

# 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 : 1234 Carter Street Crozet 22932

Current Assigned Application Number (SDP, SP or ZMA) \_\_\_\_\_

Tax map and parcel(s): 056A1-01-00-041A0

Applicant / Contact Person Ross Stevens

Address 5785 The Square City Crozet State VA Zip 22932

Daytime Phone# (434) 823-6104 Fax# ( ) Email rstevens@stevens  
cell (434) 981-5268 andcompany.net.

Owner of Record Ross L. Stevens / The Square LLC

Address 5785 The Square City Crozet State VA Zip 22932

Daytime Phone# ( ) Fax# ( ) Email \_\_\_\_\_

County of Albemarle  
Community Development

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.

Ross L. Stevens - The Square LLC

Signature of Owner / Agent / Contract Purchaser

7/7/2021

Date

Ross L. Stevens

Print Name

(434) 981-5268 (cell)

Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# SE2021-32 Fee Amount \$ 457- Date Paid 7/12/21  
By who? The Square LLC Receipt # 123573 Ck# 192 By JJ

**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, The Square LLC / Ross L. Stevens  
[Name of the application type & if known the assigned application #]

was provided to Ross L. Stevens  
[Name(s) of the record owners of the parcel]

the owner of record of Tax Map and Parcel Number The Square LLC / Ross L. Stevens

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

☒ Hand delivery of a copy of the application to Ross L. Stevens  
[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 7/7/2021  
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 ddress; 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].

Ross L. Stevens  
Signature of Applicant

Ross L. Stevens  
Print Applicant Name

7/7/2021  
Date



Ross L. Stevens  
3374 Middle Mountain Road  
Crozet, VA 22932

July 7, 2021

County of Albemarle  
Community Development  
401 McIntire Road  
Charlottesville, VA 2290

RE: 1234 Carter Street

Dear Rebecca & Lea,

I'm writing to you today to request waivers to include 1234 Carter Street as a 3 bedroom Homestay rental that we currently offer as a 30+ day furnished rental. We are currently zoned R-2 and designated as Mixed-Use in the Crozet Master Plan. I currently own seven parcels between Carter Street & Blue Ridge Avenue under The Square LLC, totaling 3.27 acres with four dwellings. My wife Amy and I run a vacation rental business, Stay in Crozet, which has three units registered in the Albemarle County Homestay program and we also rent two units that are offered 30 days or more furnished rentals. We only offer 30+ days because they don't meet Homestay regulations. As a 30 day or more rental we loose to much revenue do to the vacancy between guest. If not approved we will need to revert back to an unfurnished annual tenant.

I'm applying for a special exemption for 1234 Cater Street that is located 677 feet from our office and 8.5 miles from our home in White Hall. We are willing to put a resident manager in the basement to over see the upstairs Homestay. I own all the adjoining parcels except vacant lot to the east. We have ample off-street parking. \*See attached GIS tax map.

Requesting three exceptions:

- Owner occupied - provide Resident Manager
- Lot size - Proposed Mixed Use Zoning & own adjacent parcels
- Bedrooms - 3 bedrooms

We run a a very professional vacation rental business and offer a much needed lodging for many visiting family in Crozet, attending weddings, wineries, breweries and local hiking attractions, whom frequent all the local merchants and enjoy convenient downtown walkability. We have never had a complaint and visit each rental on a daily basis when needed. We are residents and business owners in Albemarle County. I was born and raised in Greenwood, where many of my ancestors have lived. This location on Carter Street is described as a "Transition" area for mixed use development with neighborhood serving retail and service uses for nearby residential areas. Residential development supported by small to medium scale commercial/ retail uses. For this reason I feel that these exceptions are in keeping with our master plan, supporting and strengthening Crozet's existing character and history as a self sustaining town, while welcoming new and infill projects that are comparable in scale. This exceptions for this particular parcel supports all the guiding principles of our Crozet Master Plan. Crozet needs more lodging opportunities. I would like to provide a solution to this need.

We would like to add other Homestay properties we own in and around Downtown Crozet in the future. Please visit our website [www.stayincrozet.com](http://www.stayincrozet.com)

Thank you for your time and consideration.

Cordially,



Ross Langhorne Stevens

Stay in Crozet

5785 The Square

Crozet, VA 22932



**1234 Carter Street ~ Stay in Crozet**

### Legend

(Note: Some items on map may not appear in legend)

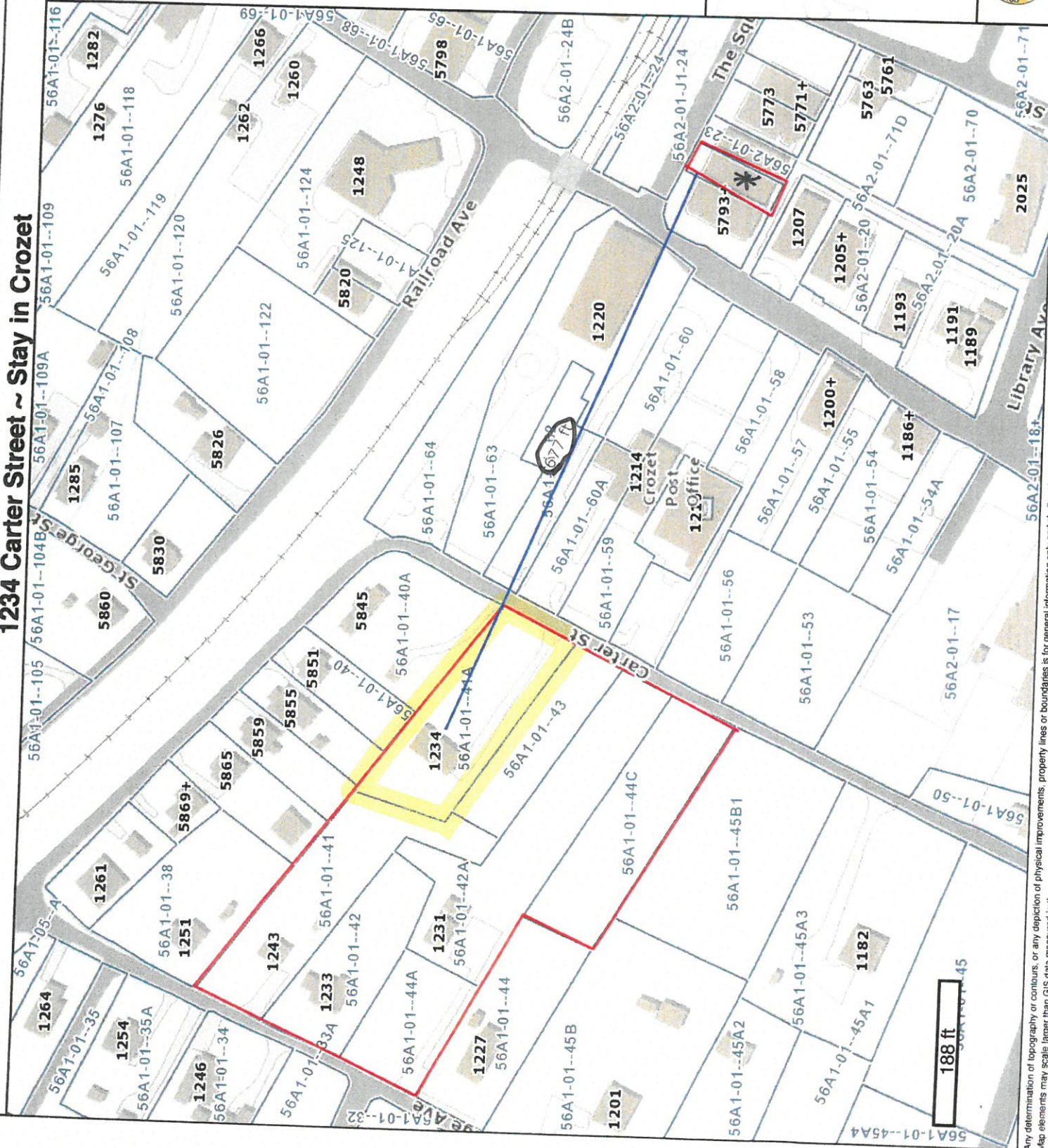
### Parcel Info

## Parcels

\* Stay in Court  
Office



GIS-Web  
Geographic Data Services  
[www.albemarle.org/gis](http://www.albemarle.org/gis)  
(434) 296-5832



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determinations. Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: UTM Zone 18N.

56A2-01-18+  
Library Ave  
2025  
56A2-01-71



- DISHES & SILVERWARE
- 2 FULL BATHS
- SHAMPOO, CONDITIONER & SOAP
- HAIR DRYER

- FLAT SCREEN HDTV WITH XFINITY
- SMART TV WITH INTERNET ACCESS
- MOUNTAIN VIEWS
- WALK TO PARK, RESTAURANTS, SHOPS

## Photos





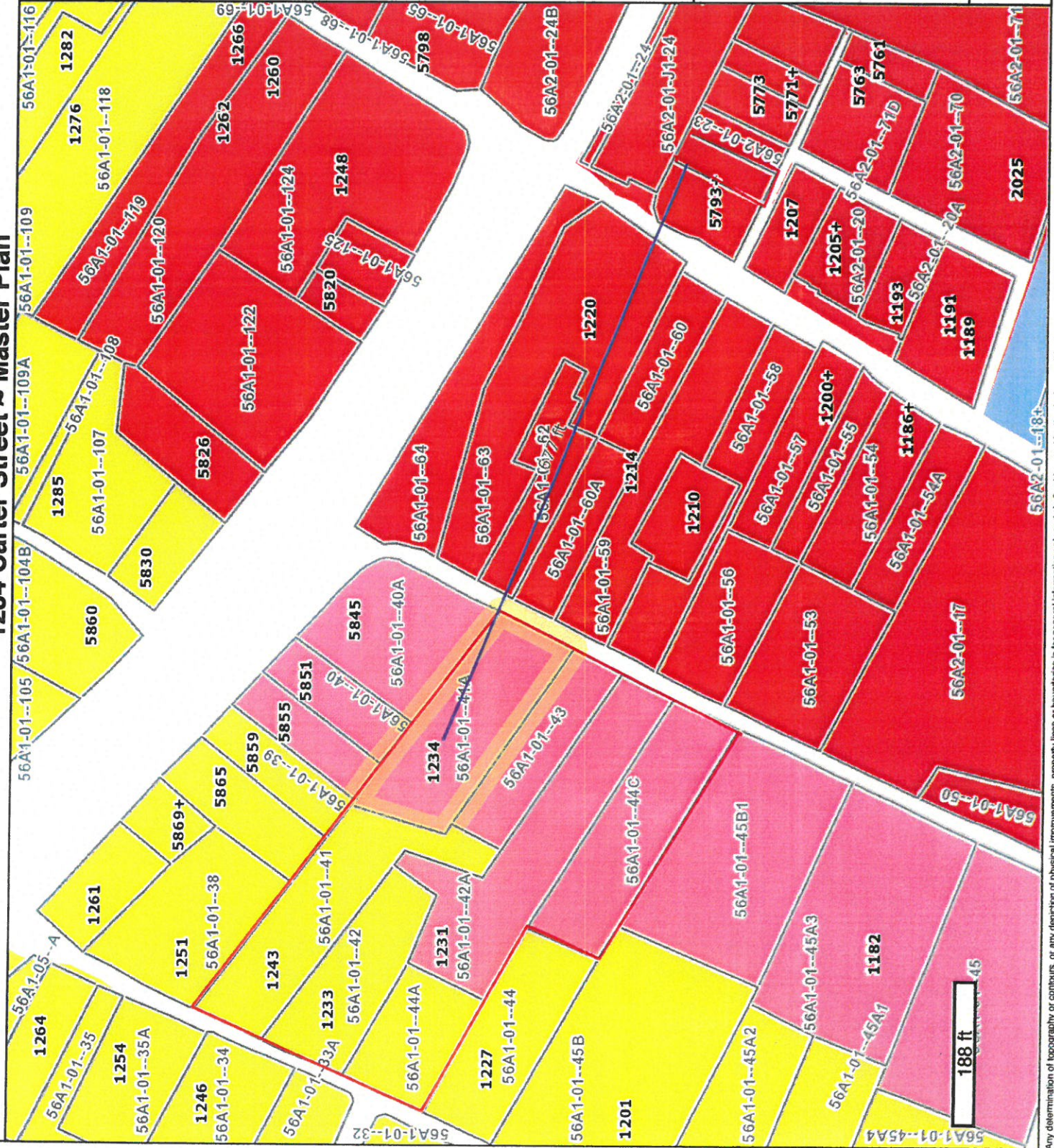
# 1234 Carter Street ~ Master Plan

## Legend

(Note: Some items on map may not appear in legend)

### Parcel Info

- Parcels
- Comp Plan Land Use Info
- Crozet Master Plan Land Use
- Greenspace
- Neighborhood Density Residential L
- Neighborhood Density Residential
- Urban Density Residential
- Mixed-Use
- Downtown
- Institutional
- Light Industrial
- See Crozet Masterplan Text



GIS Web  
Geographic Data Services  
www.albemarle.org/gis  
(434) 296-5832



#### Institutional

This designation represents areas for civic use such as schools, libraries, parks, recreational facilities, water treatment facilities, and other similar uses on County or publicly-owned property. It may also include facilities such as community centers, clubs, lodges, and civic and fraternal facilities.

#### Neighborhood Density-Low

This designation represents residential areas where a density of 2 residential units per acre or less is expected. Housing is expected to be single-family detached. Non-residential neighborhood uses, such as places of worship, public and private schools, religious institutions, daycare facilities, parks, and private schools, may also be present in these areas.

#### Neighborhood Density

This designation represents residential areas with a desired density of 3 – 6 residential units per acre. It also represents existing residential areas within or below this range. Housing in this area is primarily single-family detached with some single-family attached/townhouses. Non-residential uses include institutional uses, such as places of worship, public and private schools, and early childhood education centers (daycare centers and preschools). Neighborhood-serving retail/commercial areas and office uses of less than 5,000 square feet may be allowed by exception only in Neighborhood Density Residential areas located within half a block of Downtown along Blue Ridge Avenue and east of Firehouse Lane.

#### Urban Density

This designation represents primarily residential areas with a density of 6 – 12 residential units per acre. All housing types are found in this category, including single-family detached, townhouses, and apartments. Urban Density residential areas include places of worship, public and private schools, and early childhood education centers (daycare centers and preschools). Urban Density residential areas also accommodate small scale office and commercial uses. Neighborhood-serving commercial buildings of less than 5,000 square feet and office uses of less than 20,000 square feet per site may be allowed by exception only.

#### Mixed Use

This designation represents areas with a mixture of residential, commercial, and office uses. Residential density does not exceed 18 dwelling units per acre, mostly as apartments or townhouses. This designation is used inside mixed use centers -- such as Old Trail and Clover Lawn and as transition areas around Downtown. In centers, it includes a balanced mix of retail, housing, commercial, employment, and office uses along with some institutional uses. The types of retail and services, as well as dwelling unit types, vary depending upon the nature of the center. Specific recommendations for the Mixed Use (Transition) areas surrounding Downtown are provided in the *Mixed Use Areas near Downtown* section of this chapter starting on Page 24.

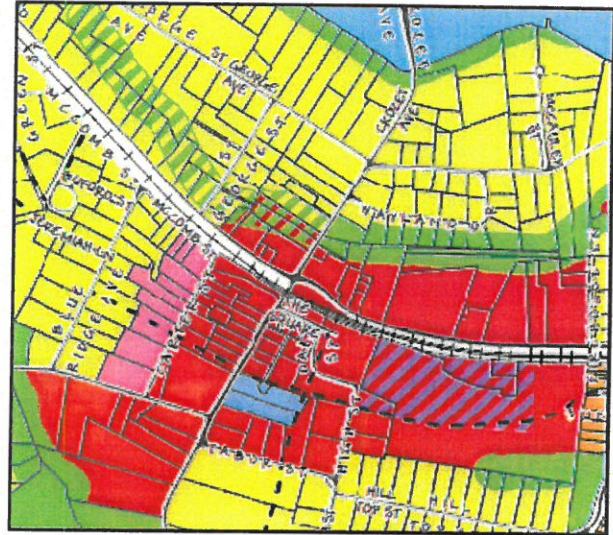
#### Downtown

This designation is applied to the most intensely developed area in Crozet. It is a mixed use area, which promotes commercial, employment, and office uses and allows up to 36 residential units per acre in the form of multifamily/mixed use buildings. Institutional uses, such as libraries and County offices, as well as limited amounts of office, research, and development (R&D) uses are present in this area.



redevelopment for commercial and mixed uses. The Downtown Crozet Zoning District (DCD) has been placed on properties designated for the Downtown use. This zoning district provides for flexibility and variety of development for retail, service, office/R&D/flex/light industrial, and civic uses. Within the zoning district, light industrial and residential uses are secondary uses. New buildings are expected to be two to three stories in height, although the zoning regulations allow up to four stories by-right and up to six stories by special use permit. Shared parking that is on-street or in parking lots is expected. Redevelopment of existing viable structures is encouraged.

Locations for office/R&D/flex/ provide primary employment uses in Downtown and are considered necessary and are a high priority in addition to retail, residential, and service uses. Flexibility exists in where and how these uses are provided in Downtown. While office/R&D/flex/light industrial uses could be provided in one or more different locations in the Downtown, the location of the current J. Bruce Barnes Lumber Company has particular opportunities due to its historic industrial use and its location adjacent to the rail line. Care should be taken in redevelopment of Downtown so that access to the rail line is not precluded.



*Land Use Plan - Downtown area*

Some County projects to improve the Downtown are in process and others are proposed. A new library site and right-of-way for a portion of the new "Main Street" have been secured. Construction will occur when funding is available. Additional temporary parking to serve Downtown will be provided on the library site that will be supplanted by permanent parking after the library is constructed.

#### Recommendations for Downtown

- Direct new commercial and employment growth to Downtown.
- Complete Downtown infrastructure projects, which have a major implementation priority:
  - Construct the new Western Albemarle/Crozet Library when funding is available.
  - Complete Downtown stormwater project in south Downtown and develop it as a community greenspace amenity.
  - Complete Crozet Avenue streetscape improvements.
  - Complete construction of the first segment of "Main Street" from Crozet Avenue to High Street.
  - Continue construction of "Main Street" east from Crozet Avenue through public and private development activities.
  - Provide additional public parking in Downtown.
- Include a mixture of office, research and development (R&D), flex uses, retail, and service uses in redevelopment of the lumber yard property. Residential and light industrial uses are secondary uses for this area.
- Reuse viable buildings within the Downtown. Where buildings cannot be preserved, new construction should reflect the vernacular architecture in Crozet.



- Consider recommendations from the Community of Crozet Architectural Resources Study and Strategies Report for properties located within the potential Crozet Historic District.
- Encourage a “block” form of development in undeveloped areas of the Downtown.
- Create a Downtown community green.
- Include pocket parks in block development and redevelopment.
- Continue business development and marketing programs for the Downtown such as:
  - Public private partnerships/dialogue.
  - Expansion of existing and development of new businesses.
  - Community led fairs, festivals, and celebrations.
- Continue programs to support the business community, which include the work of the County’s Business Development Facilitator in business development and growth.
- Consider creating a Downtown redevelopment website.
- Develop guidelines for renovating historic structures and for new buildings (scale, materials, and setbacks).
- Look for new opportunities to promote or take advantage of agritourism, heritage tourism, and other tourism initiatives in Western Albemarle such as the Artisan Trail, Monticello Wine Trail, and Brew Ridge Trail.
- Create destinations in the Downtown that support tourism initiatives.

### **Mixed Use Areas Near Downtown**

The area west of Carter Street is designated Mixed Use. This area provides a transition between Downtown and existing residential neighborhoods near Downtown. The role of this mixed use area is to support Downtown and provide opportunities for less intensive commercial and residential uses. Redevelopment of existing viable structures is encouraged.

#### Recommendations for Mixed Use Areas Near Downtown

- Uses in this category include low-impact neighborhood-scale uses like office with limited service and retail uses that would not have adverse impacts to adjoining neighbors, e.g., 24-hour convenience store commercial, office, townhouses and multifamily buildings, and mixed use buildings with residential on upper floors.
- Residential density in these areas should not exceed Neighborhood Density.
- Smaller scale commercial and office activities should be directed to these areas. Total square footage per building for commercial uses should not exceed 5,000 square feet, and office uses should not exceed 10,000 square feet total building square footage per site.
- A mix of uses is encouraged in these areas that results in about 50 percent residential uses and 50 percent non-residential uses by each block area.
- Reuse of existing viable structures for commercial and service activities should be encouraged. Recommendations of the “Community of Crozet Architectural Resources Study and Strategies Report” should be considered for properties located within the potential Crozet Historic District.
- Uses should generate significantly less traffic than uses allowed in Downtown.
- New buildings should be compatible in scale and massing with surrounding residential structures. There should be consistent building heights and setbacks. Features of existing streetscapes should be retained or incorporated into new development projects.
- Generally, buildings should not be taller than three (3) stories; they may be taller by exception.