



# Homestay

Zoning Clearance



**Albemarle County**  
Community Development  
401 McIntire Rd., North Wing  
Charlottesville, VA 22902  
Phone 434.296.5832 | Fax 434.972.4126

FOR OFFICE USE ONLY

HS# 201900013

Fee Amt: \$158

Date Paid: 10/10/19

By: Larry L. Bird

Receipt #: 115443

Ck# 1011

By: [Signature]

## 1. Applicant/Owner Information

NAME:	<u>Shawn + Atrieno Bird</u>		
E-MAIL ADDRESS:	<u>Shawn/bird@gmail.com</u>	PHONE:	<u>202-779-0259</u>
MAILING ADDRESS:	<u>1301 McCauley St. Crozet VA 22932</u>		

## 2. Homestay Information

TAX MAP AND PARCEL NUMBER (OR ADDRESS, IF UNKNOWN)	<u>056A2-01-00-07300 / 056A2-01-00-07300</u>		
ZONING:	ACREAGE	HOMESTAY NAME:	
<u>R2</u>	<u>1.2</u>	<u>Crozet Restorations</u>	
RESPONSIBLE AGENT NAME			
RESPONSIBLE AGENT EMAIL:			<u>SAME AS ABOVE (OWNER)</u>
RESPONSIBLE AGENT ADDRESS:			RESPONSIBLE AGENT PHONE:

## 3. Verification of Requirements

NUMBER OF GUEST BEDROOMS:	USING ACCESSORY STRUCTURES?	PROOF OF RESIDENCY PROVIDED?	FLOOR PLAN SKETCH PROVIDED?
<u>4</u>	<u>YES</u> <u>NO</u>	<u>YES</u> <u>NO</u>	<u>YES</u> <u>NO</u>
PARKING REQUIRED:	TOTAL HOMESTAY USES ON PARCEL		
Dwelling <u>2</u>			
Number of Guest Rooms <u>+4</u>			
Total Off-Street Parking <u>6</u>	<u>1</u>		

*amended 11/6/19 to include accessory structure*

## 4. Applicant Signature

I hereby apply for approval to conduct the Homestay identified above, and certify that this address is my legal residence. I also certify that I have read the restrictions on Homestays, that I understand them, and that I will abide by them.

SIGNATURE OF OWNER/APPLICANT:	DATE:
<u>[Signature]</u>	<u>10-9-19</u>
PRINT NAME:	DAYTIME PHONE NUMBER:
<u>Shawn Bird</u>	<u>202-779-0259</u>

Approved [ ]    Approved with Conditions [ ]    Denied [ ]

Zoning Official: \_\_\_\_\_

Date: \_\_\_\_\_

VDH Approval Date: \_\_\_\_\_

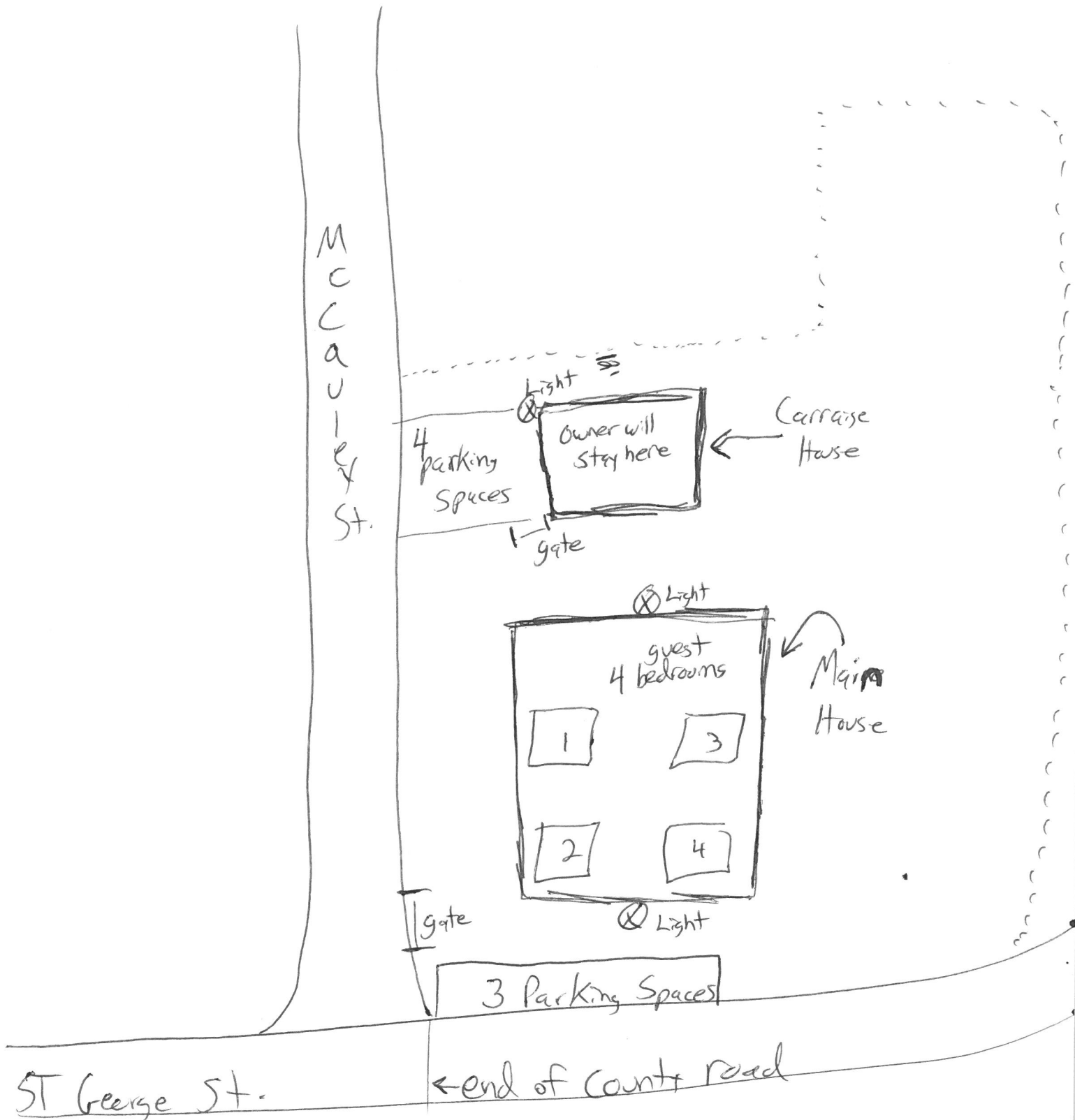
Building Official Approval Date: \_\_\_\_\_

Fire Marshal Approval Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

**SUBMIT ONLY THIS PAGE, YOUR SKETCH, YOUR VDH APPROVAL, AND YOUR \$158 APPLICATION FEE**

Provide Sketch Here or Attach Sketch to This Application



**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 : 1301 McCawley St. Crozet VA

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

Tax map and parcel(s): 056A2-01-00 - 07300 / 056A2-01-00-073 DO

Applicant / Contact Person Shawn + Atieno Bird

Address 1301 McCawley St. City Crozet State VA Zip 22932

Daytime Phone# (202) 779-0259 Fax# ( ) \_\_\_\_\_ Email Shawn1bird@gmail.com

Owner of Record Shawn + Atieno Bird

Address 1301 McCawley St. City Crozet State VA Zip 22932

Daytime Phone# (202) 779-0259 Fax# ( ) \_\_\_\_\_ Email Shawn1bird@gmail.com

### **Request for a Homestay Special Exception Narrative**

We would like to ask the County for a special exception to the homestay ordinance to allow us to rent 4 bedrooms in our residence (up from the 2 currently allowed) and for the use of an accessory structure.

We feel this request is supported by the following:

- We permanently live in our residence at 1301 McCauley St., Crozet VA.
- We act as our own "Responsible Agent" during rentals.
- We have received support from our abutting neighbors for this request (letter of support included in application materials).
- We have the requisite number of off-street parking spaces (7) for a 4-bedroom rental
- Our property setbacks are in compliance with county codes.
- Our home meets the fire and safety requirements set forth by the County.
- Our accessory structure is approved by permit and does not qualify as a dwelling. It is a guest cottage without a kitchen.
- In addition to meeting the County's minimal requirements, we also have "house rules" for homestay guests that go above and beyond. For example, we strictly prohibit outdoor functions (e.g., catered dinners or live music) and require renters to inform us of any visitors they may have to the property over the course of their rental period. These measures have gone a long way to ensure our neighbors are not negatively impacted.
- Our residence is located within the boundaries of Crozet's Tourism Zone that was established by the Board of Supervisors via County Ordinance No. 13-A(2) (AN ORDINANCE TO ESTABLISH A TOURISM ZONE PURSUANT TO VIRGINIA CODE § 58.1-3851 COTERMINOUS WITH THE BOUNDARIES OF THE CROZET DEVELOPMENT AREA). The rationale for this ordinance was largely founded on the empirical fact that Crozet's development area has a severe deficiency of short-term lodging options as well a deficiency in tourism infrastructure. This continues to be the case, all the while the population in Crozet development area has grown by thousands and the numbers of tourists to the area has grown significantly. Our property helps, in a small way, fill this short-term lodging and tourism infrastructure deficit in the Crozet Tourism Zone that the Board rightly identified in 2013.

For all the above reasons, we feel we are a worthy candidate for a special exception since 1) there is no detrimental effect to any abutting lot, and 2) there is no harm to public health, safety, or welfare.

Thank you for your consideration,

Shawn and Atieno Bird  
1301 McCauley St.  
Crozet VA 22932

October 7, 2019

To Albemarle County Supervisors and Staff:

We are neighbors of Shawn and Atieno Bird, 1301 McCauley St. Crozet VA 22932, and we understand that they are submitting a Homestay application to register with the County and are also seeking a Special Exception to rent up to 4 bedrooms in their house.

We support these requests of the Birds, as we see no detrimental impact on any abutting lot and that they have the minimum required off-street parking spaces.

We have had no issues during the instances when they have previously rented their property.

Our support of the Birds' Homestay application is affirmed by our signatures below:

Name: Lucy d Coulter Abner Address: 5611 St. George Ave.

Name: Jo Ann Z. Perkins Address: 5568 St. George Ave

Name: Amby Shiner Address: 1317 McCauley St.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Dec 11