

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 : _____ BEAUCHAMPS _____

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

Tax map and parcel(s): _____ 07700-00-00-03200 _____

Applicant / Contact Person _____ VIPUL PATEL C/O INCAAM JEFFERSON LAKE, INC. _____

Address _____ 943 JEFFERSON LAKE DRIVE _____ **City** _____ CHARLOTTESVILLE _____ **State** _____ VA _____ **Zip** _____ 22902 _____

Daytime Phone# (_____ 434 _____) _____ 825-2345 _____ **Fax#** (_____) _____ N/A _____ **Email** _____ INCAAM@GMAIL.COM _____

Owner of Record _____ INCAAM JEFFERSON LAKE, INC. C/O VIPUL PATEL _____

Address _____ 140 EMMET STREET NORTH _____ **City** _____ CHARLOTTESVILLE _____ **State** _____ VA _____ **Zip** _____ 22903 _____

Daytime Phone# (_____ 434 _____) _____ 825-2345 _____ **Fax#** (_____) _____ N/A _____ **Email** _____ INCAAM@GMAIL.COM _____

COUNTY OF ALBEMARLE

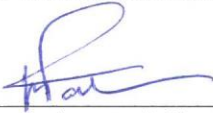
APPLICATION FOR A SPECIAL EXCEPTION

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

03/31/2021

Date

VIPUL PATEL

Print Name

(434) 825-2345

Daytime phone number of Signatory

FOR OFFICE USE ONLY

APPLICATION# SE2021-18

Fee Amount \$ 457-

Date Paid 4/5/21

By who? Ingram Jefferson Lake Inc.

Receipt # 123040

Ck# 241

By JS

Application for a Special Exception

03/31/2021

Request for a waiver, modification, variation or substitution permissible by Chapter 18

BEAUCHAMPS @ 941/943 JEFFERSON LAKE DRIVE, CHARLOTTESVILLE, VA 22902

"*Beauchamps*" is a 3.28 acre country estate at a uniquely coveted location at Route 53 which borders to Thomas Jefferson's *Monticello*, is directly across from *Michie Tavern*, near to *Carter Mountain Orchard* and *Saunders-Monticello Trail*. Simply put, this region is the highlight of Albemarle County's tourism landscape. The main residence (circa 1942) is a brick home with spacious rooms at both levels, which over time lost its glory and fell into disrepair. The intentions towards a Homestay use within the scope of County's August 2019 Homestay regulations represents a valued proposition to all stakeholders – tourist guests, owner applicant and the County. To visitors, provides a quaint accommodation near *Monticello*, *Michie Tavern*, *Carter Mountain Orchard* and *Saunders-Monticello Trail*. To the owner applicant, an appropriate and valued use of the 1942 circa. For the County, a true benefit to our local economy both in terms of property valuation and tax revenues.

My coordination amongst my team and Albemarle County Senior Planner Ms. Rebecca Ragsdale began in October 2015. Much has changed since 2015, the County established Homestay regulations which I applauded being a hotelier. However, the greatest challenge amongst us is the present and post Covid era. Everlasting new norms have established in the hospitality industry as tourists and professionals preferring stays at Homestay facilities (Airbnb, Vrbo, etc.) over standard hotels. This all bodes well for Homestay facilities and with pending upgrades to the structure, I firmly believe "*Beauchamps*" will once again realize its lost glory.

Special Exception waiver request at TMP 07700-00-00-03200: Zoning – Rural Areas < 5 acres

1. **ZONING:** Rural Areas < 5 acres, Beauchamps is 3.28 acres.
2. **REQUIRED SETBACKS:** Current < 125 feet. See attached map.
3. **MAXIMUM PERMITTED GUEST BEDROOMS:** Seeking > 2 guest bedrooms. Main level, four (4) guest bedrooms. Lower level for owner / resident manager.
4. **REQUIRED OCCUPANCY:** Current long-standing tenant will assign as resident manager.

The applicant seeks Special Exception approval for Homestay use at 943 Jefferson Lake Drive, Charlottesville, VA 22902.

Vipul Patel
Incaam Jefferson Lake, Inc.

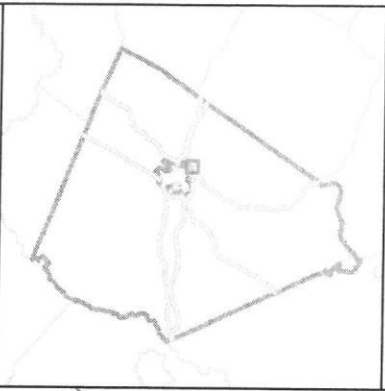
941/943 Jefferson Lake Drive



Legend

(Note: Some items on map may not appear in legend)

- Parcel Info
□ Parcels



GIS-Web
Geographic Data Services
www.albamarlo.org/gis
(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

MAIN HOUSE: 5 BEDROOMS PLUS MANAGERS APARTMENT

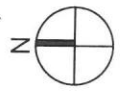
GARAGE
(2) PARKING SPACES
FOR MANAGERS

5 PARKING SPACES

(3) PARKING SPACES WITH
ADEQUATE TURN-AROUND SPACE

EXISTING ASPHALT DRIVEWAY
PROPOSED NEW PAVING

JEFFERSON LAKE DRIVE



01 SITE PLAN WITH PARKING
SK5 Scale: 1/32" = 1'-0"
1316.FP01

943 Jefferson Lake Drive
Charlottesville, Virginia 22902
Job No.: 1516 Date: 05.03.19
STOA DESIGN + CONSTRUCTION, LLC

