



FOR OFFICE USE ONLY

HS#

2020-466 27

Fee Amt: \$158

Date Paid:

2/25/20

By:

N. Profaci

Receipt #:

Ck#

4175

By:

MC

FP7E42191207AAA38BF4

1. Applicant/Owner Information

NAME:	NINFA PROFACI - KELMAN		
E-MAIL ADDRESS:	NINFAROSE13@gmail.com	PHONE:	434-906-2790
MAILING ADDRESS:	2136 Red Hill Road, Charlottesville, VA 22903		

2. Homestay Information

TAX MAP AND PARCEL NUMBER (OR ADDRESS, IF UNKNOWN):	08800-00-00-006B0		
ZONING:	ACREAGE:	HOMESTAY NAME:	
	2.60 AC.	Pop's COTTAGE	
RESPONSIBLE AGENT NAME:	NINFA PROFACI		
RESPONSIBLE AGENT EMAIL:	ninfarose13@gmail.com	RESPONSIBLE AGENT PHONE:	434-906-2790
RESPONSIBLE AGENT ADDRESS:	2136 Red Hill Rd, Charlottesville, VA 22903		

3. Verification of Requirements

NUMBER OF GUEST BEDROOMS:	USING ACCESSORY STRUCTURES?	2 FORMS PROOF OF RESIDENCY PROVIDED?	FLOOR PLAN SKETCH PROVIDED?
1	<input checked="" type="radio"/> YES <input type="radio"/> NO	<input checked="" type="radio"/> YES <input type="radio"/> NO	<input checked="" type="radio"/> YES <input type="radio"/> NO
PARKING REQUIRED:	TOTAL HOMESTAY USES ON PARCEL		
Dwelling Number of Guest Rooms Total Off-Street Parking			
2 + 1 3			

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:
Ninfa Profaci-Kelman	
PRINT NAME:	DAYTIME PHONE NUMBER:
NINFA PROFACI - KELMAN	434-906-2790

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.
- ☐ 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 : Pop's Cottage

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

Tax map and parcel(s): LOT 006B0 Parcel - 08800-00-00-006B0

Applicant / Contact Person NINFA PROTER-Kelman & Gary Kelman

Address 2136 Red Hill Rd. City Charlottesville State VA Zip 22903

Daytime Phone# (434) 906-2790 Fax# () _____ Email ninfakore23@gmail.com

Owner of Record NINFA PROTER

Address 2136 Red Hill Rd City Charlottesville State VA Zip 22903

Daytime Phone# (434) 906-2790 Fax# () _____ Email ninfakore23@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.

Nirfa Profaci-Kelman
Signature of Owner / Agent / Contract Purchaser

2-5-20
Date

Nirfa Profaci-Kelman
Print Name

434-906-2790
Daytime phone number of Signatory

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

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

Ninfa Profaci-Kelman

2136 Red Hill Road

Charlottesville, VA 22903

To whom this may concern:

I am the owner of a property (granny cottage) in North Garden with an accessory unit which I would like to officially use as a home stay until my mother is ready to move into it. I am applying for a special exception because this "pre existing" dwelling does not conform to property line setbacks. (survey attached). The unit is a 486 square foot dwelling, with an attached storage barn. My property is 2.6 acres and where this dwelling is it immediately abuts a 10acre hay field and is further surrounded by 100's of acres of cattle farms, with one mostly vacant dwelling. Across the street is yet another farm of 200+ acres with not a house in sight.

The "cottage" has its own private entrance and parking and is only visible from the main house. I do not allow guests under 25 years of age, or for more than 4 days at a time. They are not allowed to entertain at the cottage, and no additional guests are permitted to stay overnight. My guests are required to inform me of the reason for their visit and I have never had a guest yet that I didn't think was absolutely darling. All of my guests have abided by all of the cottage rules. I also allow them to bring their canine companion as I have a large fenced in field for them to run and play. All dogs must be watched at all times by their owner. I am typically on property when I have guests and if I am not, my adult sons manage the property for me. They live in North Garden and Afton respectively.

In a perfect world, and as was the original plan and investment for this cottage, my parents would be living there in their senior years. Sadly my father passed away suddenly 2 years ago, and my mother has not been ready to make the move to another state. I invested all my savings in preparing this cottage for them and now I must use it for financial survival.

Thank you in advance for your consideration in this matter.

Kind regards,



Ninfa Profaci- Kelman