



**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 #: 120788

HS#

Date Paid:

Ck#

2020-30

2/28/20

7653

By:

By:

K. Winstead

MC

1. Applicant/Owner Information

NAME:	DEBRA E & KEVIN L. WINSTEAD		
E-MAIL ADDRESS:	eurowinstead@msn.com	PHONE:	703-508-4652
MAILING ADDRESS:	1905 CRAIGS STORE RD. AFTON VA 22920-2016		

2. Homestay Information

TAX MAP AND PARCEL NUMBER (OR ADDRESS, IF UNKNOWN)	08500-00-00-014B0		
ZONING:	ACREAGE	HOMESTAY NAME:	
RURAL	3.92	WINDFIELD	
RESPONSIBLE AGENT NAME	DEBRA E WINSTEAD		SAME AS ABOVE (OWNER)
RESPONSIBLE AGENT EMAIL:	same	RESPONSIBLE AGENT PHONE:	same
RESPONSIBLE AGENT ADDRESS:	same		

3. Verification of Requirements

NUMBER OF GUEST BEDROOMS:	USING ACCESSORY STRUCTURES?	PROOF OF RESIDENCY PROVIDED?	FLOOR PLAN SKETCH PROVIDED?
1	YES NO	YES NO	YES 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:
	February 27, 2020
PRINT NAME:	DAYTIME PHONE NUMBER:
DEBRA ELLEN WINSTEAD	703-508-6652

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

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 : WINSTEAD HOMESTAY

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

Tax map and parcel(s): 08500-00-00-01480 (85-14B)

Applicant / Contact Person DEBRA WINSTEAD

Address 1905 CRAIGS STORE RD. City AFTON State VA Zip 22920

Daytime Phone# (703) 508 6652 Fax# (_____) N/A Email eurowinstead@msn.com

Owner of Record DEBRA ELLEN & KEVIN L. WINSTEAD

Address same City same State same Zip same

Daytime Phone# (_____) same Fax# (_____) Email same

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**

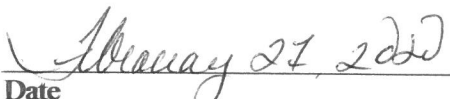
If the person signing the application is someone other than the owner of record, then a signed copy of the "CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER" form must be provided in addition to the signing the application below. (page 3)

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

DEBRA ELLEN WINSTEAD
Print Name


Date

703-508-6652
Daytime phone number of Signatory

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

By who? _____ Receipt # _____ Clk# _____ By _____

1905 Craigs Store Road
Afton, VA 22920-2016
February 27, 2020

Ms. Lea Brumfield
County of Albemarle
Community Development – Zoning Department
401 McIntire Rd. - North Wing
Charlottesville, VA 22902

Dear Ms. Brumfield,

As a follow-up to our conversation in December, please find the following documents enclosed:

- County of Albemarle Application for a Special Exemption
 - Neighbors' letter of support
- County of Albemarle Homestay Application
 - Sketch of proposed homestay

We are formally submitting a request for a special exception under zoning ordinance section 5.1.48(i)(1), for the reduction in minimum applicable yards for a structure used for a homestay, and the use of an accessory structure for use as a homestay on a rural parcel of less than five acres. Our property measures 3.92 acres and is located approximately 1 mile outside of Batesville, in the far western part of the county.

We are requesting the use of the area above our detached garage for this new homestay. This finished area consists of one bedroom, a separate bathroom with toilet and tub/shower, and another small room with a sink and mini-fridge. The garage is located approximately 20 feet from the exterior of our master bedroom. This proximity to our own sleeping quarters ensures there will not be issues with noise or inappropriate behavior of guests. Additionally, one of us is retired and the other works from home, further ensuring our presence when there are guests. The efficiency will be rented to no more than 2 people at a time. There is adequate parking on site, next to the garage, as shown in the accompanying sketch.

Regarding the minimum setback required from the abutting properties, we have well over 125 feet on every side of the garage except for the northeast. This northeast side of the structure is approximately 85 feet from the property line. However, this includes a barrier copse of woods nearly 65 feet wide. The distance from our garage to the neighbor's actual dwelling is over 125 feet. There is a storage building that sits approximately 110 feet from our garage.

In addition to the required forms, we have also attached a letter, signed by our neighbors, who support our efforts.

We hope the board approves our exception, as we believe it is not detrimental to any abutting lot, nor does it negatively impact public health, safety or welfare. Our homestay benefits tourists by adding potential lodging to a section of Albemarle where there is currently a dearth. Furthermore, this approval will also benefit local businesses, artisans, parks and attractions. Thank you in advance for your assistance and consideration of our request.

Sincerely,



Debi and Kevin Winstead

1905 Craigs Store Road
Afton, VA 22920-2016
February 12, 2020

County of Albemarle
Department of Community Development - Board of Zoning Appeals
401 McIntire Road
Charlottesville, VA 22902

To the Members of the Board and Staff:

As neighbors of Debra and Kevin Winstead, we support their efforts to host a homestay. We understand that they are seeking a zoning exception to allow the rental of one room over their detached garage.

Our adjoining properties are quite rural with ample forestation and distance between our homes. The Winstead property has its own driveway and multiple parking areas for potential guests to use. We see no detrimental impact, whatsoever, of their request.

We further support their efforts to provide suitable accommodations in this part of the county, where currently, there are no hotels or other overnight options, apart from a few homestays. The Winstead's endeavor will enable tourists to patronize local businesses and visit Shenandoah National Park – building our local economy.

Our support of the Winstead's Homestay application and zoning exception request is affirmed by our signatures below:

Signature: Kristin Jones

Printed Name: Kristin Jones

Address: 215/2020
6979 WISHING MEADOW LANE
AFTON, VA. 22920

Signature: Alan H. Jones

Printed Name: ALAN H. JONES

Address: 6979 WISHING MEADOW LANE
AFTON, VA 22920

Signature: David Seidenfeld

Printed Name: DAVID SEIDENFELD

Address: 6933 Wishing Meadow Ln
Afton VA 22920

Signature: _____

Address: _____

Printed Name: _____