

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 : 1874 Thomas Jefferson Pkwy (Gateway to Monticello)

Current Assigned Application Number (SDP, SP or ZMA) HS201900020

Tax map and parcel(s): 92-36A

Applicant / Contact Person Jeff McGough

Address 1874 Thomas Jefferson Pkwy **City** Charlottesville **State** VA **Zip** 22902

Daytime Phone# (434) 296-5055 **Fax#** (434) 288-0537 **Email** JeffreyMcGough@gmail.com

Owner of Record Jeffrey McGough & Cheryl McGough

Address 1874 Thomas Jefferson Pkwy **City** Charlottesville **State** VA **Zip** 22902

Daytime Phone# (434) 296-5055 **Fax#** (434) 288-0537 **Email** JeffreyMcGough@gmail.com

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

Jeff McGough
Print Name

01-17-2020
Date

(434) 296-5055
Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# H52019-20 Fee Amount \$ 457 Date Paid 1/22/2020
By who? Jeff McGough Receipt # 120423 Ck# 484 By JS

Hi Rebecca,

Re: 1874 Thomas Jefferson Pkwy

Enclosed find the following...

- Special Exemption Application
- Narrative of Justification (3 copies)
- Letter from recommendation from abutting neighbor (3 copies)
- County Water & Septic Approval
- Check for \$457

I'm still working on...

Fire Inspection: I have contacted the Building Official and am waiting for them to set up a fire safety inspection. I'll provide that as soon as they come.

Thank you again for your guidance. Please let me know if I'm forgetting anything.

Regards,

Jeff McGough

RECEIVED
JAN 22 2020
COMMUNITY
DEVELOPMENT

Thanks!
JMG

Appeal to the Albemarle County Board of Supervisors

Points of consideration in requesting a Homestay approval exception for 1874 Thomas Jefferson Pkwy, Charlottesville, VA 22902:

- This Homestay has never had a complaint of any kind from neighbors or guests. Our visitors are almost all either vacationing couples, small groups of older (age 40 plus) adults, or families with children who are visiting the local landmarks. The maximum visitors allowed is 6.
- This Homestay maintains a 5 Star AirBNB Review profile from guests and "Superhost" status from Airbnb. It has had zero issues or problems with guests, neighbors, or Airbnb.
- Because of its "closest to" proximity to landmarks such as Monticello and Ash Lawn this Homestay attracts many visitors to the area who pay county sales tax and add to the vibrancy and success of the local economy. 100% of these visitors have left our county with nothing but good things to say about us. I believe that, in some way, their comfortable visit at our Homestay helped form this opinion. Many guests have indicated that they would like to return in the future and it is likely they will refer others to visit us in Albemarle as well.
- This Homestay has been in compliance or in the process of complying with all county rules and regulations.
- This Homestay is firmly committed to a non-discriminating policy and has been host to people of a wide range of ethnicities and various sexual orientations. All are welcome here and are treated equally and with respect. We believe this is the model our community would want to project to visitors.
- This Homestay is located on a rural 13 acre property with considerable space and heavy mature woods between all neighbors. The one property line in question (which was indicated in the initial county report as too close to the house) is heavily wooded so the neighboring "house" is not in view for 8 to 9 months out of the year. Also, **the "house" on that lot has been vacant for years and, I believe, has been abandoned and is uninhabitable. In short, there are no neighbors on this lot, thus nobody to disturb.**

- Even if the house in question was occupied it is approximately the same distance from the Homestay residence as the neighbor on the other side. It is simply a property line issue. Please consider that the property line in question is measured by the county from the Homestay garage...not the actual house. Measuring from either the front door or back deck (both of which are in the middle of the house) it is almost exactly the same distance to each of the two neighboring houses (approximately 190 feet). There are thick mature tree lines between properties so those houses are both out of sight for most of the year. Little or no sound can be heard from any neighbor.
- This Homestay in no way is a detriment to any abutting lot, and it has operated and will continue to operate with absolutely no harm to the public health, safety, or welfare.
- Finally, Airbnb collects considerable tax revenue for the county from this Homestay's guests...Mostly from out-of-state visitors. I personally also pay state tax on the income earned and am arranging to pay county business tax as well. So ultimately there are three sources of tax revenue coming to the county from this operation.

In conclusion, the operation of this Homestay will be a benefit to our community as it has proven to be a fine representation of our county to visitors and also will continue to be an excellent source of tax revenue for the county. These benefits come with absolutely no harm to neighbors, neighboring lots, or the public health, safety, or welfare.

Your consideration is appreciated.



Jeff McGough
1874 Thomas Jefferson Pkwy
Charlottesville, VA 22902