

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

125' required setback for
Homestay Zoning Clearance

- ☒ 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 : Hatton Ferry Hideaway (Homestay)

Current Assigned Application Number (SDP, SP or ZMA) HS2020 00003

Tax map and parcel(s): 859 Hatton Ct. Scottsville VA 24590 136-8E

Applicant / Contact Person Collette Bahn

Address 859 Hatton Ct. City Scottsville State VA Zip 24590

Daytime Phone# (757) 344-5410 Fax# () Email collette.Bahn@gmail.com

Owner of Record Collette Bahn

Address 859 Hatton Ct. City Scottsville State VA Zip 24590

Daytime Phone# (757) 344-5410 Fax# () Email collette.bahn@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.



Signature of Owner / Agent / Contract Purchaser

9 Jan 2020

Date

Collette Bahn

Print Name

(757) 344-5410

Daytime phone number of Signatory

FOR OFFICE USE ONLY

APPLICATION#

15202000003

Fee Amount \$

457

Date Paid

1/9/15

By who?

Collette Marie Soud

Receipt #

120383

Ck#

1738

By

CMB

Bahn

Collette Bahn
859 Hatton Ct.
Scottsville, Virginia 24590
Parcel owner of 136-8E

Attn: Rebecca Ragsdale
County of Albemarle Community Development
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

CC: James & Susan Tapscott, abutting parcel owners # 136-8 B, C, D
850 Hatton Ct.
Scottsville, Virginia 24590

Re: Special Exception for Hatton Ferry Hideaway Homestay Permit

(2) Special exceptions may be granted after notice to abutting property owners upon consideration of the following:

- (i) There is no detriment to any abutting lot; and
- (ii) There is no harm to the public health, safety, or welfare.

To whom it may concern:

I am asking permission to operate an AirBNB in the basement of our home on Hatton Court. We have obtained approval through the health department to do so, and plan to manage it in a very involved and responsible manner. As the property manager and host, I have set house rules that prevent large parties (maximum guests = 6) and reach out to meet every group in person. I am very responsive and am prepared to immediately resolve any issues that may arise during a stay. Additionally, we have been advised to pump our septic system every 2 years (last treatment was summer 2019). We will adhere to all building codes and fire safety regulations, as well as pay county, state, and federal taxes.

I am hoping that because our homestay situation doesn't present any detriment to the abutting lot or harm to public health that an exception can be made for the 97' (required setback is 125') between our home and the abutting lot (Tapscotts). The abutting parcel has no structures. Since the Tapscott home is well beyond this line (two parcels away), and the property line runs through a large ditch that is filled with woodlands, our properties are barely visible to one another even when the trees are bare in winter. Additionally, we provide parking that is more than sufficient along our driveway and behind our house. To maintain an honest and cooperative relationship, I am also asking permission from the Tapscotts to run our AirBNB, the Hatton Ferry Hideaway.

I am including photos from our property overlooking the next parcel as well as screenshots from https://gisweb.albemarle.org/gpv_51/Viewer.aspx# which show that there isn't a home or structure on the abutting parcel and the parcel owners/neighbors' home is two parcels away.

I have become passionate about building my small business that showcases my love for rural Virginia. Many of my guests have enjoyed exploring the area and going off of my personal recommendations of local attractions and small businesses in the area.

I have hopes of managing this homestay through AirBNB so that I may work from home while caring for my two young children during the day and raise them to be kind, contributing members of society. I taught grades 1-4 in public schools for the last 12 years, and managing this homestay is an opportunity for me to provide the gift of quality time to my family.

I'd be happy to discuss this in person. Please let me know if there's anything I can do to help continue this process.

Respectfully,



Collette Bahn
(757)344-5410

Collette.Bahn@gmail.com

