

**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 :** \_\_\_\_\_ Short-Term Rental

**Current Assigned Application Number (SDP, SP or ZMA)** \_\_\_\_\_

**Tax map and parcel(s):** \_\_\_\_\_ 078E0-00-12600

**Applicant / Contact Person** \_\_\_\_\_ Dr. Fraidoon Hovaizi

**Address** \_\_\_\_\_ 126 Fontana Ct \_\_\_\_\_ **City** \_\_\_\_\_ Charlottesville \_\_\_\_\_ **State** \_\_\_\_\_ VA \_\_\_\_\_ **Zip** \_\_\_\_\_ 22911

**Daytime Phone#** ( \_\_\_\_\_ 434 \_\_\_\_\_ ) \_\_\_\_\_ 531-9185 **Fax#** ( \_\_\_\_\_ 434 \_\_\_\_\_ ) \_\_\_\_\_ 244-9877 **Email** \_\_\_\_\_ Fraidoon.Hovaizi@gmail.com

**Owner of Record** \_\_\_\_\_ Fraidoon Hovaizi

**Address** \_\_\_\_\_ 126 Fontana Ct \_\_\_\_\_ **City** \_\_\_\_\_ Charlottesville \_\_\_\_\_ **State** \_\_\_\_\_ VA \_\_\_\_\_ **Zip** \_\_\_\_\_ 22911

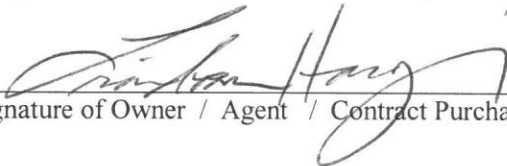
**Daytime Phone#** ( \_\_\_\_\_ 434 \_\_\_\_\_ ) \_\_\_\_\_ 531-9185 **Fax#** ( \_\_\_\_\_ 434 \_\_\_\_\_ ) \_\_\_\_\_ 244-9877 **Email** \_\_\_\_\_ Fraidoon.Hovaizi@gmail.com

**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

11/18/2020

Date

Fraidoon Hovaizi

Print Name

434-531-9185

Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# SE2020-24 Fee Amount \$ 457- Date Paid 11/20/2020  
By who? Delltax LLC Receipt # 122426 Ck# 1038 By JS

November 20, 2020

## Justification for Special Exception

Dear Board of Supervisors,

I hereby request a homestay permit to provide short-term rental of one set of 4-room in my property at 126 Fontana Ct, Charlottesville, Va, Parcel ID: 078E0-00-12600.

My request is based on the following reasons:

- 1) I do not rent separate rooms to different individuals but to only one family at a time. Usually families visit Charlottesville for special occasions such as graduation of their children, attending a wedding or visiting the historic sites in Charlottesville and the surrounding areas and local wineries. Most of the families that request the use of my residence for such occasions have 3-8 members.
- 2) While I live in a separate part of the house, it would be difficult to limit any part of the 4-room area to a family that want to feel comfortable in a private setting.
- 3) I have strict rules for my guests and the restrictions are posted on the Airbnb platform and in a follow up message to the guests prior to their arrival reminding them of the restrictions. Notably, I underscore and demand the total respect to the neighborhood. I also make it clear that guests are not allowed to hold any party or events.
- 4) To limit outdoor activities:
  - a) guests do not have access to the community gym
  - b) I had closed access to the whirlpool in the back of the house
  - c) I had removed BBQ grill and the fire pit.
- 5) Given that I verify the background of each guest before approval, my guests have not caused any disturbances to the peace of the neighbors and the community.
- 6) Short-term rental is a much needed supplemental income for me while staying at home, particularly during the current economic crisis that we all are experiencing due to the pandemic.
- 7) I provide ongoing job for a cleaning crew of 4 on a regular basis. While this crew has lost most of their cleaning jobs due to huge reduction in public demand for their services due to Covid-19, I am happy that I can provide them a much needed income.

I look forward to your approval of this request for special exception.

Regards,

  
Dr. Fraidoon Hovaizi