

APPLICATION FOR A SPECIAL EXCEPTION

HS 2019-09

- ☒ 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 : Spaniel Hill 4411 Stony Point Rd

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

Tax map and parcel(s): _____

Applicant / Contact Person Kathryn F. Daniels

Address 4411 Stony Point Rd City Barboursville State VA Zip 22923

Daytime Phone# (540) 850 9528 Fax# () Email KF

Owner of Record Kathryn + Franklin Daniels

Address 4411 Stony Point Rd City Barboursville State VA Zip 22923

Daytime Phone# () Fax# () Email

same

Katcdaniels1@icloud.com

County of Albemarle
Community Development

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



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

Fee Amt: \$158

Receipt #: 119127

HS# 2019-9

Date Paid: 9/4/19

Ck# 1949

By: Kathryn F. Daniels
JS

1. Applicant/Owner Information

NAME:	<u>Kathryn Daniels (Kate)</u>		
E-MAIL ADDRESS:	<u>Katedaniels1@icloud.com</u>	PHONE:	<u>540 850 9508</u>
MAILING ADDRESS:	<u>273 Mayo Dr Dyke VA 22935</u>		

2. Homestay Information

TAX MAP AND PARCEL NUMBER (OR ADDRESS, IF UNKNOWN):	<u>04800-00-00-080A0</u>			<u>4411 Stony Point</u>
ZONING:	ACREAGE	HOMESTAY NAME:		
<u>rural</u>	<u>3.78</u>	<u>Spaniel Hill</u>		
RESPONSIBLE AGENT NAME	<u>Kathryn Daniels</u>			<u>SAME AS ABOVE (OWNER)</u>
RESPONSIBLE AGENT EMAIL:				RESPONSIBLE AGENT PHONE:
RESPONSIBLE AGENT ADDRESS:				

3. Verification of Requirements

NUMBER OF GUEST BEDROOMS:	USING ACCESSORY STRUCTURES?	PROOF OF RESIDENCY PROVIDED?	FLOOR PLAN SKETCH PROVIDED?
<u>4</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		
Dwelling Number of Guest Rooms Total Off-Street Parking	<u>1</u>		
<u>2</u> <u>4</u> <u>6</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:	DATE:
<u>Kathy Daniels</u>	<u>9/4/19</u>
PRINT NAME:	DAYTIME PHONE NUMBER:
<u>Kathryn Daniels</u>	<u>540.850.9508</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



Monday, December 2, 2019

Ms. Rebecca Ragsdale
Mr. Keith Bradshaw
County of Albemarle, Virginia
401 McIntire Road
Charlottesville, VA 22902-45496

Dear Rebecca and Keith:

Kate and I hope this finds you both well and having enjoyed the Thanksgiving weekend.

Thanks again for your kind support as we learn about the Homestay guidelines and process. Your warm welcome to the County Offices a few days ago was incredibly helpful, and your generous follow-up since has been a lifesaver as our family navigates a busier than normal Fall season.

This brief note hopes to serve as the Narrative in support of our Homestay proposal. Two items:

- I. §18-5.1.48(j)(1)(iii) -*Number of guest rooms*- The limit is two guest rooms. The number of guest rooms may be increased from 2 to 5 with approval of a special exception under 5.1.48(i)(1)(i).

Our cottage has five bedrooms, and we would be grateful for the opportunity to make as many as four of them available for weekend rental. While it is not likely that we will rent all four on a regular basis, having the option to do so would be a help to our guests (as our cottage is ideal for families with children and dogs on holiday and/or visiting UVA, PVCC, and regional historic sites).

All of the properties around us are wooded and/or farming. The residences on those properties are a significant distance beyond these boundaries, affording us all both space and privacy.

With any rental, we will retain use of a master suite with a bedroom that has a separate entrance and is on a different level than the spaces we might make available to a homestay.

- II. Additional documentation of our residency at 4411 Stony Point Road.

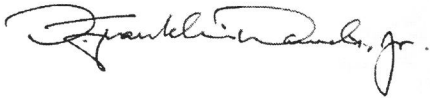
Please find these items attached. We've sent along several items, in hopes that one of more of them will be what you need.

Again, many thanks for your support in this process. Our family feels incredibly fortunate to live and work in Albemarle/Charlottesville region. We are deeply appreciative of the County and all you do to make our quality of life so extraordinary.

Please let me know if I can be of further service in any way. We would be glad to provide any additional documents/narrative that might be helpful.

I hope to see you both again soon – best wishes for the Holiday season, meanwhile.

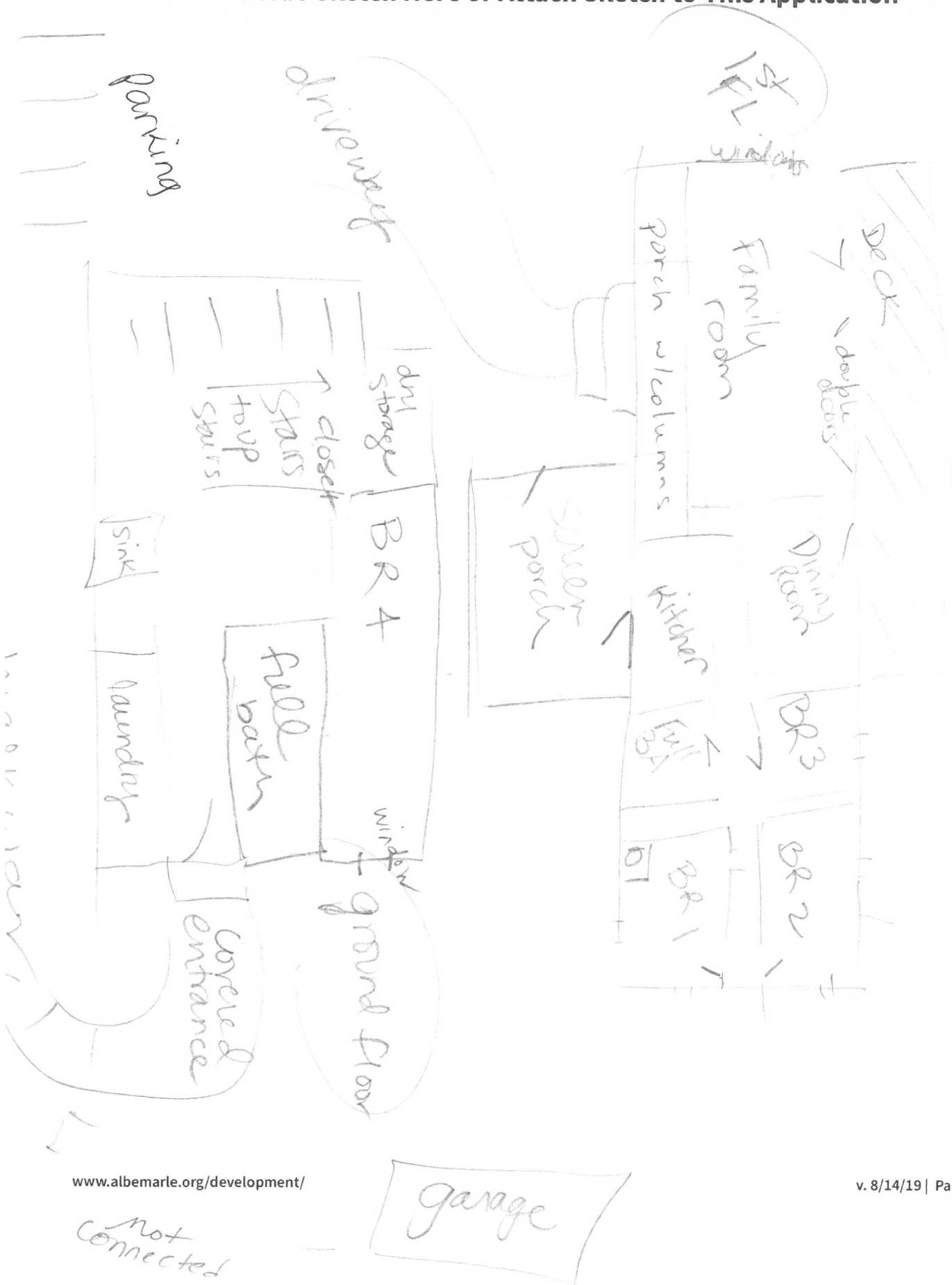
Sincerely,

A handwritten signature in cursive script, reading "D. Franklin Daniels, Jr.".

D. Franklin Daniels, Jr.
Associate Headmaster for External Affairs
434/992-0503
Fdaniels@blueridgeschool.com

Enclosures

Provide Sketch Here or Attach Sketch to This Application



February 7, 2020

Letter to Albemarle County

My husband and I own the property at 4409 Stony Point Road, Barboursville Virginia. Our neighboring property owners, the Daniels, have asked if we had any objections to their renting it on occasion. This is not a concern for us, rental use would not infringe on our enjoyment of our own property. There's ample green space between our two properties and we do not foresee any reason their application shouldn't be approved.

Thank you ,

Deborah Loeser

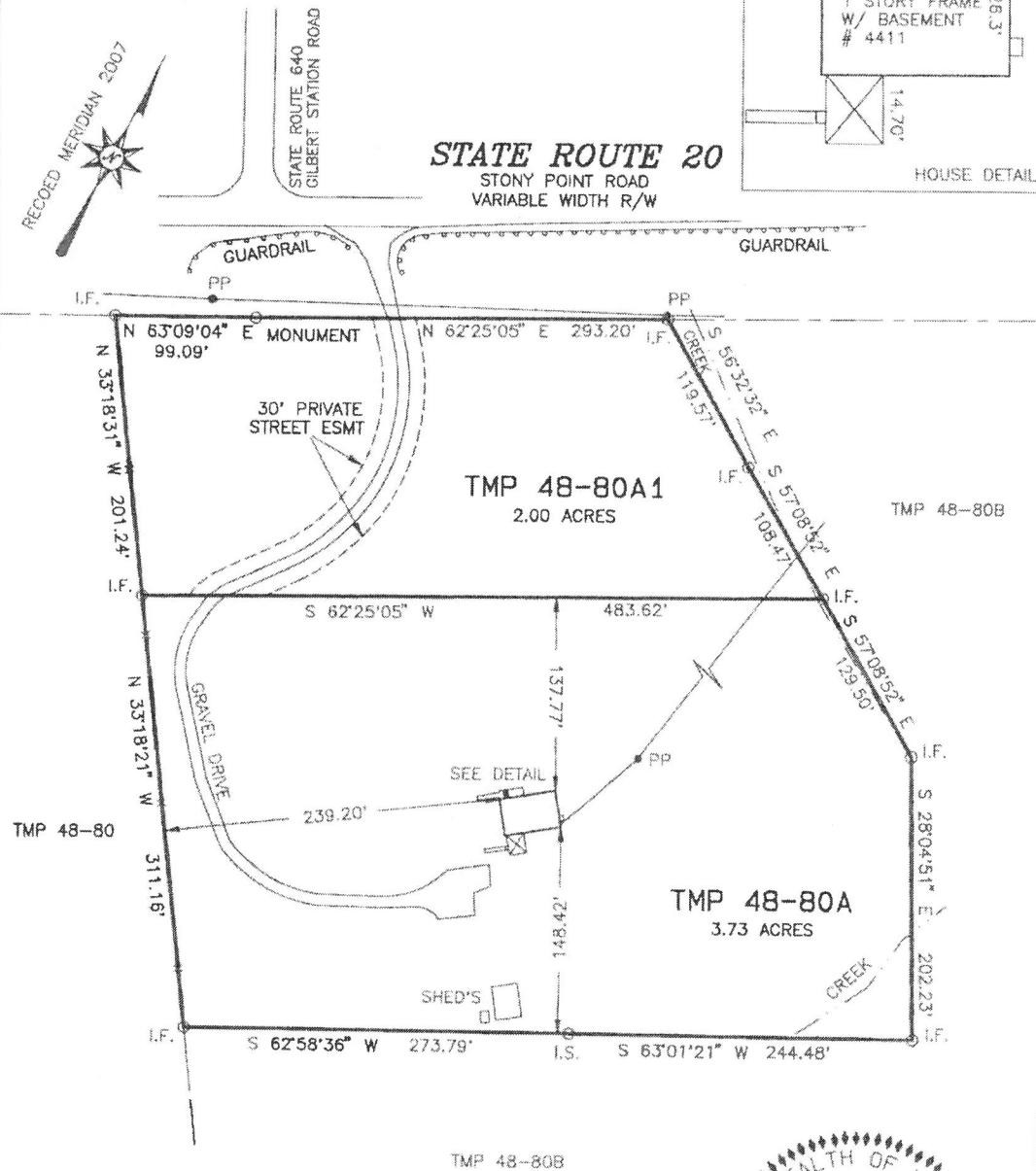
Deborah and Jacob Loeser

Jacob W. Loeser

ON FEBRUARY 26, 2015 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. 51003C 02850.

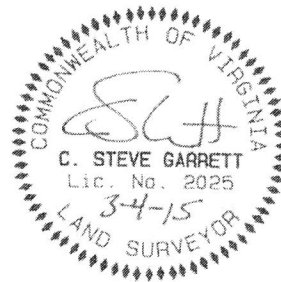
D.B. 3523 PG. 360



I.F. = IRON FOUND
I.S. = IRON SET
TP = TELEPHONE PEDESTAL
PP = POWER POLE

**COMMONWEALTH
LAND
SURVEYING, LLC.**

1484 GREENBRIER PLACE
CHARLOTTESVILLE VIRGINIA 22901
PH: 434-973-0513



PHYSICAL SURVEY SHOWING
TMP 48-80A & 80A1

ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 100'

MARCH 4, 2015