

Bianca & Thomas King  
754 Woodlands Road  
Charlottesville, VA 22901-5505  
Telephone: 434-989-6025, 434-989-2585

22 November 2020

County of Albemarle  
Community Development Department  
401 McIntire Road  
Charlottesville, Virginia 22902-4579

References:

1. Albemarle County Code: 18-5.1.48 (j) Homestays
2. Albemarle County Code 18-5.2A Home Occupations in the rural area zoning district
3. Zoning Rural Areas <5 Acres, Required Setbacks, Tax Map Number 44-12G0, Fray Division 1/Lot 1

Subject: Homestays Permit Application by Bianca & Tom King 754 Woodlands Road, Albemarle County

Dear Community Development Department, County of Albemarle:

We are submitting the accompanying Homestay Permit Application, to include a special exception modification request for the <5 acre 125' setback stipulation, for your good consideration and hopeful approval.

Background:

During early 2018 we started interior renovation on an unused portion of our original residence with the idea of offering short and long term (over 30 days) lodging for visitors/new arrivals to Albemarle County. As empty nesters with an eye towards retirement, downsizing in place, keeping busy and meeting/hosting new folks, a year of investment/remodeling/upgrade work got underway.

In consideration of our request for a special exception to the <5 acre 125' setback stipulation we offer:

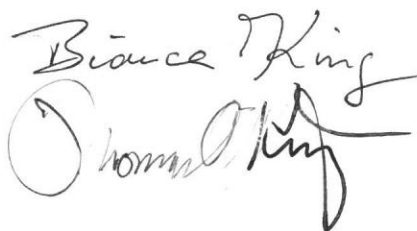
1. The special exception to the 125' setback underage would apply to the front south/west property corner (red highlighted corner) where two of the seven adjoining properties and our property share boundaries.
2. The sighting of our residence provides for complete privacy from neighbors and the county road (Woodlands Rd/SR 676) off of which our 600 foot driveway runs north to our residence and approximately 3.3 acres of field, pond and woods.
3. The nearest and only visible neighbor/residence (Lot 2) is over 600 feet from our residence and is directly on Woodlands Rd. All other bordering neighbors/residences are over 800' away and are not visible due to woods and tree lines.

4. Our residence and detached garage parking is more than ample with multiply areas and turn  
arounds as shown on accompanying drawings. There is dedicated parking for visiting guests.

We thank you in advance for your thoughtful consideration on our request.

Sincerely,

Bianca & Tom King

Handwritten signatures of Bianca King and Tom King. The signature for Bianca King is written in a cursive style, with the first letter 'B' being large and prominent. The signature for Tom King is also in cursive, with the first letter 'T' being large and prominent. The two signatures are written one above the other.

# COUNTY OF ALBEMARLE

## APPLICATION FOR A SPECIAL EXCEPTION

Request for a waiver, modification, variation or substitution permitted by Chapter 18 = \$457

Variation to a previously approved Planned Development rezoning application plan or Code of Development = \$457

OR

Relief from a condition of approval = \$457

### Provide the following

3 copies of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

### Provide the following

3 copies of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.

1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

Project Name : Bianca + Thomas King

Current Assigned Application Number (SDP, SP or ZMA) ? HS2020-40

Tax map and parcel(s): 04400-00-00-01260

Applicant / Contact Person Bianca King

Address 754 Woodlands Rd City Charlottesville State VA Zip 22901

Daytime Phone# (434) 989-6025 Fax# (      )      Email biancahking@hotmail.com

Owner of Record Thomas and Bianca King

Address 754 Woodlands Rd City Charlottesville State VA Zip 22901

Daytime Phone# (434) 989-6025 Fax# (      )      Email biancahking@hotmail.com

# COUNTY OF ALBEMARLE

## APPLICATION FOR A SPECIAL EXCEPTION

### APPLICATION SIGNATURE PAGE

If the person signing the application is someone other than the owner of record, then a signed copy of the "CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER" form must be provided in addition to the signing the application below. (page 3)

### Owner/Applicant Must Read and Sign

By signing this application, I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner of the subject parcel(s) listed in County Records. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

Bianca H. King, Thomas A. King, Jr.  
Signature of Owner / Agent / Contract Purchaser

05. Oct. 2020  
Date

Bianca H. King, Thomas A. King, Jr.  
Print Name

(434)989-6025, 434-989-2585  
Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# SE2020-20 Fee Amount \$ 457- Date Paid 11/30/2020  
By who? Thomas A. + Bianca H. King Receipt # 122440 Ck# 828 By JS