

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 : Division Road, Inc.Current Assigned Application Number (HS, HO, CLE, SDP, SP or ZMA) HO2021-0057Tax map and parcel(s): 103-33Applicant / Contact Person Jason PecarichAddress 3612 Rolling Rd City Scottsville State VA Zip 24590Daytime Phone# (805) 746-5203 Fax# () Email jason@divisionroadinc.comOwner of Record Jason & Erin PecarichAddress 3612 Rolling Rd City Scottsville State VA Zip 24590Daytime Phone# (805) 746-5203 Fax# () Email jason@divisionroadinc.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****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, Special Exception

[Name of the application type & if known the assigned application #]

was provided to Jason Pecarich

[Name(s) of the record owners of the parcel]

the owner of record of Tax Map and Parcel Number 103-33

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

☐

Hand delivery of a copy of the application to Jason Pecarich

[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 _____

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 _____

Date

to the following address _____

[Address; 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].

Jason Pecarich

Signature of Applicant

Jason Pecarich

Print Applicant Name

04/26/2022

Date

REV 7/15/2022
R

Division Road, Inc.

SPECIAL EXCEPTION DESCRIPTION:

Division Road is seeking a Special Exception to the currently approved Major Home Occupation Clearance HO2021-0057 for Division Road, Inc., an e-commerce retail business within a niche, low-volume menswear marketplace focused on quality goods made in the USA with high standards of craftsmanship.

Functionally, Division Road will be running web-store operations from the Accessory Structure "Barn" of 3612 Rolling Rd in the form of:

Product and Editorial Photography, Design, Phone/Email Communication, Shipping and Receiving, and Client Visits.

Operational hours will be from 10am-6pm Monday-Saturday. Maximum of three employees will be on-site with two vehicles associated, with parking provided on property.

The Special Exception requested is to amend the "Area" Section 5.2A(b) limitation on our Major Home Occupation to include the entire interior space of the "Barn" structure of 3,364 sq ft fully reviewed by Albemarle County Zoning Dept. This waiver would be logical to include full use of this building for a photography studio, product storage and shipping workshop, product design gallery, and office-related supply and equipment storage.

The structure has been permitted as Mixed Use B2021-0329-MIX and a full evaluation by Zoning and Building has been completed relating to the use and code adherence for Commercial purposes. The original "farm" building is being retrofit per these permitted plans to maintain the exterior character of the Barn and will be similar in façade to a structure normally expected in a residential/rural area that is specifically compatible in design and scale with other development in the area in which it is located.

No engagement of Physical Retail Sales will be conducted on site, but we will have some visits from remote clients. There will not be any outdoor storage of goods or any visible signs of business occupation.

Division Road, Inc.

There will be no increase in total employees or traffic from the current approved Major Home Occupation Clearance related to this special exception request.

Residential "Dwelling" Structure will NOT be used for business.

Please feel free to request further information via any means and thank you for your time and consideration of this matter.

Best Regards,

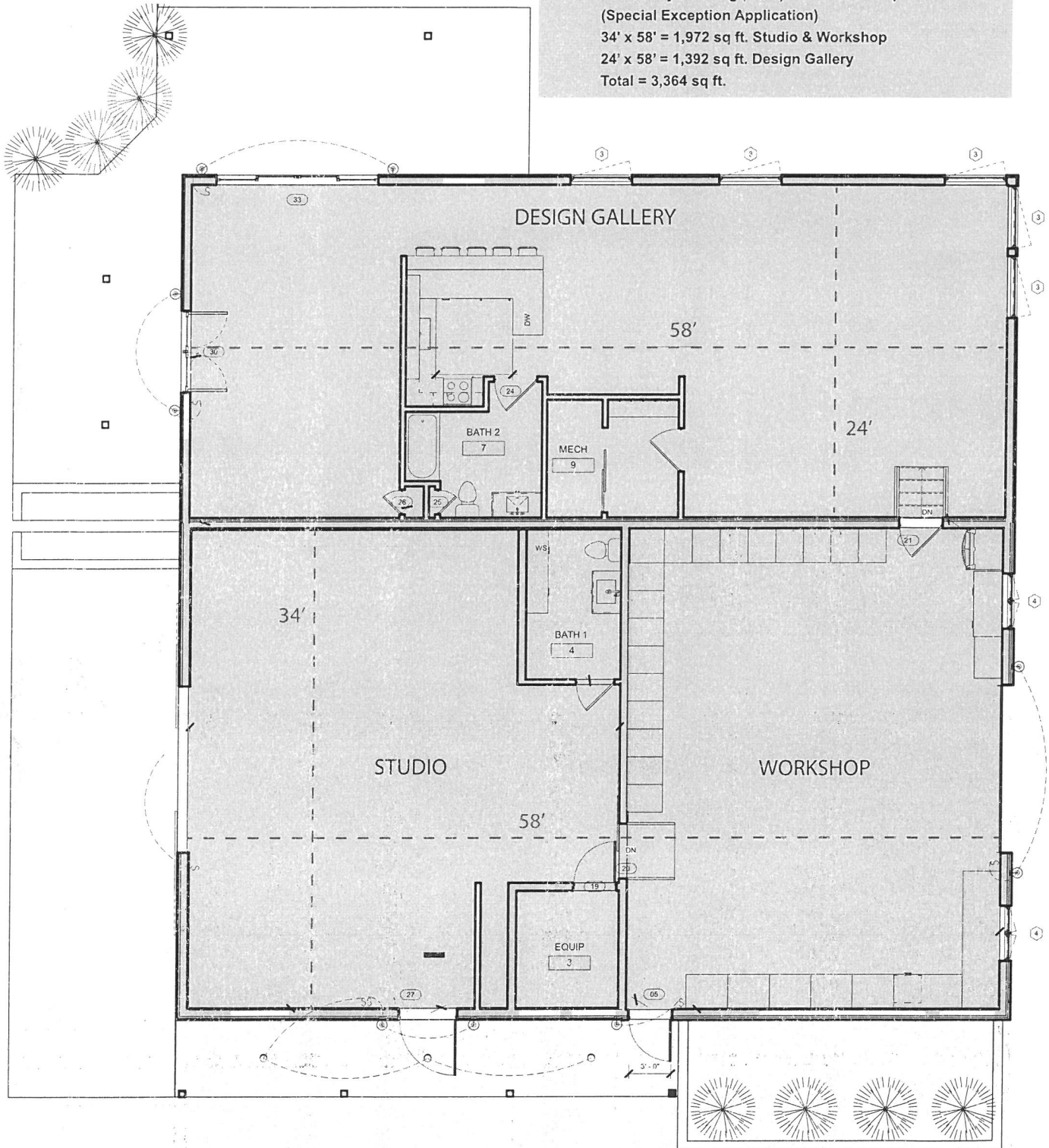
Jason Pecarich
President

Accessory Building (Barn) for Home Occupation Use
(Special Exception Application)

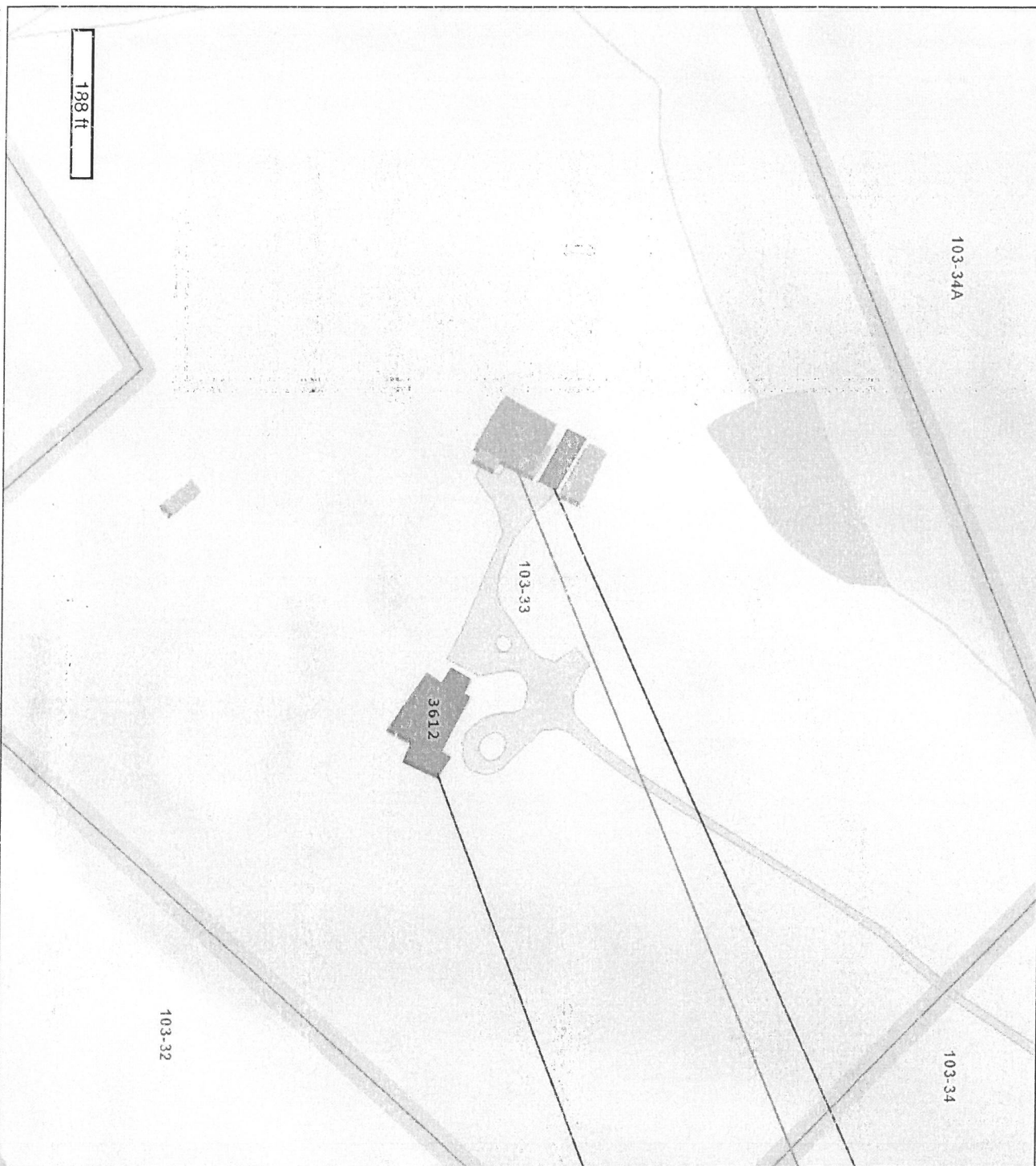
34' x 58' = 1,972 sq ft. Studio & Workshop

24' x 58' = 1,392 sq ft. Design Gallery

Total = 3,364 sq ft.



3612 Rolling Road



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

Parcel Info

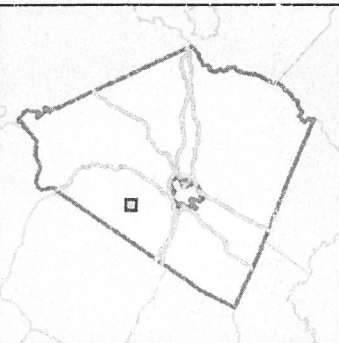
☐ Parcels

Parking

Home Business Occupation Use:
Accessory Building (Barn)
3,364 sq ft.

Not for Home Business
Occupation:
Dwelling Building (Residence)
5,880 sq ft.

Property Total "Finished Living":
9,244 sq ft.
Home Occupation Percentage
(36%)



GIS Web
Geographic Data Services
www.atlantia.org/gis
(404) 286-5832