

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 : Stony Point Homestay - Heesehen's

Current Assigned Application Number (SDP, SP or ZMA) _____

Tax map and parcel(s): 06200-00-00-049D1

Applicant / Contact Person Linda and Richard Heesehen

Address 2022 Stony Point Rd City Charlottesville State VA Zip 22911

Daytime Phone# (434) 466-8432 Fax# () Email luminousconnections@gmail.com

Owner of Record Linda Heesehen

Address same as above City ↑ State _____ Zip _____

Daytime Phone# (434) 466-8432 Fax# () Email _____



Linda Heeschen <luminousconnections@gmail.com>

Fwd: note regarding our rental apt. for 2

1 message

Linda Heeschen <luminousconnections@gmail.com>

To: Linda Heeschen <Luminousconnections@gmail.com>

434-466-8432

Re: Linda + Richard Heeschen Homestay

Mon, Apr 12, 2021 at 4:57 PM

Dear Albemarle County Zoning ~

March , 2021

We live on a boundary line to Richard and Linda Heeschen and have been made aware that they have built a 1 bedroom rental apt. for 2 in their lower level of their home with the purpose of renting for air bnb short term guests or traveling nurses who come to the area.

It has also been made aware to us that they may in future use it for aging in place for any nurses or their daughters.

We are favorable to them using their small 1 bedroom rental for said purposes.

Sincerely ,

Neighbor Caylee C Ratcliff

Date 4/14/21

Ratcliff



Linda Heeschen <luminousconnections@gmail.com>

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Linda Heeschen <luminousconnections@gmail.com>
To: Linda Heeschen <Luminousconnections@gmail.com>

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*Re: Heeschen
Homestay*

Dear Albemarle County Zoning ~

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Sincerely ,

Neighbor *Charles Chisholm*

Date *4-14-21*

Chisholm

Heesechen's
Linda + Richard 3/31/2021

Dear County ,

We just finished a home in Albemarle county in April 2020 and by the grace of God with covid hitting at the end of the build actually survived the setbacks that the pandemic created in the end of our project. :)

From start to finish it was a LONG 2 year journey.

We built the house with 3 levels for the express purpose of being able to Age in Place and never move again as we are in our 60 's now and intend to live here the rest of our lives.

My husband is a true local and has been in Charlottesville his entire life and I have been here for 34 years now , so I guess I am a local now.

If we ever need assistance in older years we will use our little apt. downstairs for a caregiver or one of our daughters.

However at this juncture in our lives we want to open it up for

Those seeking a country setting who are visiting here, esp if they have garden interests
As we are developing our property with flower gardening and are working with forestry dept and other mushroom farmers to develop mushroom growing for personal use only not for production.

We only have one bedroom and one bath in the basement for homestay use and so will only be renting to one or 2 persons, usually a couple for weekend getaways.

We are very much off the road of 20 - Stony Point Road as there is almost 3 acres in front of us that Michael Chisholm has owned for 20 years. He is fine with us having our modest 2 person Air bnb. We have calls made to our other neighbors to discuss our situation. We have not reason to believe they will be impacted in any way by us having this 2 person rental.

We are also friends with the neighbors on the left of the driveway whose houses are on Vincennes in the Key West neighborhood coming up Michaels driveway

The Maupins and The Ratliff's .

Ms. Probst is up Flicker and has 4 rentals and our only view of her at all is of her driveway
Her house and rental homes can't even be seen by our home.

The property behind us is not for sale and has been owned by a woman who has not lived in Charlottesville. She has given us verbal permission to contact her should we want to buy that piece or find anyone we know who wants to buy that piece as that house would be accessed by Chisholm and our driveways.

So we are requesting permission for reduced setback allowance for the one side that is less than 125 feet , as the houses on flicker can't even see our house and are way up the flicker lane. She has 4 rental properties up her land and their cars do not bother us either.

The houses on Vincennes side are just 3 feet short and of guidelines and the trees and vegetative screening makes our house not seen from those houses and we also can't see their houses most of the year. Our property is mainly wooded with the exception of the yard Plus our driveway does not go by any of these houses in front of their homes.

I have submitted a parcel map showing all the measurements to the various boundaries and did pay for a survey when we closed last April 2020 if you need it other than this parcel drawing. Please let me know and I can bring in the survey dated 2020 if needed.

We humbly request we are granted this special boundary exception of boundary line distances as we are almost at the 125 on most boundaries and we want to share our land and home and love of nature with those who visit our area and we built the home when in planning stages for the purpose of doing so and as stated earlier of aging in place.

Also , when we moved in we worked with VDOT and replaced the Culvert when we improved our driveway in order to keep the flow of water going from the above properties.

There are several air bnbs already operating in Key West neighborhood with very little Privacy from neighbors and we feel our wooded and 2 acre setting is ideal for a country garden getaway.

We want to do all the paperwork and applications and pay whatever fees are due and pay our Taxes for what the rental generates to the county.

It is our greatest desire to share our land and blessing of our land and home with others.

Looking forward to hearing from you and please do not hesitate to call with any questions of us.

Respectfully, Linda and Richard Heeschen
Long standing County of Albemarle residents

Linda 434 466-8432 or Richard - 434 466-0341

*Att: Talking to Neighbors Now
one letter attached - Maupins*

*Several drawings
for detail*

Legend

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

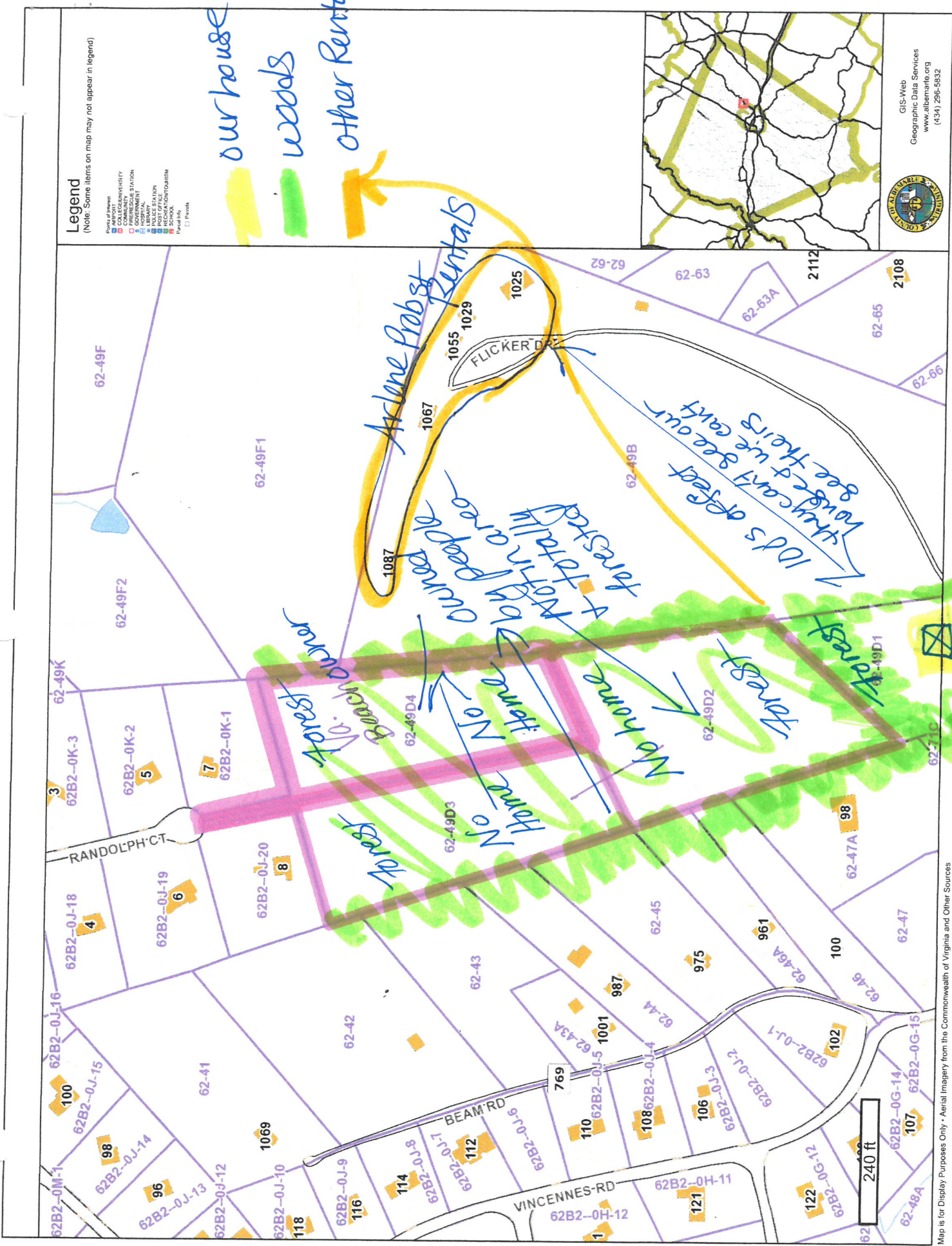
- Point of Interest
- COLLEGE/UNIVERSITY
- COURT HOUSE
- FEDERAL STATION
- GOVERNMENT
- LIBRARY
- MUSEUM
- POST OFFICE
- SCHOOL
- TRUCK STOP
- Parade Info
- Points

our house
woods
Other Rentals

GIS-Web
Geographic Data Services
www.allentown.org
(434) 256-5832



May 4, 2018



Map is for Display Purposes Only • Aerial Imagery from the Commonwealth of Virginia and Other Sources



Vertical access

Forest

Legend

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

Parcel Info
 □ Parcels

94 ft

62-49D

62-71C

62-71C

62-49D1

62-49D1

62-49B

62-49D2

62-47A

98

Flicker Dr

1 bedroom in basement
 one bedroom

driveway

Ketcher

No home

No home

Michaelholm

Michaelholm

Michaelholm

Michaelholm

Michaelholm

Michaelholm

Michaelholm

Michaelholm

Michaelholm

GIS-Web
 Geographic Data Services
 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 determination.

May 23, 2019

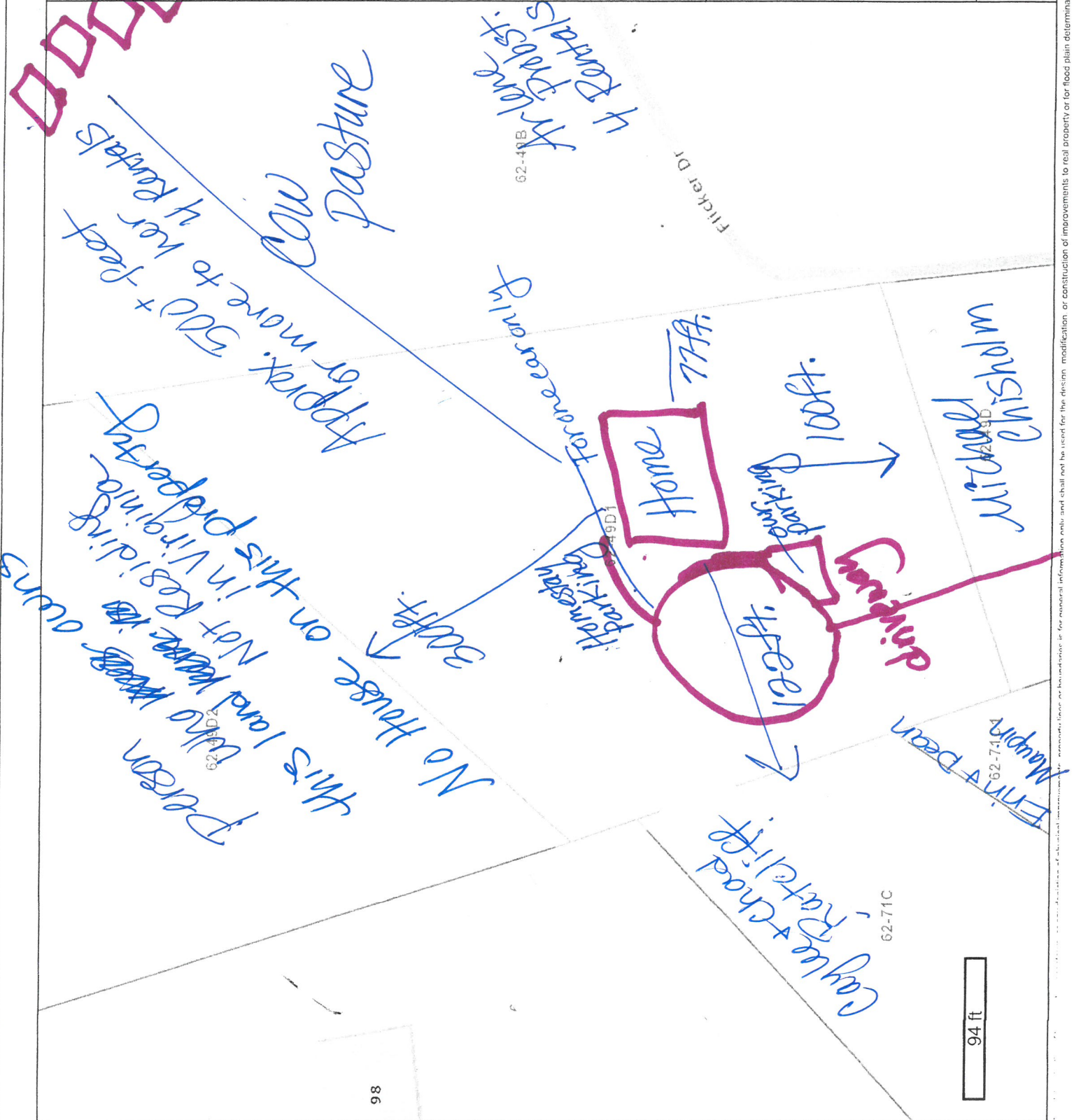
Legend

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

- Parcel Info
- Parcels



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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.

Linda B. Heeschen

Signature of Owner / Agent / Contract Purchaser

Linda Heesechen

Print Name

3/24/21

Date

434-466-8432

Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# SE2021-14 Fee Amount \$ 457- Date Paid 4/1/21
By who? Linda B or Richard Heeschen Receipt # 123059 Ck# 3007 By JS