was inspected in 2021 and shown to be safe. The existing septic system was evaluated in 2025 and granted a Safe, Adequate, and Proper certificate, which is included with this application.
16. *The effect of the proposed Special Use Permit on the structural capacity of the soils*
 - a. The structural capacity of the soils will be unchanged.
17. *Whether the proposed use will facilitate orderly and safe road development and transportation*

- a. The proposed use will not hinder orderly and safe road development and transportation as no changes are proposed.
18. *The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality*
- a. The proposed use will not affect any environmental features, wildlife, vegetation, water or air quality.
19. *Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan*
- a. The proposed use will add to the local economy by hiring cleaners and landscapers to help manage the property, as well as generating tax income via Transient Occupancy Tax and Business Personal Property Tax. Guests will contribute to the local economy by spending their tourism dollars at local restaurants, shops, and more.
20. *Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth*
- a. The proposed use should not have any ill effect on agriculture, industry, or businesses in future growth.
21. *The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County*
- a. The proposed use will not affect our area's affordable shelter opportunities, as its use will be the owner's existing home. The owner will stay with family in Christiansburg when the home is occupied by guests.
22. *The location, character, and size of any outdoor storage*
- a. One single story storage shed is located adjacent to the driveway, approximately 100' from the main residence. Its dimensions are 15'L x 12'W x 12'H. The storage shed will remain locked.
23. *The proposed use of open space*
- a. No changes to the existing open space are proposed.
24. *The location of any major floodplain and steep slopes*
- a. The home is not in a flood zone, and is moderately graded.
25. *The location and use of any existing non-conforming uses and structures*
- a. No existing non-conforming uses or structures are present.
26. *The location and type of any fuel and fuel storage*
- a. There are small amounts of propane, gas, and kerosene fuels stored in the shed, approximately 100' from the main residence. Guests will not have access to the storage shed.
27. *The location and use of any anticipated accessory uses and structures*
- a. No anticipated accessory uses or structures are proposed.
28. *The area of each use; if appropriate*
- a. The home is 1,178 square feet.
29. *The proposed days/hours of operation*
- a. Proposed use is during high demand Virginia Tech events such as home football games, parent's weekend, graduation, etc.

30. *The location and screening of parking and loading spaces and/or areas*
 - a. There is a private, established gravel driveway to the home. There is a large parking area at the top of the driveway, with room for up to three cars, leaving space to turn around.
31. *The location and nature of any proposed security features and provisions*
 - a. There will be one Ring camera installed at the exterior of the main entrance. The presence of the camera will be disclosed in the listing. The camera's feed will be monitored remotely when the home is occupied by guests.
32. *The number of employees*
 - a. The owner will be the only employee of the listing, but sub-contractors will be hired for cleaning and landscaping.
33. *The location of any existing and/or proposed adequate on and off-site infrastructure*
 - a. No changes to existing infrastructure are proposed.
34. *Any anticipated odors, which may be generated by the uses on site*
 - a. No odors are anticipated with the proposed use.
35. *Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas*
 - a. No construction is proposed, therefore no impact on existing neighborhoods or schools is anticipated.



MONTGOMERY
COUNTY VIRGINIA
 EST. 1776

Request for Health Department Review

Building/Zoning Department Use Only:

The Montgomery County Building and/or Zoning Department hereby requests that the Virginia Department of Health evaluate the onsite sewage system and/or water supply on the property described below to determine whether:

- The existing onsite sewage disposal system is safe, adequate and proper (SAP) for the proposed use (see §32.1-165 of the *Code of Virginia*). Note: This block can only be marked if the structure is designed for human occupancy.
- The proposed use will encroach upon the existing onsite sewage disposal system and/or water supply.
- Other or Comments:

Applicant/Owner: Laura Owens

2087 Harding Road, Blacksburg

Tax Map: 042-A-48; PID 006501


Use: Short-Term Rental for 3 Bedroom

Attachments (sketch, building plans, plat)


Building/Zoning Official Signature: _____

Kim Wright

Date: June 13, 2025

King & Sons Excavating 
 2360 Wintergreen Drive
 Radford, VA 24141
 (540) 639-3855

Safe, Adequate and Proper Evaluation

Owner Name:	Laura Owens	Home Telephone:	207 - 415 - 6202		
Mailing Address:	2087 Harding Rd	Office Telephone:			
	Blacksburg	Cell Phone:			
E-mail address:					
Agent name:	David King	Home Telephone:			
Mailing Address:	2360 Wintergreen Dr	Office Telephone:			
	Radford Va 24141	Cell Phone:	540 792 6100		
E-mail Address:	King and Sons@gmail.com				
Property Location (provide directions from local health department):		2087 Harding Rd Blacksburg			
Tax Map:		PIN #:			
Subdivision Name (if applicable):		Lot #:			
Current Use (include # of bedrooms):		3			
Proposed Use (include # of bedrooms):		3			
Please attach any recent records of onsite system (Pump-outs, or Operation and Maintenance Reports)					
Has property been occupied during previous 30 day period?:		Yes	<input checked="" type="radio"/>	No	<input type="radio"/>
The septic tank and distribution box are uncovered for inspection:		Yes	<input checked="" type="radio"/>	No	<input type="radio"/>
If no, the septic tank and distribution box will be uncovered by following date:					
<i>(To prevent potential damage to the system, VDH recommends homeowners first contact Miss Utility for marking underground utilities. The septic tank and distribution box should be carefully excavated by hand)</i>					
Uncovering septic tank & distribution box would cause an undue hardship:		Yes	<input type="radio"/>	No	<input checked="" type="radio"/>
If Yes, reason for hardship:					
(Examples of hardship: system is relatively new, recently pumped, accurate records exist, or excavation would likely damage components.)					
Related Building Permit #:		Health Department I.D. #:			
PLEASE READ CAREFULLY: This report is only intended to address the above referenced request and does not address evaluation procedures for sewage systems being sold through real estate transfers, or systems and water supplies being reused as part of a subdivision process. This document specifically addresses VDH's implementation of § 32.1-165 of the Code of Virginia and is not to be used for any unauthorized use.					
The property boundaries and building locations are clearly marked or identified at the property. I give permission to the Virginia Department of Health to enter the property described, if necessary, for the purpose of processing this application. An accurate sketch of the property, existing structures, wells, sewage disposal systems, and proposed structure(s) is attached.					
Owner/Agent Signature:			Date:	5-8-25	

Findings:
Review pursuant to Va. Code § 32.1-165

Name: David King

Phone Number: 540 392 6109

Subdivision: (If Applicable) _____ Section: _____ Lot: _____

Physical Address: 2087 Hardin Rd Blacksburg

Is the existing onsite sewage system safe, adequate and proper or approvable as nonconforming for the proposed use?

(YES) Comments: Uncovered tank and D Box
both working proper

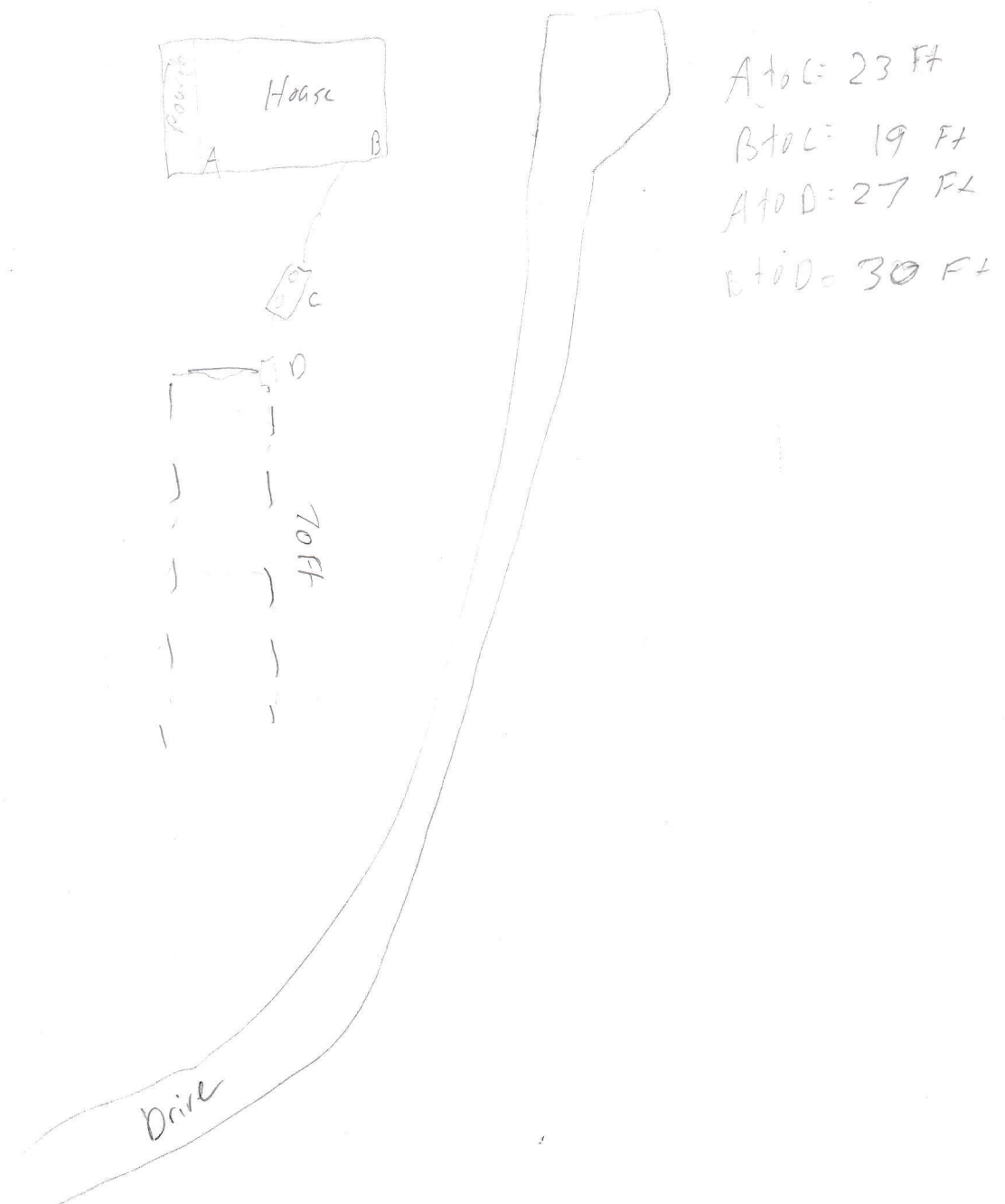
(NO) Comments: _____

Other Comments:

Please note that each evaluation is based on a case by case basis and may or may not include a Department site visit. There is no guarantee given or implied that this sewage disposal system will continue to function properly in the future. In the event of a sewage disposal malfunction, the owner will be responsible for any repairs or other actions deemed necessary by the Department to correct the situation.

Turn Document Over for Site Sketch and Signature.

Site Sketch:



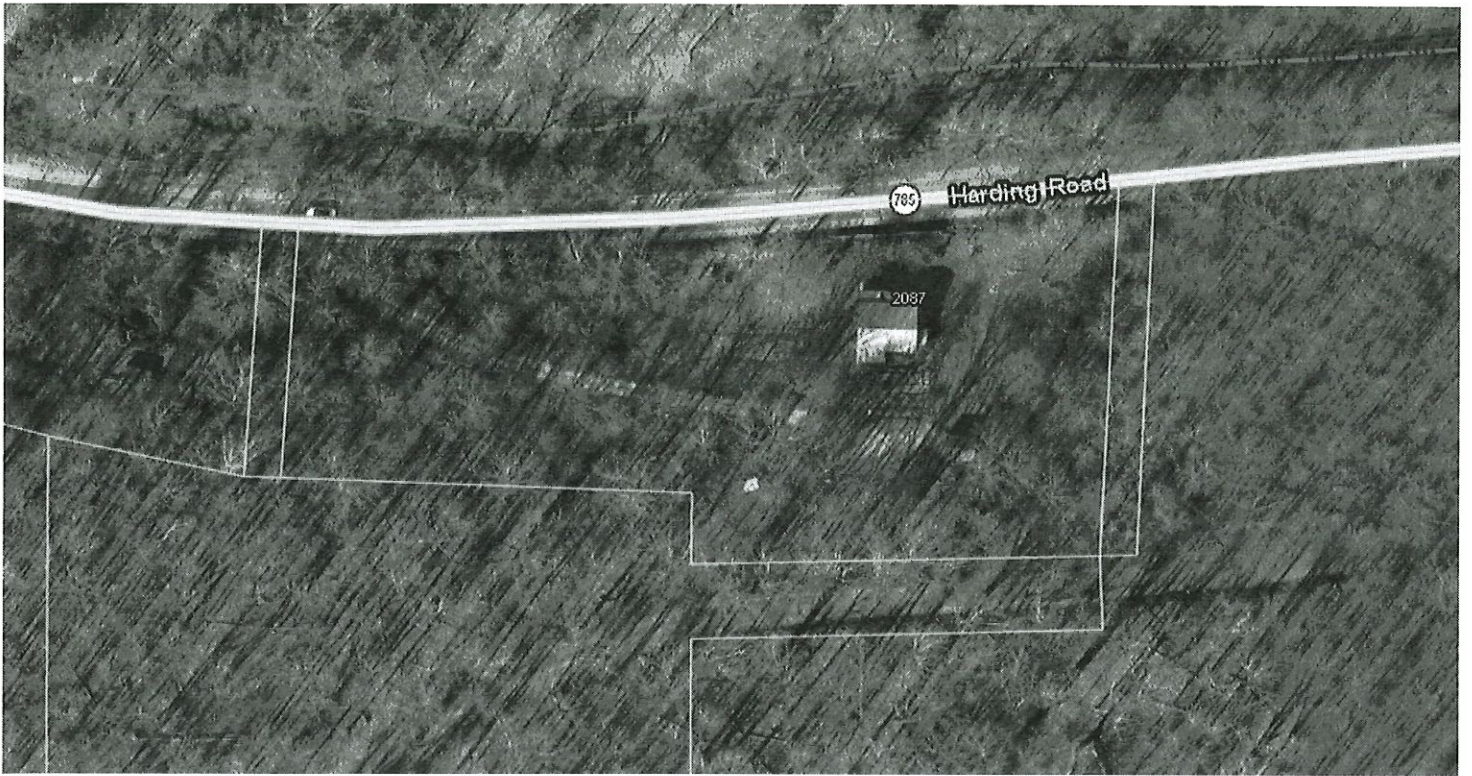
Form completed by: David King

License Type and number: 1944001264

SIGNATURE: David King

DATE: 5-8-25

An owner may challenge a denial by requesting an Informal Fact-Finding Conference (IFFC) within 30 days of receipt of a decision. All requests for an IFFC must be sent in writing to the District Health Director and cite the reason or reasons for the request.





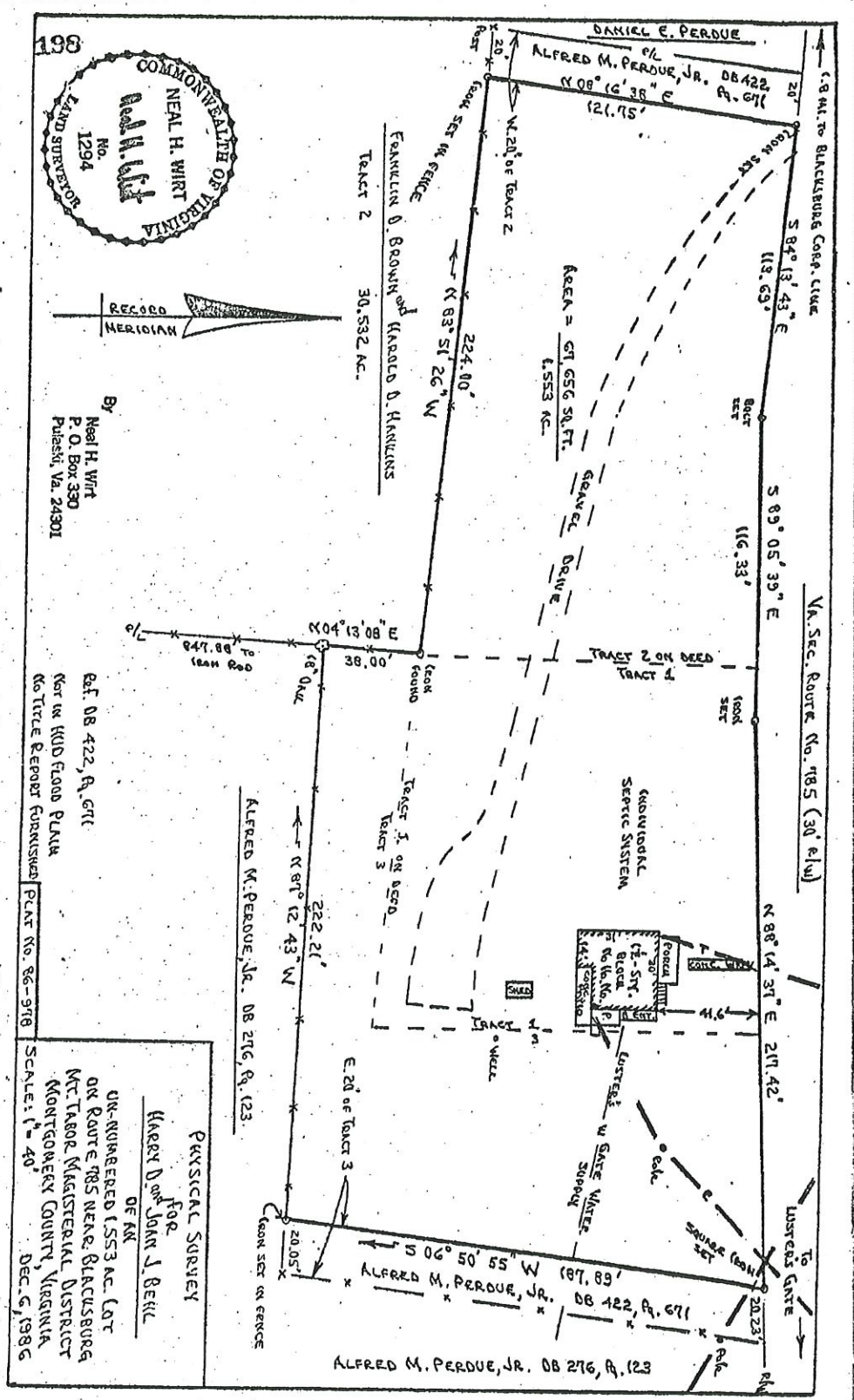


By
Neal H. Wirt
P. O. Box 330
Pulaski, Va. 24301

Ref. DB 422, A, CRT
Not in Flood Plain
No Title Report Furnished

PLAT No. 86-978

PHYSICAL SURVEY
FOR
HARRY D. JOHNSON, JR.
OF R/R
UN-NUMBERED 1.553 AC. LOT
ON ROUTE 785 NEAR BLACKSBURG
MONTGOMERY DISTRICT
MONTGOMERY COUNTY, VIRGINIA
Dec. 6, 1986
SCALE: 1" = 40'



Tax Parcel 006501

Jurisdiction: Montgomery County

Parcel ID: 006501

Tax Map ID: 042- A 48

Site Address: 2087 HARDING RD, BLACKSBURG

Deeded Acres: 1.553

Zone: R2

Owner(s): OWENS LAURA R,

Mailing Address: 2087 HARDING RD, BLACKSBURG VA 24060

Search Property Records

Legal Information

Legal: LUSTERS GATE, TRACT 1

Subdivision, lot, blk: , ,

Platbook Page: 0557-0198

Deedbook: 2021, page 002430

Tax Assessment Information

Tax Class: Single Family Sub-Urban

Tax District: MMT

Neighborhood: MR313000

Land Value: \$55,500.00

Building Value: \$143,200.00

Total Value: \$198,700.00

Landuse Value (if applicable): \$0.00

Housing Information

Sale Date: 09-MAR-21

Sale Price: \$210,000.00

Stories: 1.5

Rooms: 6

Bedrooms: 3

Full Bath: 2

Half Bath:

Year Built: 1950

MGFA: 720

SFLA: 1178

Commercial Information (if applicable)

Business Name:

Year Built:



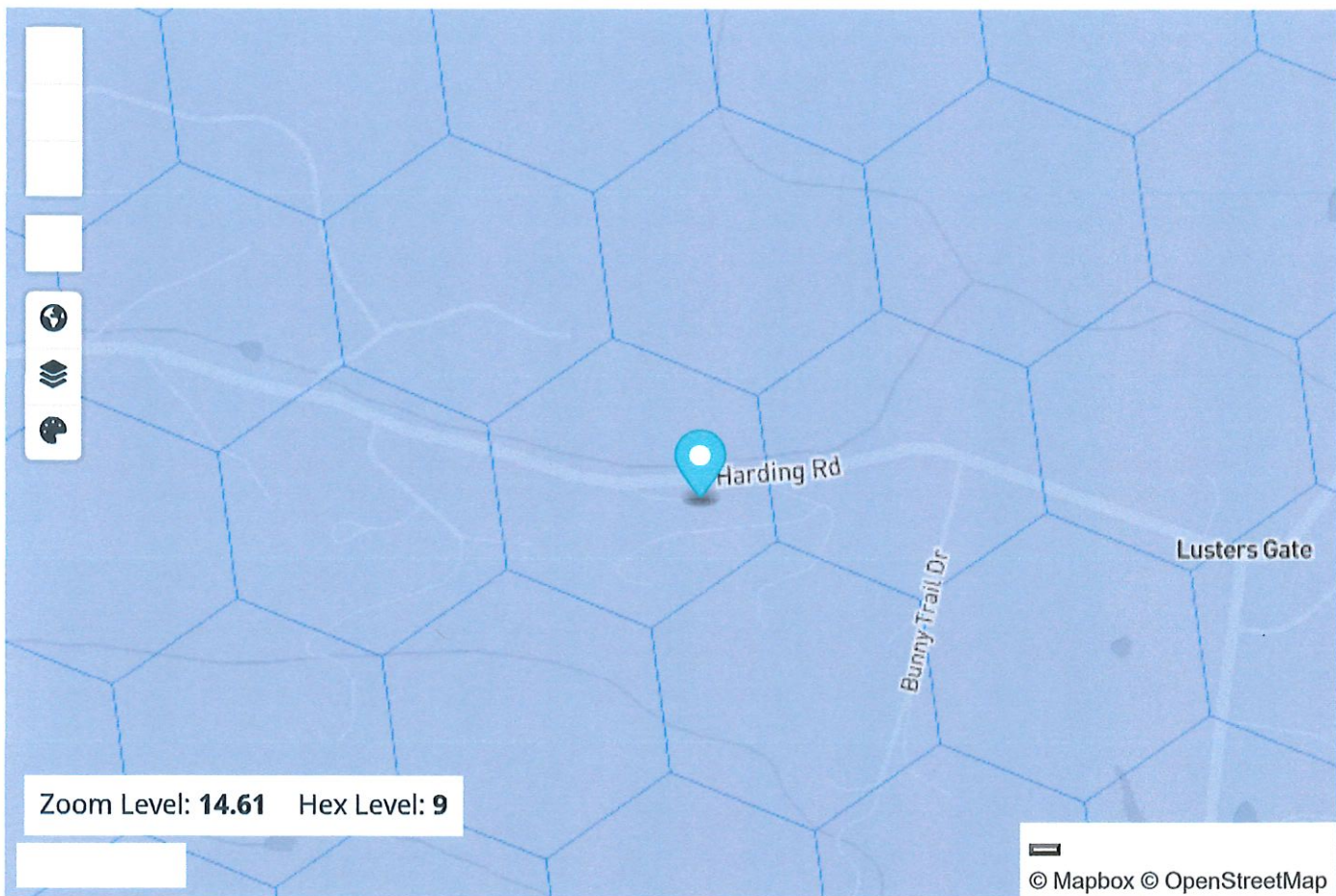
Location Summary

Environment: Outdoor Stationary

Technology: 4G (5/1 Mbps)

Service Filters

Address ▾ 2087 HARDING RD BLACKSBURG, VA 24060



Data As Of Jun 30, 2025 (latest) (Last Updated: 4/15/26)

Fixed Broadband

Mobile Broadband



Selected Location

[Mobile Challenge](#)

2087 HARDING RD
BLACKSBURG, VA 24060

Residential | Unit Count: 1

Outdoor Stationary | In Vehicle Mobile

Provider	3G	4G LTE	5G-NR	Requests
AT&T		✓		
T-Mobile		✓	✓ 7/1	✓ 35/3
Verizon		✓		

Map Legend

Percentage of Area Served

- 0 - 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- 80 - 100%



Location Summary

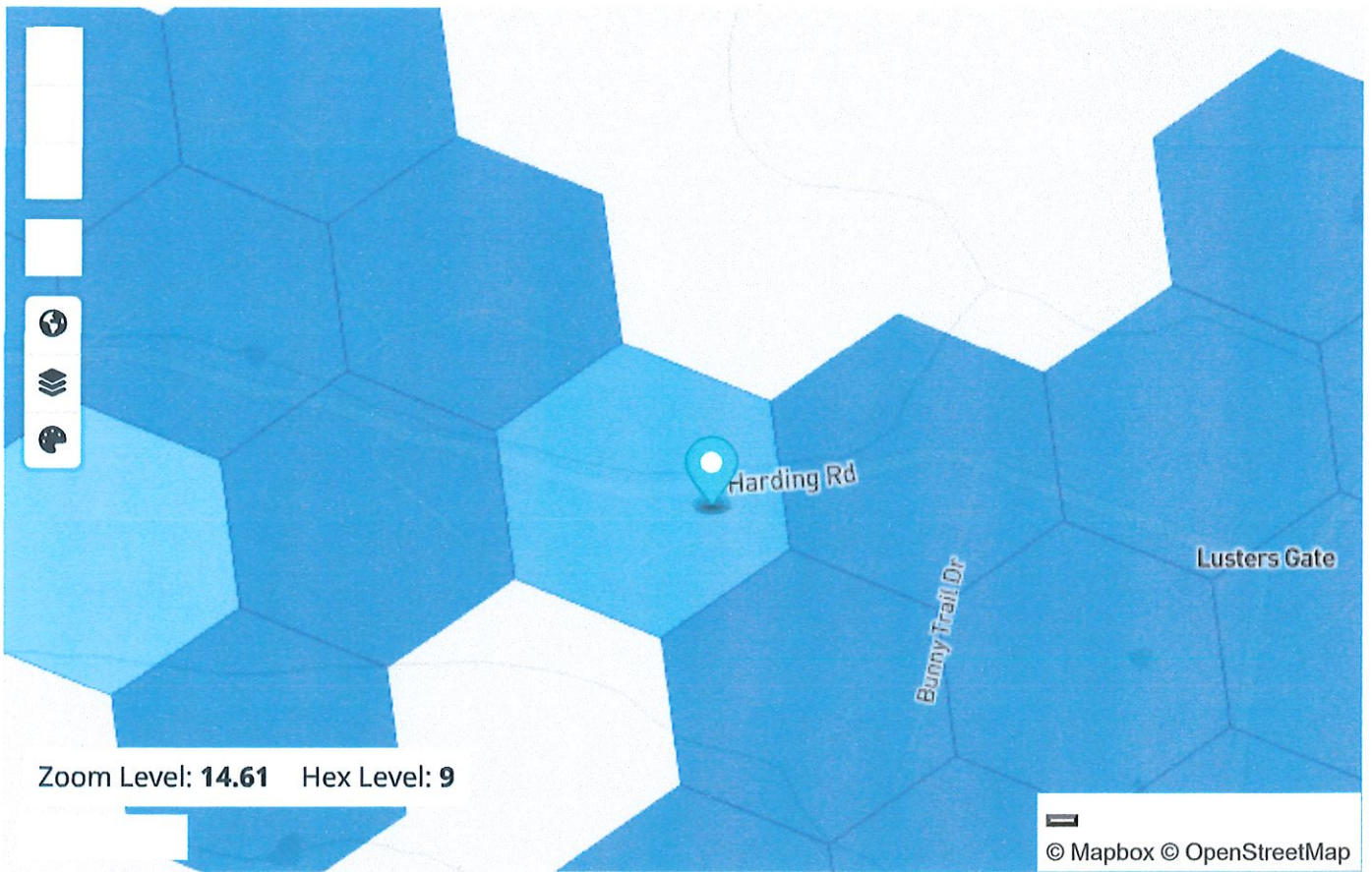
Service: Residential

Tech: All Terrestrial

Speed: $\geq 100/20$

Service Filters

Address ▾ 2087 HARDING RD BLACKSBURG, VA 24060



Data As Of Jun 30, 2025 (latest) (Last Updated: 4/15/26)

Fixed Broadband

Mobile Broadband



Selected Location

[Location Challenge](#)

2087 HARDING RD
BLACKSBURG, VA 24060

Status: **Served** | Residential | Unit Count: 1

Broadband Availability

Availability Challenge

Provider	Technology	Down (Mbps)	Up (Mbps)	Requests
HughesNet	GSO Satellite	50	5	
Starlink	NGSO Satellite	280	30	
T-Mobile	Licensed Fixed Wireless	25	3	
Viasat Inc	GSO Satellite	150	3	
Xfinity	Cable	1200	35	
Business-only Service				
Viasat Inc	GSO Satellite	150	4	

Map Legend

Served Units Percentage

- 0%
- 0 - 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- 80 - 100%