

# [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

From:

Kristie Davis (krisldavis720@gmail.com)

Sent: Thu 12/17/2015 8:29 PM

To:

Peter Drenan (peter\_drenan@yahoo.com);

Kristie Davis (krisldavis720@gmail.com);

Miles Davis (milesjd24@hotmail.com);

Ewrae60@aol.com;

Cc:

members@peacockhill.org;

To Our Wonderful Neighbors,

As you are aware, during our attempt to obtain state licensure for our existing voluntarily registered family day home, we've received a few neighbors that are opposed.

**I would first and foremost like to stress that we have no intention of enrolling the maximum allowed 12 students next fall, nor do we plan to provide full days. At this point and time we would like to maintain our current five children per day and possibly add up to three more per day, 9 am to 1 pm, M-TH. We are not a full-time family day home. We feel the letter distributed by the Albemarle County Zoning Office did not reflect our intentions, rather reflected the maximum figures allowable under Albemarle County code and Virginia State law. We are attempting to achieve two primary objectives; obtain state licensure as the next step toward transitioning to a commercial space and keep siblings of currently enrolled students together.**

We purchased our Peacock Hill home understanding that a family day home previously operated in this neighborhood and was accepted in this community. Not only was it approved, but it also served many of the families in Peacock Hill as an established element of the character of this neighborhood.

I have my Master's Degree in Education and taught for Albemarle County Public Schools, The Peabody School and Millstone of Ivy prior to having my own children. I have multiple character letters of recommendation highlighting my integrity and dedication to my families and our community.

Regardless of my experience and master's degree in teaching, we decided to go through the procedures of State Voluntary Registration during our first year of opening our school, so parents felt comfortable knowing my husband and I, along with substitute teachers, have gone through the rigor of Virginia State regulations and requirements to include but not limited to; unannounced inspections, TB testing, background checks, etc. This was not required for the number of students we accepted during our first year. As the name suggests, our current state registration is voluntary.

We fully intend to apply that same responsible approach with regard to maintaining the character of this great neighborhood, for which we hope to make our long-term home. We currently allow five children per day from 9:00 AM until noon (with the option for extended day until 1 pm on occasion). Again, I have **no intentions of bringing twelve families in each day**. To be frank, exceeding seven or eight children per day is not likely. Without full licensure, I be forced to ask parents to split up their children. It would be extremely hard for me to ask any of our wonderful families to leave our school and/or to split up families because I cannot accept younger siblings.

We're asking for your consideration to allow for three additional children per day. This will allow us to obtain the capital required to secure a commercial space to continue responsible growth.

My husband and I feel e-mail can quickly become negative and at times easily misinterpreted. Several of the concerns raised are valid and warrant additional dialog. We ask that if you have further concerns or questions about our school that we meet face to face so we can fully understand the nature of your concerns and perhaps identify a common ground.

***We are a very honorable family with young children of our own. We are not trying to take away any peaceful aspect of our neighborhood but rather offer a loving, caring environment where our neighbor toddlers can learn and flourish.***

With Utmost Respect,

Kristie Davis

Charlottesville Beautiful MINDS Preschool, LLC

[cvillebeautifulminds.com](http://cvillebeautifulminds.com)

434.244.0446

# [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

From: "Louise Smith" <[swanwalk@gmail.com](mailto:swanwalk@gmail.com)>

Date: Dec 18, 2015 6:08 AM

Subject: Re: [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

To: "Kristie Davis" <[krisldavis720@gmail.com](mailto:krisldavis720@gmail.com)>

Cc:

Although I don't have children I believe that good day care is essential to our society. Good luck with your zoning application. I'm sure you are providing a most-needed service, and I wish you all the best.

As for real estate values, I remember owning a home in upstate New York next to which it was proposed to establish a residence for mentally retarded people--a much more drastic use than what you proposed. Everyone was afraid that it would detract from property values. However, it was approved. The home residents and carers proved to be wonderful neighbors, and when I went to sell my house several years later I was able to do so for full price within a week of listing it.

Hang in there.

Louise Smith

# [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

From: "Wayne Fusco" <[waynefusco@yahoo.com](mailto:waynefusco@yahoo.com)>

Date: Dec 18, 2015 10:15 AM

Subject: Re: [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

To: "Kristie Davis" <[krisldavis720@gmail.com](mailto:krisldavis720@gmail.com)>, "Peter Drenan"

<[peter\\_drenan@yahoo.com](mailto:peter_drenan@yahoo.com)>, "Miles Davis" <[milesjd24@hotmail.com](mailto:milesjd24@hotmail.com)>,

"[Ewrae60@aol.com](mailto:Ewrae60@aol.com)" <[Ewrae60@aol.com](mailto:Ewrae60@aol.com)>

Cc: "[members@peacockhill.org](mailto:members@peacockhill.org)" <[members@peacockhill.org](mailto:members@peacockhill.org)>

I would like to go on record letting all of our neighbors know that I fully support Kristie and Miles adding a few children to their day care. They are upstanding, kind, and thoughtful neighbors who keep a well-maintained, fenced property and are respectful to their neighbors.

With all due respect to Mr. Drenan; While he may own the property next door, it is my understanding that he uses the property for rental purposes only and has not lived in the house for several years. I would contend that a rental home in our neighborhood is worse for our property values than a well kept, fenced house which happens to run a daycare. Additionally; hosting a day care between the hours of 9am-1pm (no matter how loud playing children might be) could not be as disruptive as neighbors who allow their dogs to bark at all hours into the night.

We live in the house next door to where the Metz's used to run a daycare some years ago. At that time, the daycare was welcomed by neighbors. I believe we should welcome this daycare as well.

Sincerely,

Wayne Fusco

# Re: [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

From: "Vera Cherevaty" <[queenisabeau@yahoo.com](mailto:queenisabeau@yahoo.com)>

Date: Dec 18, 2015 10:40 AM

Subject: Re: [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

To: "Kristie Davis" <[krisldavis720@gmail.com](mailto:krisldavis720@gmail.com)>

Cc:

Hi Kristie,

Leonid and I were shocked to read the full email regarding your school. Do you know who Peter and Sarah Drenan are? They are the owners of the house we rented! They don't even live in Peacock Hill - Peter lives in Northern VA and Sarah is in NC. As far as I know they haven't even been back here for years. We were disgusted to read that two people who couldn't care less about the fact that their house is practically sliding down the hill, the heat pump doesn't work properly, and the water softener system is broken - all while collecting a fairly decent rent from their tenants would get so upset about their neighbors running a pre-school they would go so far as to complain to the county! Seriously? Idling cars will ruin the atmosphere of Acorn Lane? If he took as much time to take care of his house as he took in concocting that email, it would be in much better repair!

Anyway, if this disgusting episode goes any further, I want you to know that I would be happy to write an email to the county or whatever saying that I lived next door while you had your summer day camp and that there was no inconvenience whatsoever from all those cars supposedly blocking Acorn Lane. Talk to Paul and Rose Dowel - they rented that place before us and they could tell you a story or two about what sort of man Peter Drennan is.

Of course the best case scenario is that all of this just goes away on its own. I'm sure that Tom & Judy have no problems with your pre-school and I doubt that Carolyn or Don do either. Nicky and her daughter I don't know as well but I'm sure they don't mind, and Andy and Randy I don't know as well but can't imagine that they would take issue with it either.

I hope you have a good Christmas!  
Vera

# [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

From: **Donaldson, Bridget M. (VDOT)** <[Bridget.Donaldson@vdot.virginia.gov](mailto:Bridget.Donaldson@vdot.virginia.gov)>  
Date: Fri, Dec 18, 2015 at 1:55 PM  
Subject: RE: [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home  
To: Kristie Davis <[krisldavis720@gmail.com](mailto:krisldavis720@gmail.com)>

Hi Kristie

I fully support your school. It was obvious from your neighbor's email that he may have been infected by a bit of the scrooge virus, but I hope it doesn't discourage you – and good luck with your licensure process.

Bridget

# [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

From: "Ignacio Provencio" <[ip7m@virginia.edu](mailto:ip7m@virginia.edu)>

Date: Dec 18, 2015 10:59 PM

Subject: Re: [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

To: "Kristie Davis" <[krisldavis720@gmail.com](mailto:krisldavis720@gmail.com)>, "Miles Davis" <[milesjd24@hotmail.com](mailto:milesjd24@hotmail.com)>

Cc: "Suzanne R. Schaeffer" <[suzanne.r.schaeffer@gmail.com](mailto:suzanne.r.schaeffer@gmail.com)>

Hi Kristie and Miles,

Susi and I wanted you to know that we too support your adding a few children to your day care. We think you are extremely thoughtful as neighbors and conscientious in the manner you run your day care. We wish you the best of luck in this endeavor.

Best,

Iggy Provencio

[620 Big Oak Rd.](#)

[Charlottesville, VA 22903](#)

# [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

From: "Rosemary Dowell" <[tuturose660@gmail.com](mailto:tuturose660@gmail.com)>

Date: Dec 19, 2015 3:41 PM

Subject: Re: [PHCA Members] Peacock Hill - Zoning Request for a Family Day Home

To: "Kristie Davis" <[krisldavis720@gmail.com](mailto:krisldavis720@gmail.com)>

Cc:

Dear Kristie,

I hope you are having a peaceful holiday season. Just know that you are such lovely, kind and intelligent neighbors!

I only wish I had someone like you in my neighborhood when I did my undergraduate and graduate degree. It was so stressful to have to seek out safe, excellent child care; having a neighbor to assist me would have been a blessing.

Have a glass of wine and know that this is just a hoop that you are being forced to jump through.

It makes me remember why I took an early retirement! Ha!

Fondly,

Rose Dowell

# [PHCA Members] Update on Beautiful Minds Family Day Home by the Peacock Hill Community Association Board of Directors

From: **Paul Dowell via Members** <[members@peacockhill.org](mailto:members@peacockhill.org)>

Date: Wed, Dec 23, 2015 at 4:38 PM

Subject: [PHCA Members] Update on Beautiful Minds Family Day Home by the Peacock Hill Community Association Board of Directors

To: [members@peacockhill.org](mailto:members@peacockhill.org), [suzanne.r.schaeffer@gmail.com](mailto:suzanne.r.schaeffer@gmail.com), Allen Billyk <[allen@realpropertyinc.com](mailto:allen@realpropertyinc.com)>, Beth Hollen <[bhollen@gmail.com](mailto:bhollen@gmail.com)>, Charles Molhoek <[molhoek@gmail.com](mailto:molhoek@gmail.com)>, Debra Ross <[pottsy46@hotmail.com](mailto:pottsy46@hotmail.com)>, Greg Lohr <[gmlohr@yahoo.com](mailto:gmlohr@yahoo.com)>, Jacqueline Koenig <[jacquikoenig@gmail.com](mailto:jacquikoenig@gmail.com)>, Jan Dutton <[jf\\_dutton@yahoo.com](mailto:jf_dutton@yahoo.com)>, Maureen Minor <[senexva@gmail.com](mailto:senexva@gmail.com)>, Peter Drenan <[peter\\_drenan@yahoo.com](mailto:peter_drenan@yahoo.com)>

Dear Peacock Hill  
residents and property owners,

This communication is in response to the two emails sent to everyone in Peacock Hill by Mr. Peter Drenan.

## **Background Information**

Mr. Drenan owns a house next to the Charlottesville Beautiful Minds Child Daycare being run in the home of the Davis Family at 707 Acorn Lane. When Charlottesville Beautiful Minds requested the County's approval to expand their hours and the number of children, a letter was sent to property owners that abut 707 Acorn Lane. Albemarle County Zoning Services sent these letters as required by the County to inform the abutting neighbors and to give them an opportunity to oppose the expansion. If the Zoning Services offices receives any objections from an abutting resident, the matter is referred to the County Board of Supervisors. The County Supervisors considers the objections and then decide if the request is approved, denied or approved with modifications.

Shortly after the Zoning Services office issued the letter dated November 16, 2015, one of our neighbors sent me a copy. In my role as President of the Community Association, I received a some emails and phone calls about the Board's position on this matter. After numerous communications and discussions with managers at Real Property, Inc., and an informal telephone conversation with an attorney that specializes in Home Owners Association law,

the Peacock Hill Board of Directors issued the following statement to anyone that expressed an interest this matter:

"

*After a review with the PHCA Board and our management team at Real Properties, Inc., we concluded the following: Although our community covenants regulate appearance and protect us from ongoing nuisances in the use of land in our community, the Association is not aware of anything that precludes an owner from conducting business out of their home.*

*Owners are required to obtain a business license from the County of Albemarle. The County and its zoning administrators make the determinations as to the compliance with the residential zoning laws. All owners should take care and ensure that any personal or business use of land in the community is done without creating burdens on our common areas or disturbances to other homeowners.*

*At this time, the Association will not be involved in this issue beyond welcoming updates and encouraging all parties to talk with one another.*

*Please let me know if you have any questions or concerns about this reply.*

*Signed, Paul Dowell*

"

### **Presently**

Mr.

Peter Drenan asked the

PHCA

Board  
of Directors  
to  
its

reconsider  
its position  
this matter

. The next meeting of the PHCA Board is on  
January 21, 2016

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the status of the Day Care will be added to the agenda for informational purposes.

All Board meetings are open to Peacock Hill property owners. If you would like to speak to the Board, on this matter, please let me know so I can arrange a meeting place large enough to accommodate all attendees.

Based on the opposition communicated directly to the County, this matter is scheduled to go before the Board of Supervisors on the evening of February

10th, 2016 in the county office building on McIntire Rd, second floor. I believe the Board of Supervisors meeting starts at 7 PM.

Please feel free to contact me directly  
via email or call me at  
[434-282-2466](tel:434-282-2466).

Paul Dowell  
President, Board of Directors  
Peacock Hill Community Association

Cell: [847 951 4824](tel:847-951-4824)  
[cvillebound@gmail.com](mailto:cvillebound@gmail.com)

# [PHCA Members] Peacock Hill Board of Directors Meeting

From: "Allen Billyk via Members" <[members@peacockhill.org](mailto:members@peacockhill.org)>

Date: Jan 17, 2016 11:21 AM

Subject: [PHCA Members] Peacock Hill Board of Directors Meeting

To: "[members@peacockhill.org](mailto:members@peacockhill.org)" <[members@peacockhill.org](mailto:members@peacockhill.org)>

Cc:

Peacock Hill Residents,

The Board of Directors will be holding the January Board Meeting this Wednesday January 20th at Murray Elem. School. I've attached the meeting agenda which also includes the meeting minutes from the last BOD meeting in October. Everyone is welcome and encouraged to attend!

-Allen

# [PHCA Members] Support for the proposed preschool

On Tuesday, January 19, 2016 3:32 AM, Katie Fusco via Members <[members@peacockhill.org](mailto:members@peacockhill.org)> wrote:

Hello neighbors,

Although I cannot attend the Peacock Hill meeting Wednesday night (my husband, Wayne, will be attending), I want to formally state my full support for the licensing of the "Beautiful Minds" preschool and the prior position of the HOA Board that the request is not a violation of our covenants. I plan to voice this support to our Board of Supervisors via email or phone with the hopes that our neighborhood can soon celebrate the addition of quality childcare for our young children to grow and develop.

As a 12-year resident of Peacock Hill, I recognize the unique opportunity this preschool provides both to the families of young children seeking high-quality childcare, as well as to the neighborhood as a whole, which has recently experienced an influx of new, young families moving in and contributing to the vibrance of Peacock Hill. These ideals seem to have gotten lost in the inflammatory language being used by a small group of neighbors in opposition. I urge you to consider joining me by voicing your support of the preschool in an effort to carry on the neighborhood tradition of providing our children with an atmosphere of community and trust.

Sincerely,

Katie Fusco

# [PHCA Members] Support for the proposed preschool

-----Original Message-----

From: "Sarah Ellis via Members" <[members@peacockhill.org](mailto:members@peacockhill.org)>  
Date: Jan 19, 2016 10:31 AM  
Subject: Re: [PHCA Members] Support for the proposed preschool  
To: "Katie Fusco" <[katiefusco@yahoo.com](mailto:katiefusco@yahoo.com)>, "PHCA Members" <[members@peacockhill.org](mailto:members@peacockhill.org)>  
Cc:

Peacock Hill Members,

I fully concur with Katie Fusco's comments. I will not be able to attend the meeting due to a work related appointment but do support the proposed preschool extension.

Sarah Ellis

## [PHCA Members] Support for the proposed preschool

On Jan 19, 2016 11:05 AM, "Carolyn O'Neal via Members" <[members@peacockhill.org](mailto:members@peacockhill.org)> wrote:

Acorn Lane is a private road and homeowners are asked to pay over \$2200 per house to maintain. The Beautiful Minds Preschool is a real asset to our little road. I live across the street and love talking to the children. If the county and HOA approve the preschool, I think it appropriate to ask the county and/or the HOA to cover these road maintenance costs.

Acorn Lane should be maintained by the county anyway since we have had school busses on it.

Acorn Lane is a very small road with only 6 house. That our assessment is over \$2200 is quite a hit.

I hope to come to the meeting tomorrow night.

Carolyn O'Neal  
708 Acorn Lane

Sent from XFINITY Connect Mobile App

# [PHCA Members] Support for the proposed preschool

On Tue, Jan 19, 2016 at 4:26 PM, The Kings <[teamking606@comcast.net](mailto:teamking606@comcast.net)> wrote:

We totally are on your side Kristie!

-Janet (and Will)