

COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION**

☐ Request for a waiver, modification, variation or substitution permitted by Chapter 18

☐ Variation to a previously approved Planned Development rezoning application plan or Code of Development

OR

☒ Relief from a condition of approval

Provide the following

- 1 copy 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

- 1 copy 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.

FEE = 523.12

Application \$503 + Technology surcharge \$20.12

Project Name : Kelly Turkeys USA LLC Cottage - JUDD CUIVER

Current Assigned Application Number (HS, HO, CLE, SDP, SP or ZMA) ZVIO2022-00440

Tax map and parcel(s): 05400000002600

Applicant / Contact Person Judd Culver

Address 6921 Jarmans Gap Rd City Crozet State VA Zip 22932

Daytime Phone# (434) 987-5283 Fax# () Email judd@kellyturkeys.com

Owner of Record Kelly Turkeys USA LLC

Address 6921 Jarmans Gap Rd City Crozet State VA Zip 22932

Daytime Phone# (434) 987.5283 Fax# () Email judd@kellyturkeys.com

County of Albemarle
Community Development Department
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

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.



Signature of Owner / Agent / Contract Purchaser

03/26/2023

Date

Judd Culver - Kelly Turkeys USA

Print Name

434.987.5283

Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# _____ Fee Amount \$ _____ Date Paid _____

By who? _____ Receipt # _____ Ck# _____ By _____

COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION****CERTIFICATION THAT NOTICE OF THE
APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER**

This form must accompany this zoning application if the application is not signed by the owner of the property.

I certify that notice of the application for, Homestay Zoneing Special Exception
[Name of the application type & if known the assigned application #]

was provided to Kelly Turkeys USA LLC - Judd Culver
[Name(s) of the record owners of the parcel]

the owner of record of Tax Map and Parcel Number 05400000002600

by delivering a copy of the application in the manner identified below:

☐ Hand delivery of a copy of the application to Judd Culver - owner
[Name of the record owner if the record owner is a person; if the owner of record is an entity, identify the recipient of the record and the recipient's title or office for that entity]

on 03/26/2023
Date

☐ Mailing a copy of the application to _____
[Name of the record owner if the record owner is a person; if the owner of record is an entity, identify the recipient of the record and the recipient's title or office for that entity]

on _____ to the following address _____
Date

[A d d r e s s; written notice mailed to the owner at the last known address of the owner as shown on the current real estate tax assessment books or current real estate tax assessment records satisfies this requirement].

Judd Culver
Signature of Applicant

Judd Culver
Print Applicant Name

03/26/2023
Date

To whom it may concern,

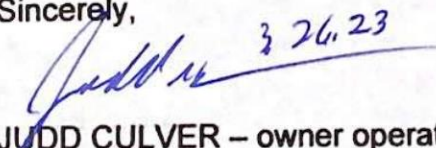
I am writing to request as the solo owner of Kelly Turkeys USA LLC, where my permanent residence is 6921 Jarmans Gap Rd Crozet VA 22932, that I am permitted to be a resident manager of my property to conduct rentals less than 30 days. When I bought the farm I placed it into an LLC simply because it is a fully functional farm that I live on with my family and I wanted to reduce our liability. We have a 2 bedroom, 1 bath cottage located on the farm, address 6925 Jarmas Gap Rd, that is ~ 100 yards from our house and ~250 yards setback from the nearest property line, that we have been renting as a homestay for several years and paying all applicable taxes to this end.

My family and I live on the property full time. I am the solo owner of Kelly Turkeys USA LLC. Due to my day job, our special needs family, the farm, and our other businesses, we employ, Guesthouses, as the management company that handles all facets of the rental property. I look after the property and check it often whereby I believe I more than adequately meet the "resident manager" living on the property.

It is my understanding, that we are required to file for a special exception due to the fact that the property ownership is under an LLC and that Kelly Turkeys USA LLC cannot physically reside on the parcel. If you look at who owns Kelly Turkeys USA LLC and where that person lives then it would seem to me that I am still keeping with the goals and strategic plan of the Rural Area in allowing myself / Kelly Turkeys USA LLC to be approved for a Homestay permit. As to my knowledge the subject property and parcel meet all other criteria in the Albemarle County Code for Homestay Use.

It has been a pleasure being able to rent our cottage to our guests coming to enjoy the Albemarle countryside and patron all of the amazing local businesses our area has to offer. Our guests have loved staying at our property - enjoying the views and the peaceful countryside and even the other animals on the farm. Not only are we pleased to provide a great experience and accommodations to our guests - the rental revenue generated helps supplement our expenses operating the farm and my family's needs. Due to our property being in a rural area, off of a low-traffic gravel road and the distance from any abutting parcel, and the fact myself and family lives onsite - I cannot think of any adverse effects by renting our cottage; on the local neighborhood/neighbors or public welfare. Yet it provides all of the positives through providing a great experience for travelers visiting Albemarle County, supporting local businesses, paying the transient occupancy taxes generated to the County and helping provide supplemental income to me and my family.

Sincerely,

 3/26/23

JUDD CULVER – owner operator of Kelly Turkeys USA LLC