

Date: December 16, 2019
To: County of Albemarle, Department of Community Development
From: Elizabeth Joyce
Subject: Application for proposed Airbnb at 8500 Beacon Hill Lane, Afton,
VA

Existing structure is a 2 story home with a finished basement. The basement area includes 2 bedrooms, a full bathroom full kitchen and a living room area. I would like the basement area to be used for an Airbnb. The space has a separate entrance and there is a patio area outside the kitchen.

This packet includes the following:

- Homestay Application
- Zoning Clearance form
- Application for special exception
- Letter from 8520 Beacon Hill Lane property owner
- Floor plan
- Property survey
- Subdivision plat
- Copy of IDs: Drivers license and Passport

Regards,


Elizabeth Joyce



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# 201800030

Fee Amt: \$158

Date Paid: 12/16/19

By: E/2 + S. Tit G. Joyce

Receipt #: 120127

Ck# 1986

By: O. vs. in

1. Applicant/Owner Information

NAME:	<u>Elizabeth G. Joyce</u>		
E-MAIL ADDRESS:	<u>pilatesgirl03@gmail.com</u>	PHONE:	<u>413-537-2698</u>
MAILING ADDRESS:	<u>8500 Beacon Hill Ln Aptn VA 22920</u>		

2. Homestay Information

TAX MAP AND PARCEL NUMBER (OR ADDRESS, IF UNKNOWN):	<u>83-26</u>		
ZONING: <u>RA</u>	ACREAGE: <u>7.6</u>	HOMESTAY NAME: <u>Guinea Inn</u>	
RESPONSIBLE AGENT NAME:	<u>Elizabeth G. Joyce</u> SAME AS ABOVE (OWNER)		
RESPONSIBLE AGENT E-MAIL:	<u>pilatesgirl03@gmail.com</u>	RESPONSIBLE AGENT PHONE:	<u>413-537-2698</u>
RESPONSIBLE AGENT ADDRESS:	<u>8500 Beacon Hill Ln Aptn, VA 22920</u>		

3. Verification of Requirements

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

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: <u>Elizabeth G. Joyce</u>	DATE:
PRINT NAME: <u>Elizabeth G. Joyce</u>	DAYTIME PHONE NUMBER: <u>413-537-2698</u>

Approved [] Approved with Conditions [] Denied []

Zoning Official: _____

Date: _____

VDH Approval Date: _____ Building Official Approval Date: _____ Fire Marshal Approval Date: _____

Conditions: _____

SUBMIT THIS PAGE, YOUR SKETCH, YOUR VDH APPROVAL (IF REQUIRED), AND YOUR \$158 APPLICATION FEE TO COMMUNITY DEVELOPMENT, 401 MCINTIRE ROAD, CHARLOTTESVILLE, VA 22902

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 : Airbnb - Guinea Inn

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

Tax map and parcel(s): _____

Applicant / Contact Person Elizabeth G. Joyce

Address 8500 Beacon Hill Lane ^{PT}City Afton State VA Zip 22920

Daytime Phone# (413) 537-2698 Fax# (_____) Email pilatesgirl03@gmail.com

Owner of Record Elizabeth G. Joyce

Address 8500 Beacon Hill Lane ^{PT}City Afton State VA Zip 22920

Daytime Phone# (413) 537-2698 Fax# (_____) Email pilatesgirl03@gmail.com

County of Albemarle
Community Development

401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

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.

Elizabeth G. Joyce
Signature of Owner / Agent Contract Purchaser

Date

Elizabeth G. Joyce
Print Name

413.537.2698
Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# _____ Fee Amount \$ _____ Date Paid _____

By who? _____ Receipt # _____ Ck# _____ By _____

To: Albemarle County Community Development
From: Ann Sollo, 8520 Beacon Hill Lane, Afton, VA
Subject: Sideline exception for proposed Airbnb

I understand that my immediate neighbor, Elizabeth Joyce, at 8500 Beacon Hill Lane, Afton, VA, is proposing that the basement area of her home be used for an Airbnb. I also understand that the county has a regulation that wants a 125 feet setback from her property lines.

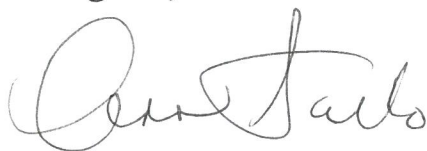
Per the survey that was done when she bought her house, the distance to the property line that abuts my home is 121 feet, 4 feet short of the required distance. I have absolutely no issue with this distance. The area between our homes is totally wooded and when the leaves are out, I cannot see her home at all. When the leaves are off, I can see her house but is certainly is not a clear view.

Please feel free to contact me if I can provide any additional information. My contact information:

ann.sollo@mindspring.com

434-960-8151

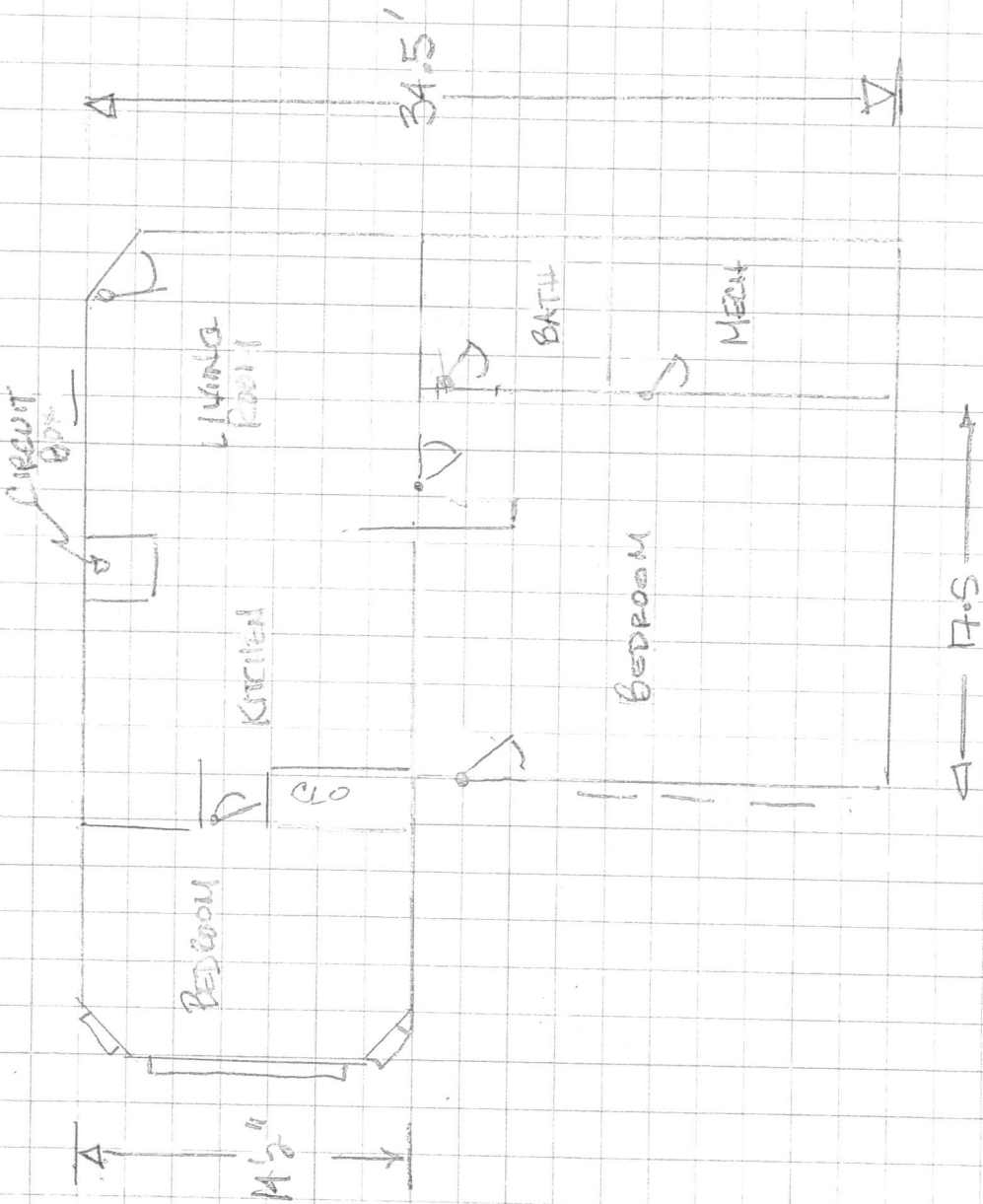
Regards,

A handwritten signature in cursive script, appearing to read "Ann Sollo".

Ann Sollo

8500 Beacon Hill Lane, Afton, VA 22920

Airbnb Floor Plan



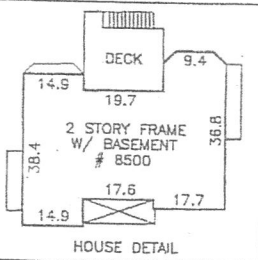
ON DECEMBER 8, 2011 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON.

PROPERTY IS NOT IN A H.U.D. DEFINED 100 YEAR FLOOD ZONE BUT IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY PANEL No. 51003C037SD.

TMP 69-30
WHISTLEFIELD FARM

SERVICE UTILITIES ARE UNDERGROUND.
D.B. 1719 PG. 342

RECORD MERIDIAN 1989



I.F. = IRON FOUND
ET = ELECTRIC TRANSFORMER

LOT 16

LOT 14



LOT 15
7.659 ACRES

C1	C2	C3
$\Delta = 45^{\circ}56'37''$	$\Delta = 85^{\circ}59'56''$	$\Delta = 25^{\circ}55'24''$
R = 55.00'	R = 166.22'	R = 110.51'
T = 23.31'	T = 155.00'	T = 25.44'
L = 44.10'	L = 249.49'	L = 50.00'

PHYSICAL SURVEY SHOWING
TMP 83-26
LOT 15
SIGNAL HILL
ALBEMARLE COUNTY, VIRGINIA

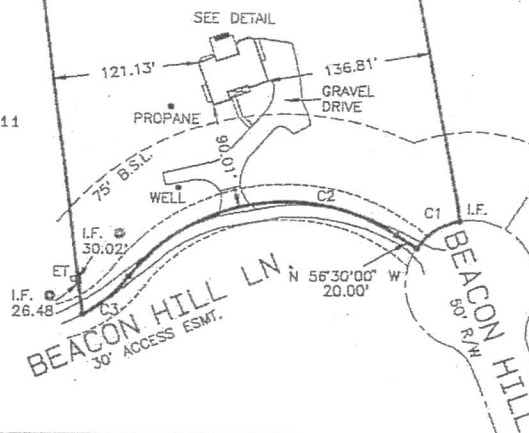
SCALE: 1" = 100'

DECEMBER 9, 2011

**COMMONWEALTH
LAND
SURVEYING, LLC.**



319 WEST RIO ROAD
CHARLOTTESVILLE VIRGINIA 22901
PH: 434-973-0513



Elizabeth Spyr