



## COUNTY OF ALBEMARLE

Department of Planning & Community Development  
401 McIntire Road, Room 218  
Charlottesville, Virginia 22902-4596  
(804) 296 - 5823  
Fax (804) 972 - 4012

April 30, 2001

Jay M. Weinberg  
P O Box 500  
Richmond, VA 23218

**RE: SP-2000-33 Keswick Hall; Tax Map 80, Parcels 8, 8Z, 9, 61, 62, 62A, 62B, 62C, 62D, 70A, 90, 95, 96, 97, 98, 100, 106, and 109A**  
**LETTER OF CORRECTION**

Dear Mr. Weinberg:

The Albemarle County Board of Supervisors, at its meeting on April 18, 2001, unanimously approved the above-noted request. Please note that this approval is subject to the following conditions:

1. The Keswick Estate shall be developed in general accordance with the plan titled "Keswick Estate Conceptual Long Range Master Plan", prepared by Roudabush, Gale and Associates, dated December 18, 2000 and included as Attachment A (on file in the Clerk's office);
2. No building permits shall be issued for Phase II improvements beyond those improvements authorized by SP-00-33, as shown on the plan titled "Keswick Estate Conceptual Long Range Master Plan" prepared by Roudabush, Gale and Associates dated December 18, 2000, until all road improvements described in the Virginia Department of Transportation letter from R.P. Ball dated February 21, 2001, and included as Attachment B (on file in the Clerk's office), have been completed (not bonded) to the satisfaction of the County Department of Engineering and Public Works and the Virginia Department of Transportation;
3. Prior to final site plan approval of the improvements authorized by SP-00-33, the applicant shall demonstrate to the satisfaction of the Planning Commission that the existing central water system, approved under Permit Number 200192 issued by the Virginia Department of Health, Division of Water Supply Engineering, dated March 12, 1992, is available and adequate to serve all of the improvements and associated uses authorized by SP-00-33, as well as all existing improvements and associated uses and all platted lots, without compromising on-site and adjacent off-site well water supplies. In making this demonstration, the applicant shall use test procedures approved by the Virginia Department of Health and the County Department of Engineering and Public Works;
4. No unplatted property shall be subdivided and no approved subdivision plat shall be recorded unless the applicant demonstrates to the satisfaction of the Director, Engineering and Public Works or the Planning Commission, that the existing central water system, approved under Permit Number 200192 issued by the Virginia Department of Health, Division of Water Supply Engineering, dated March 12, 1992, or as such permit is amended or such subsequent permit approved by the Virginia Department of Health, Division of Water Supply Engineering, and the Board of Supervisors, is available and adequate to serve all of said lots, as well as all existing improvements, associated uses, and platted lots, without compromising on-site and adjacent off-site well water supplies. Nothing herein shall

guarantee approval of such amendment or permit. In making this demonstration, the applicant shall use test procedures approved by the Virginia Department of Health and the County Department of Engineering and Public Works;

5. If the central water system must be expanded to meet existing or future demand, the applicant shall seek and obtain all necessary approvals for expanding the system from the Virginia Department of Health and the County Board of Supervisors;
6. All areas identified as open space on the plan titled "Keswick Estate Conceptual Long Range Master Plan" prepared by Roudabush, Gale and Associates dated December 18, 2000, shall be subjected by the applicant to one (1) or more easements preserving those areas as open space in perpetuity. Each easement holder shall be an organization authorized to hold such easements by the Commonwealth of Virginia. Prior to final site plan approval of the improvements authorized by SP-00-33, the applicant shall present written evidence to the Planning Commission demonstrating that this condition has been satisfied;
7. Except for any restaurant on the property open to the general public, Keswick Hall and its associated facilities shall be used only by the guests of the inn and their invitees, and members of the Keswick Country Club and their invitees; and
8. Each plat of division of any lands shown on the plan titled "Keswick Estate Conceptual Long Range Master Plan", prepared by Roudabush, Gale and Associates, dated December 18, 2000 shall include the following statement if those lands are not within a jurisdictional area and will not be served by a public water or sewer system: "On the date of approval of this plat by the agent, the lands being divided are not within a jurisdictional area and public water and sewer service are not available."

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within eighteen (18) months after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate. For purposes of this section, the term "commenced" shall be construed to include the commencement of construction of any structure necessary to the use of such permit within two (2) years from the date of the issuance thereof which is thereafter completed within one (1) year.

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5875.

If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,



V. Wayne Cillimberg  
Director of Planning & Community Development  
VWC/jcf

Cc: Amelia McCulley  
Tex Weaver  
Bob Ball, VDOT

Jack Kelsey  
Steve Allshouse



# Keswick Hall Special Use Application

Albany County, NY

City of Albany, New York  
City Engineer's Office  
100 State Street, Room 1000  
Albany, New York 12242-1000  
Phone: (518) 462-2000  
Fax: (518) 462-2001

Notes:

Scale: 1" = 100'

North Arrow

City of Albany, New York

Special Use Application Plan

Project No. 2005-05  
SU.01





**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, Room 227  
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4012

February 20, 2009

Richard E. Carter  
P.O. Box 1567  
Charlottesville, Va 22902

**RE: SP2008-00042 Keswick Hall**  
**TAX MAP/PARCEL: 80-8Z and TMP 80-09**

Dear Mr. Carter:

On February 4, 2009, the Albemarle County Board of Supervisors took action on SP #2008-00045 to allow modifications to the master plan related to the timing (phasing) of development: move 5 guest rooms from Phase I to Phase II; a larger spa moved from phase II to phase I; add two tennis courts and amend condition of approval to allow spa to be open to the public on TAX MAP/PARCEL: 80-8Z and TMP 80-09 in the Rivanna District. This special use permit was approved based on the following conditions:

1. The Keswick Estate shall be developed in general accordance with the plan titled "Keswick Estate Conceptual Long Range Master Plan" prepared by Roudabush, Gale and Associates, dated December 18, 2000, as amended by "Keswick Hall Master Plan Phase I" prepared by Train & Partners + Mario di Valmarana, submitted September 14, 2008 and revised February 3, 2009;
2. No building permits shall be issued for Phase II improvements beyond those improvements approved with SP-2000-33 and shown on the plan titled "Keswick Estate Conceptual Long Range Master Plan" prepared by Roudabush, Gale and Associates, dated December 18, 2000, and as amended by SP-2008-42 and shown on the "Keswick Hall Master Plan Phase I" prepared by Train & Partners + Mario di Valmarana, submitted September 14, 2008 and revised February 3, 2009, until all road improvements described by the Virginia Department of Transportation letter from R.P. Ball dated February 21, 2001 and included as Attachment B have been completed (not bonded) to the satisfaction of the County Engineer and the Virginia Department of Transportation;
3. No unplatted property shall be subdivided and no approved subdivision plat shall be recorded unless the applicant demonstrates to the satisfaction of the Planning Commission that the existing central water system, approved under Permit Number 2003400 issued by the Virginia Department of Health, Division of Water Supply Engineering and dated January 7, 1998, or as such permit is amended or such subsequent permit approved by the Virginia Department of Health, Division of Water Supply Engineering and the Board of Supervisors, is available and adequate to serve all of said lots, as well as all existing improvements, associated uses, and platted lots, without compromising on-site and adjacent off-site well water supplies. Nothing herein shall guarantee approval of such amendment or permit. In making this demonstration, the applicant shall use test procedures approved by the Virginia Department of Health and the County Department of Engineering and Public Works;
4. If the central system must be expanded to meet existing or future demand, the applicant shall seek and obtain all necessary approvals for expanding the system from the Virginia Department of Health and the County Board of Supervisors;
5. Except for any restaurant and spa on the property open to the general public, Keswick Hall and its associated facilities shall be used only by the guests of the inn and their invitees, and members of the Keswick Country Club and their invitees; and

6. Each plat of division of any lands shown on the plan titled "Keswick Estate Conceptual Long Range Master Plan" prepared by Roudabush, Gale and Associates, dated December 18, 2000, shall include the following statement if those lands are not within a jurisdictional area and will not be served by a public water or sewer system: "On the date of approval of this plat by the agent, the lands being divided are not within a jurisdictional area and public water and sewer service are not available."

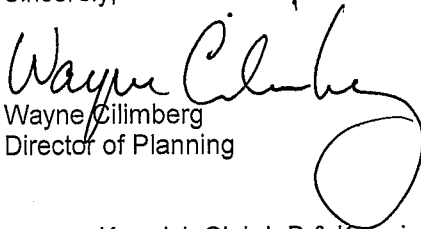
**Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:**

- compliance with conditions of the **SPECIAL USE PERMIT**;
- approval of and compliance with a **SITE PLAN** amendment; and
- approval of a **ZONING COMPLIANCE CLEARANCE**.

In the event that the use, structure or activity for which this special use permit is issued is not commenced within twenty-four (24) months from the date of Board approval, it shall be deemed abandoned and the permit terminated. The term "commenced" means "construction of any structure necessary to the use of the permit."

If you have questions or comments regarding the above-noted action, please do not hesitate to contact Sherri Proctor at 296-5832.

Sincerely,

  
Wayne Cilimberg  
Director of Planning

cc: Keswick Club L P & Keswick Corporation  
701 Country Club Dr  
Keswick Va 22914





Existing/Proposed Conditions  
Site Plan - Phase I  
Scale 1/128" = 1'-0"

**Keswick Hall Master Plan**  
Albemarle County, Virginia

**Train&Partners**  
Architects  
+  
Mario di Valmarana