

Parcel: 069B0-00-00-03100
8464 Mountain Hollow Rd
Greenwood, VA 22943

Dear Planners & Board of Supervisors,

We are applying for a Special Exception for a modification to the 125' setback requirement for our home, 8464 Mountain Hollow Rd, located on 7.52 acres in Greenwood VA, in both a tourist and rural area of the county, for use as a homestay.

We are Justin Blessing and Kathryn Pullam. Kathryn works as a fundraiser and is employed at a local, non-profit in the arts in Charlottesville and Justin is a director at a technology company, in a remote position, and worked remotely even before the COVID pandemic. We both have a love of the mountains and are avid recreational athletes, and were thrilled to be able to purchase a home in Greenwood in November 2018. Our work and lifestyle mean that we are able to spend time in both Greenwood and Richmond, VA, offering our Greenwood home as a homestay.

Since purchasing the home, we have invested much time and effort in becoming active, contributing members of the community. We've become very familiar with the attributes of the area, as well as the desire to both attract tourism and maintain the feeling of a rural, close knit community. As residents, we support that desire to enhance and support our local economy while protecting the area and maintaining its character, and the safety of our community.

Greenwood is special to us. We fell in love in the area and were engaged at the top of Calf Mountain. We're getting married in Greenwood in October 2021 – and we have first hand experience with the lack of available tourist housing in the county for our family and friends.

The decision to make our home available on Airbnb has given us the opportunity to share this area and its many amenities with people from across the country. The location of our home means that we can achieve this with minimal disturbance to our neighbors; and we can help contribute to a safer Route 151/250 corridor as our proximity to wineries and breweries means fewer impaired drivers traveling long distances to lodging.

Our home has two neighbors, to the east and west. The property line backs up to I-64 and the neighbor to the south is Pollak Vineyards. The house is located approximately 50 feet away from the property line of our neighbor to the west. The property is heavily wooded, with plenty of natural screening between the homes. Additionally, our home sits much higher in elevation with a steep slope separating the homes.

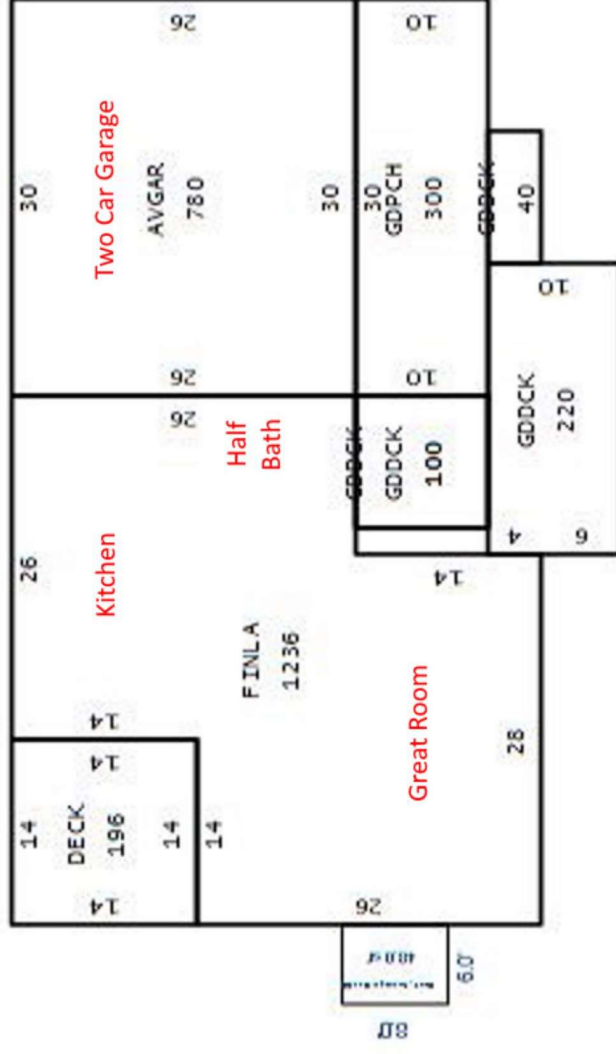
Further, we take our roles as hosts and neighbors very seriously, and have taken a number of steps to ensure as minimal impact as possible. These include: virtual check-ins, utilizing exterior security cameras to verify rule compliance, use of noise and crowd monitoring devices to ensure that there are no noise disturbances, and a strict policy of allowing no more than six guests in our three bedroom home. We also do not allow guests to have visitors or host gatherings of any kind.

We carry a \$2m general liability insurance policy in addition to a home insurance policy allowing the use of short-term rentals. We have good relationships with our neighbors and they are encouraged to contact us at any time.

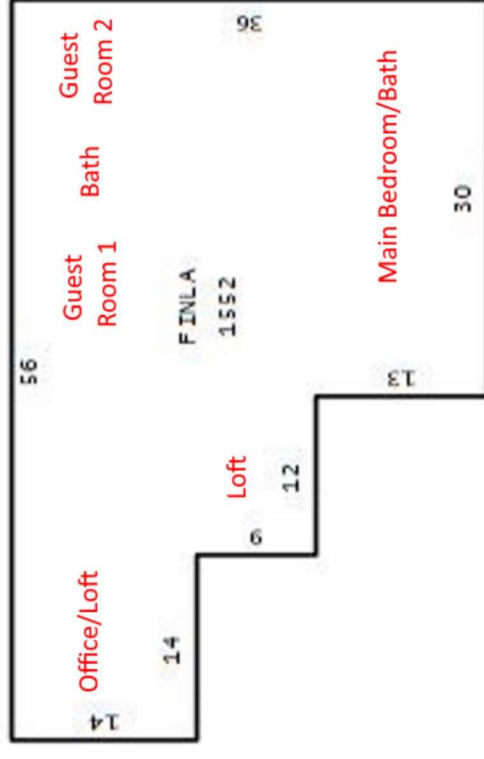
We love to responsibly share the beauty of Greenwood and Albemarle County with others, and work hard to ensure that our Airbnb has a positive impact on our area. Thank you for your consideration of our request to continue to do so.

Sincerely,

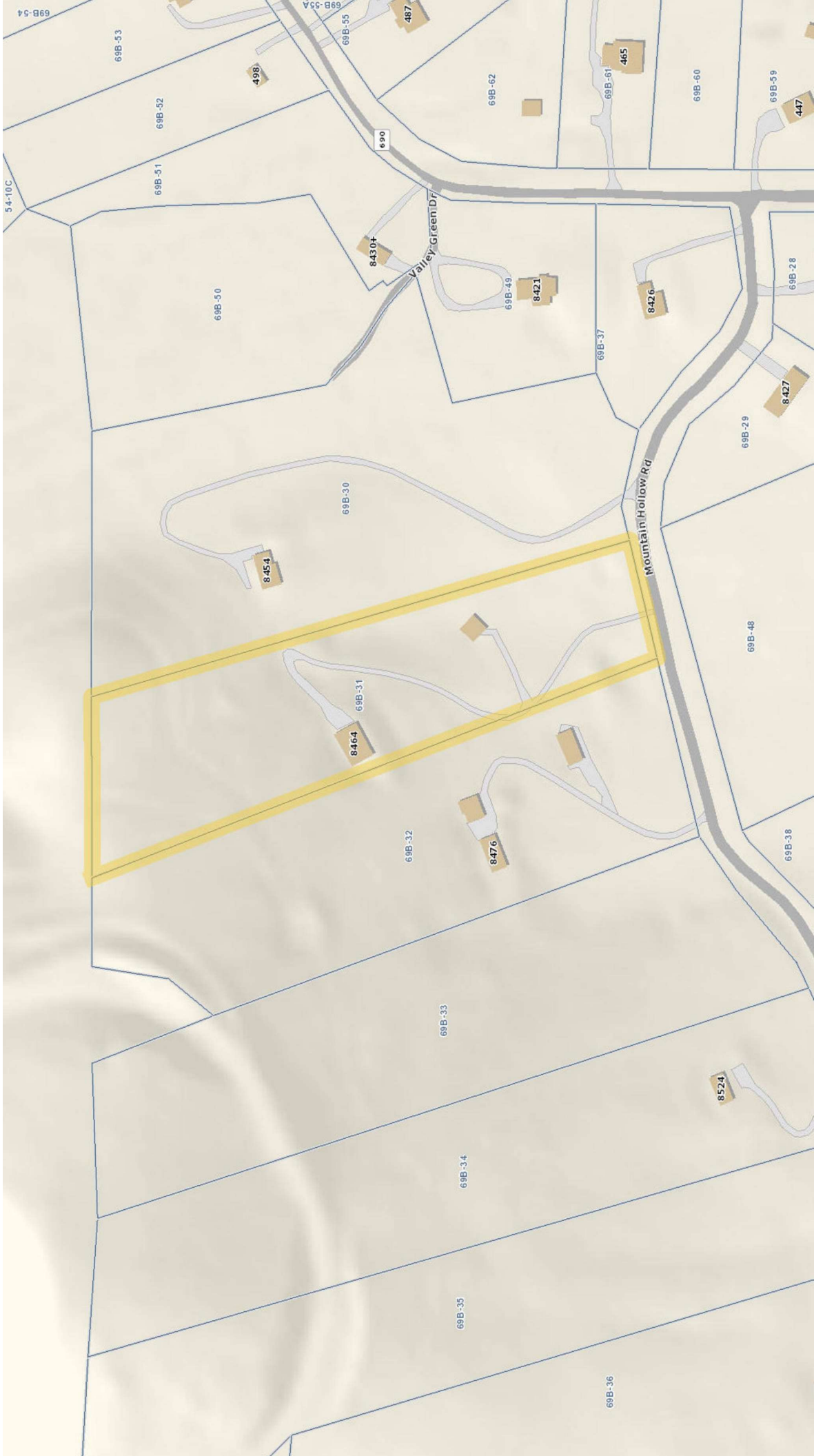
Justin Blessing and Kathryn Pullam

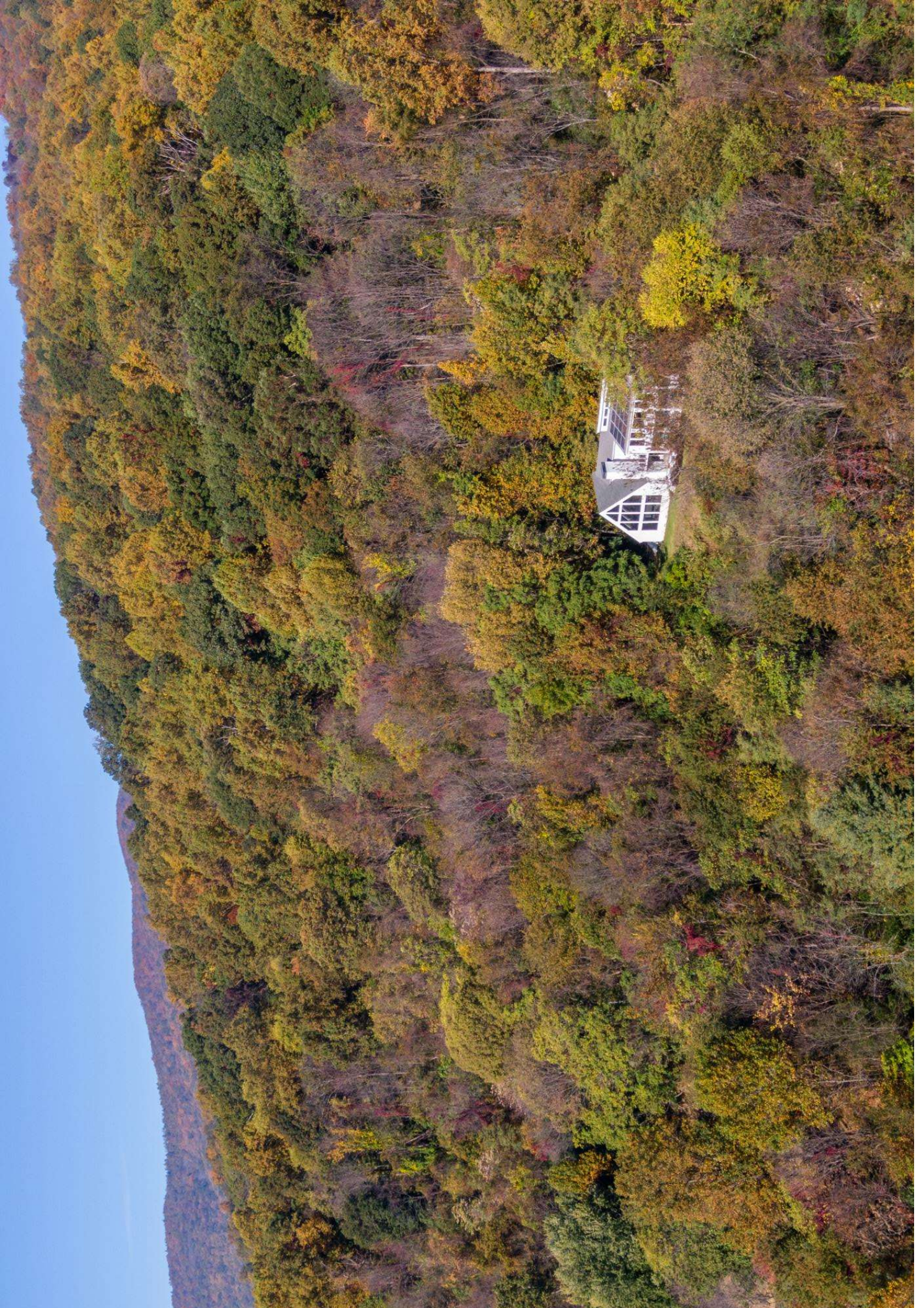


1st Floor / Downstairs



2nd Floor / Upstairs









Additional House Rules

- NO children.
- NO animals or pets.
- NO smoking.
- NO one under the age of 25 (families with teens are OK).
- NO additional guests or visitors are allowed in our home or on our property.
- NO parties, special events, weddings, or photography sessions.
- NO loud outdoor noise or music.
- NO fireworks, illegal activities, or illegal drug use.

Our home is located on 7+ acres, but we still have nearby neighbors. Do not disturb our neighbors.

VERY IMPORTANT: Our guest policy allows you to bring only the named guests on the reservation to our property and home. Additional visitors, at any time, are NOT allowed. Under NO circumstances do we allow more than six (6) people at our home. We do not allow for bookings nor make exceptions for exceeding six (6) guests under any circumstances. Breaking this rule will result in an immediate end to your stay without refund.

Your check-in time starts at 3pm and your check-out time is by 11am. We cannot accommodate late check-outs; our cleaners are scheduled to arrive shortly after your stay.

NOTE: We utilize exterior security cameras to prevent illegal parties. We use Minut, an Airbnb approved noise, crowd, and occupancy monitoring device. Minut automatically sends occupancy and noise alerts if indoor or outdoor thresholds are too high. Noise limit thresholds shall not to exceed 80 decibels.

This is our house - we firmly believe being a good neighbor is important to being a good Airbnb host. This is not a party house. We will not tolerate loud and excessive noise, disturbances to our neighbors, or similar, immature and/or reckless behavior. If your idea of fun is playing beer pong on our dining room table, this is not a house designed or setup to host you.

You must leave our property in the same condition you found it. If you broke anything, or any damage occurred because of normal wear and tear, please just be nice person and tell us so we can be aware of the issue and work to immediately resolve/fix it.

SEPTIC system - our house is on a septic system. Do not flush any products besides toilet paper. If you do, not only will you ruin your stay, but you will also be responsible for the damage and clean-up costs. Seriously, just throw hygiene products in the trash! Use a whole trash bag if you want, we have plenty at the house. Put it in a black bag, triple bag it, we don't care :) Just do not flush it!

Violating any of our rules may result in a lost deposit and immediate end to your stay at our house without a refund. Please, do not force us into the awkward situation of asking you to leave.

COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION**

- ☒ Request for a waiver, modification, variation or substitution permitted by Chapter 18 = **\$503 + 4% Technology surcharge**

- ☐ Variation to a previously approved Planned Development rezoning application plan or Code of Development = **\$503 + 4% Technology surcharge**

OR

- ☐ Relief from a condition of approval = **\$503 + 4% Technology surcharge**

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 : Blessing Homestay

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

Tax map and parcel(s): 069B0-00-00-03100

Applicant / Contact Person Justin Blessing

Address 8464 Mountain Hollow Rd City Greenwood State VA Zip 22943

Daytime Phone# (804) 683-4821 Fax# () _____ Email jblessing@outlook.com

Owner of Record Justin Blessing

Address 8464 Mountain Hollow Rd City Greenwood State VA Zip 22943

Daytime Phone# (804) 683-4821 Fax# () _____ Email jblessing@outlook.com

County of Albemarle
Community Development Department
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

07/01/2021

Date

Justin Blessing

Print Name

804-683-4821

Daytime phone number of Signatory

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

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