ZA160035

Special Exception Application

ROANOKE

Planning Building and Development
Room 166, Noel C. Taylor Municipal Building
215 Church Avenue, S.W.
Roanoke, Virginia 24011
Phone: (540) 853-1730 Fax: (540) 853-1230

Application Checklist:
- [ ] Application Form
- [ ] Written Narrative
- [ ] Development Plan
- [ ] Elevation
- [ ] Filing Fee

RECEIVED
SEP 08 2016
CITY OF ROANOKE
PLANNING BUILDING & DEVELOPMENT

Date: Sept. 7, 2016

Property Information:

Street Address: 858 Wildwood Rd. SW

Official Tax No(s).: 1300525

Size of Property (acres or square feet): 0.394

Base Zoning District: R12 Overlay Zoning District:

Request for a special exception as set forth in Section 36.2-311 ~~[illegible]~~ WB, Zoning, Code of the City of Roanoke (1979), as amended.

Briefly describe the special exception request: Owner desires to offer bedrooms for homestay

Applicant Information:

Name: The William Wilson Samuel Butler Revocable Trust Phone Number: 540 982 3953

Address: 858 Wildwood Rd. SW Roanoke VA 24014 E-Mail: hbutler858@gmail.com

W.W. Sam Butler by POA M.H Butler
(see attached POA document)

Applicant's Signature:

Owner Information:

Name: SAME AS ABOVE Phone Number:

Address: E-Mail:

Owner's Signature:

Application accepted as submitted in accordance with the provisions of Chapter 36.2, Zoning, Code of the City of Roanoke (1979), as amended.

Secretary to the Board's Signature	Intake Date	Public Hearing Date
Tim Carr	09/08/16	October 12, 2016

SPECIAL EXCEPTION APPLICATION NARRATIVE

Date: September 2, 2016

Property Owner: W. W. Sam Butler (M. Helen Butler, POA)

Tax ID #: 1300525

Address: 858 Wildwood Rd., Roanoke, VA 24014

Phone: (540) 982-3953; (540) 798-4455

Email: hbutler858@gmail.com

R-12

The applicant desires to establish a homestay business at 858 Wildwood Road in Roanoke City currently designated as a Zone 12 property. The physical structure of the home, exterior and landscaping plan is not expected to be altered. The establishment of an LLC is pending approval of this application.

The home located at 858 Wildwood Road was designed and built by the current owner's grandmother, Sarah Caldwell Butler and husband Dr. William Wilson Samuel Butler. Construction ended around 1930. Ownership of the home was transferred to Dr. William Wilson Samuel Butler, III in the 1970's and again to Dr. William Wilson Samuel "Sam" Butler and M. Helen Butler in 1999.

The home contains four bedrooms and a basement studio apartment previously rented to novice attorneys by Sarah Caldwell Butler. The applicant seeks to offer for overnight accommodation three bedrooms and the studio, not to exceed two of the four spaces for rent, two persons per space. Each guest stay will be required to leave the premises after a fourteen contiguous overnight stay.

The applicant desires to maintain the quiet, serene ambiance of the established South Roanoke neighborhood by:

- Requiring guests to enter and exit the home quietly;
- Prohibit guests 20 years and younger unless accompanied by adults above age 25;
- Limit enjoyment of outdoor activities to the hours of 8 a.m. to 10 p.m.;
- Prohibit motorcycles;
- Prohibit smoking on premises;
- Follow established parking guidelines designed to continue sufficient traffic flow for public egress;
- Limit pet accommodations to service dogs and;
- Stay overnight in private bedroom to monitor and ensure guest compliance.

The applicant seeks to attract guests screened by third party online service providers who are traveling to the area for business or leisure purposes on a temporary basis. Ideal guests would be extended family members

of Roanoke residents, applicants seeking admission to Carilion Clinic staff and guests desiring to attend and/or participate in the area's numerous festivals, athletic events and entertainment venues.

The applicant believes the project meets the standards for a special exception per Section 36.2-560(c) of the Zoning Ordinance as follows:

1) ***"The use is compatible with the character and appearance of the surrounding neighborhood by virtue of its height, bulk, location on the lot and the design and location of parking, signage, landscaping and other outside activities or structures."*** Construction of the home was completed by 1930 and assisted the City in establishing the character and appearance of the neighborhood. The addition of a homestay business at this residence will not change the exterior, street parking established, landscaping and outside activities or structures as currently in use. The addition of a small sign affixed to the home may be required in the future and the applicant will comply with any and all regulations necessary to place a City approved sign should one become necessary.
2) ***"The use does not create a demand on public water or sanitary sewer services that exceeds the design capacity of these systems or that would in any way decrease the quality of service to the surrounding neighborhood."*** The number of existing bathrooms has not changed since the 1970s. Owners of the residence entered into a land use agreement with City several years ago that allowed for the City to make water system improvements to better accommodate the neighborhood.

3) ***"The use does not generate traffic on public streets that exceeds the design capacity of such streets and does not create a dangerous traffic problem by virtue of driveway location, sight clearance, driveway slopes, or other factors."*** Parking for the residence is currently a blend of public and private space in practice since 1930. Wildwood Road is flanked by the property held by the residence owner and typically assists the City in the care and maintenance of the street. Volunteer activities typically assumed by the residents over the years include tree debris abatement, snow removal in cases when necessary, maintenance of retaining walls adjacent to both sides of the street, assurance of proper storm water drainage, motorist guidance in making U-turns and enforcement of resident prescribed health and safety parking. These activities will continue for the comfort, safety and aesthetic appeal of homestay guests, neighbors and wayward motorists.

4) ***"The use does not increase the flood potential in the surrounding neighborhood."*** The property sits atop a hill and owner has no intention of creating changes that would increase flood potential.

5) ***"The use is in conformance with the setback, yard, frontage, lot area, parking, signage, screening, shading, and other applicable requirements of the zoning ordinance as they pertain to the district in which the use is located or to the specific use, whichever the case may be."*** Affirmative.

6) ***"The use furthers the intent of the City's Comprehensive Plan."*** The Plan outlines economic, quality of life and housing goals consist with this homestay application. The homestay applicant seeks to contribute to the economic goal of the City twofold. First, to offer a highly sought after alternative to

traditional hotel short stay accommodation which will potentially increase the number of visitors to the City. Guests will also learn about a neighborhood in the City which may appeal to those who may be considering making Roanoke their future home. Secondly, the homestay business is a new entrepreneurial enterprise contributing to the growth of the City's tax base. The Plan's quality of life goals are consistent with the homestay project as

In addition, the applicant discussed four conditions set forth by Roanoke City regarding operation of a homestay. These conditions are addressed as follows:

1) ***"No changes shall be made in the exterior of the building occupied by the homestay."*** AGREED; None intended nor projected.

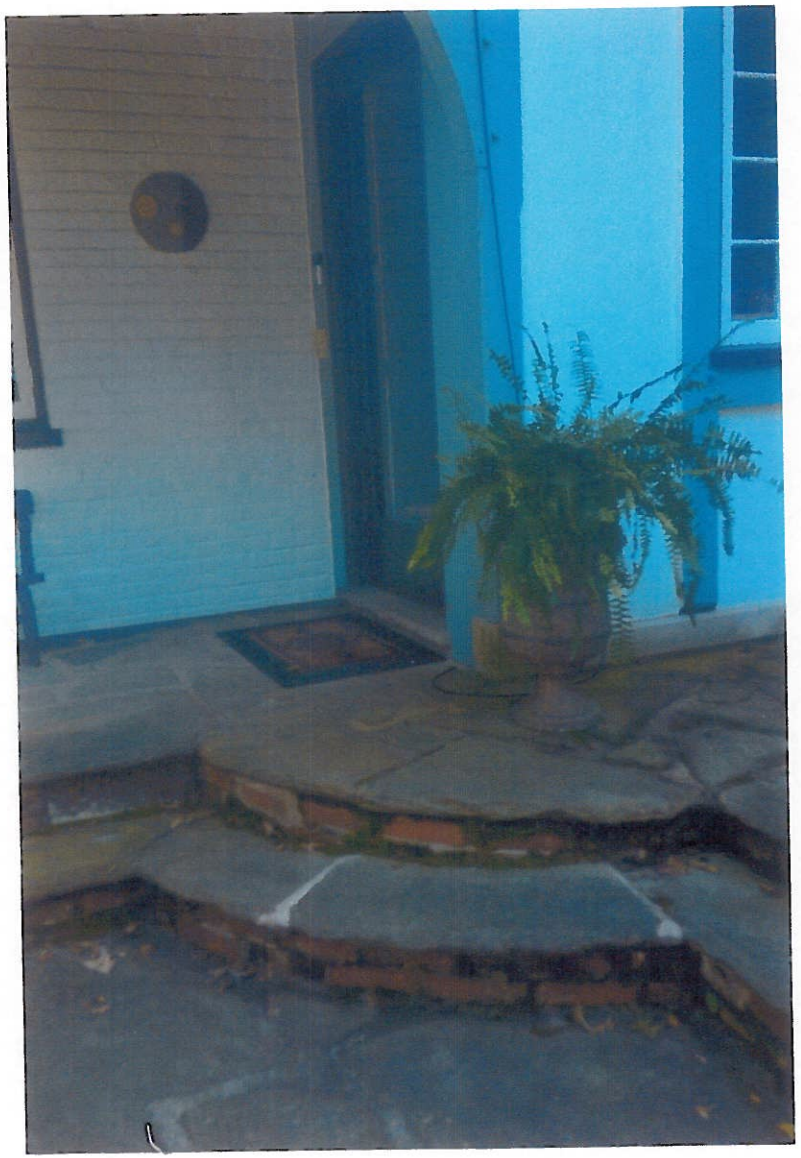
2) ***"The homestay shall have no more than two (2) bedrooms for guests and shall accommodate no more than four (4) total guests."*** AGREED.

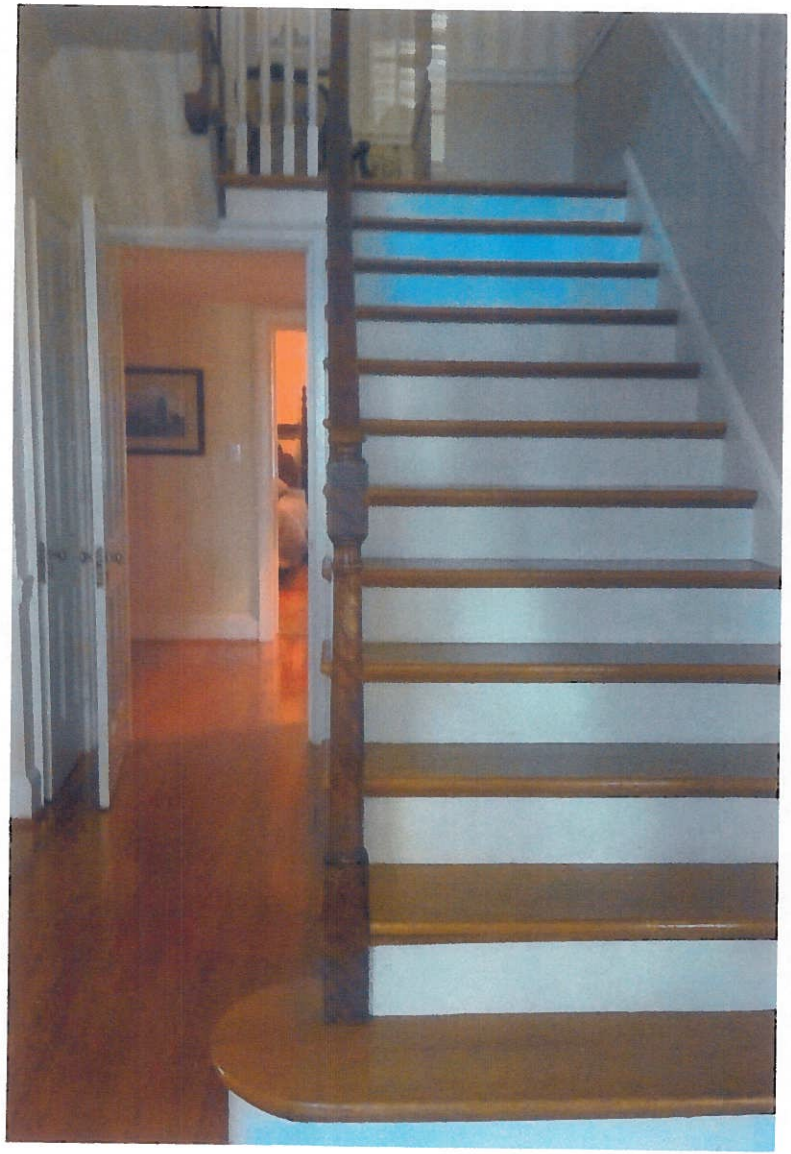
3) ***"Rooms shall be rented only on a daily or weekly basis. Stays shall not exceed 14 days."*** AGREED; No deviation from this constraint is projected.

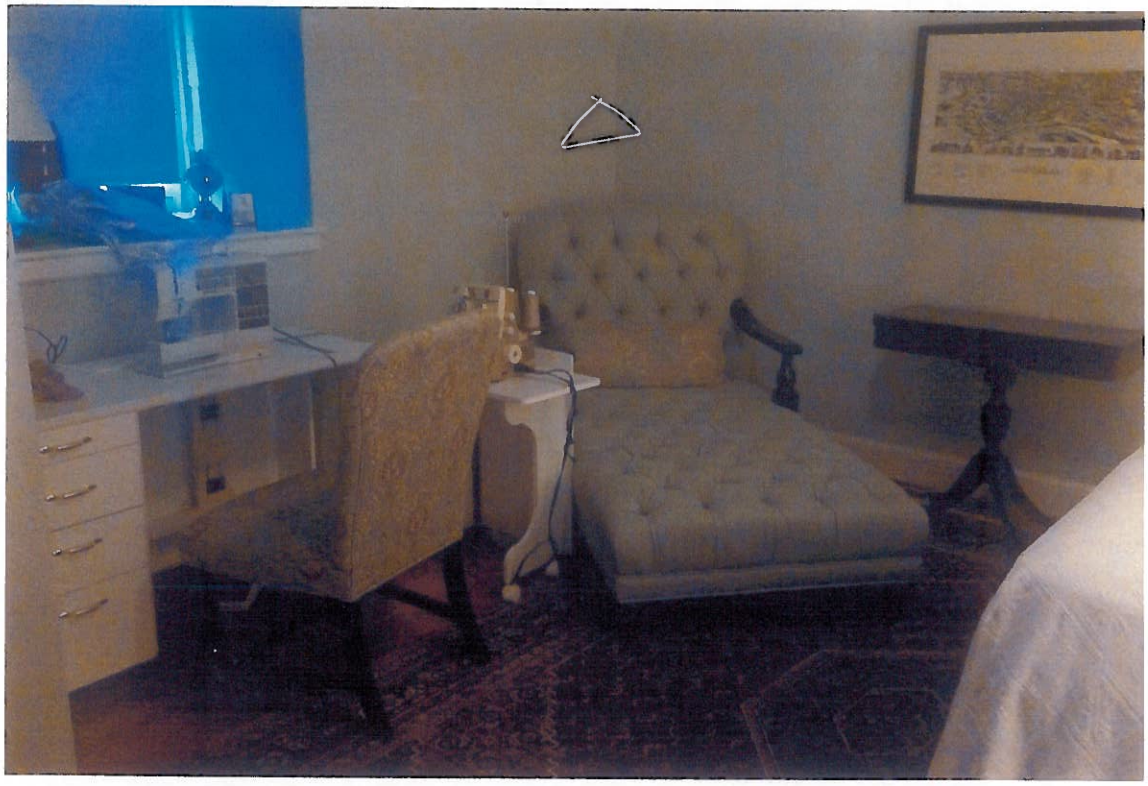
4) ***"The owner [M. Helen Butler, POA] shall also occupy the dwelling unit during guest stays."*** AGREED.

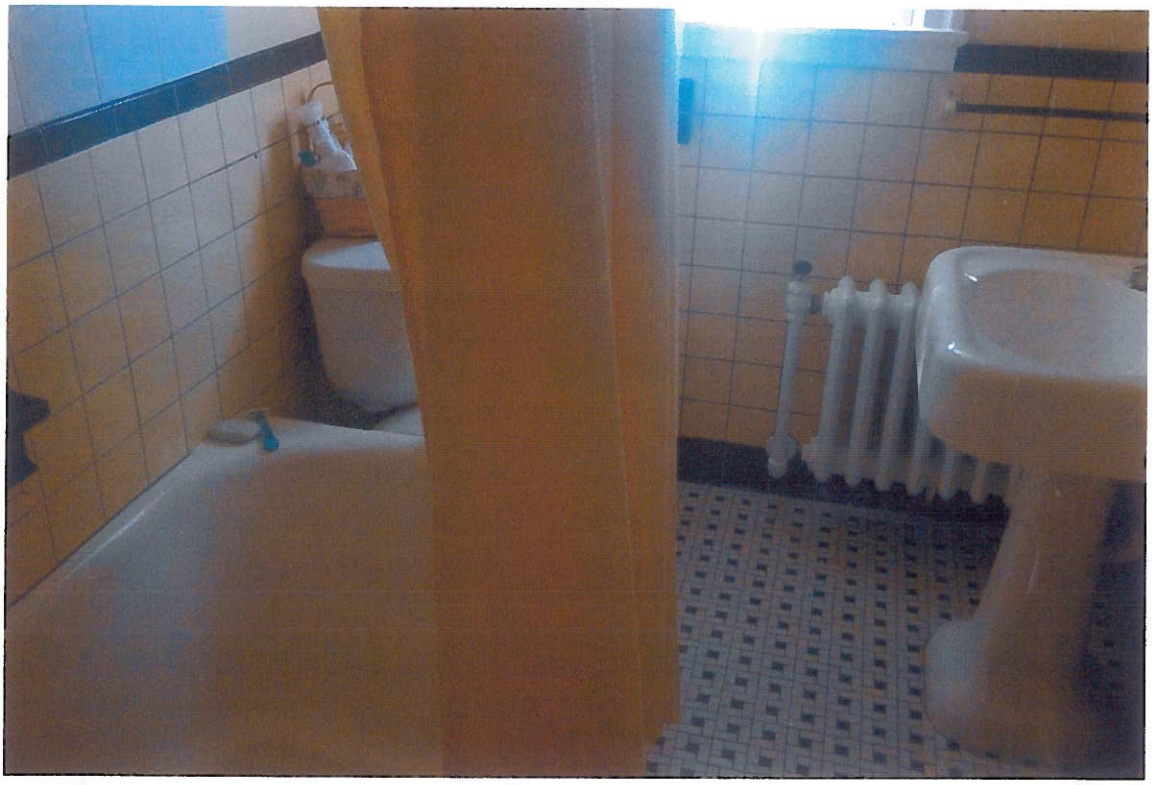
3. ; 5. ; and 6. . HOW MUCH WILL IT COST? The application fee is $100.00 for residentially zoned property or $200.00 for commercially zoned property

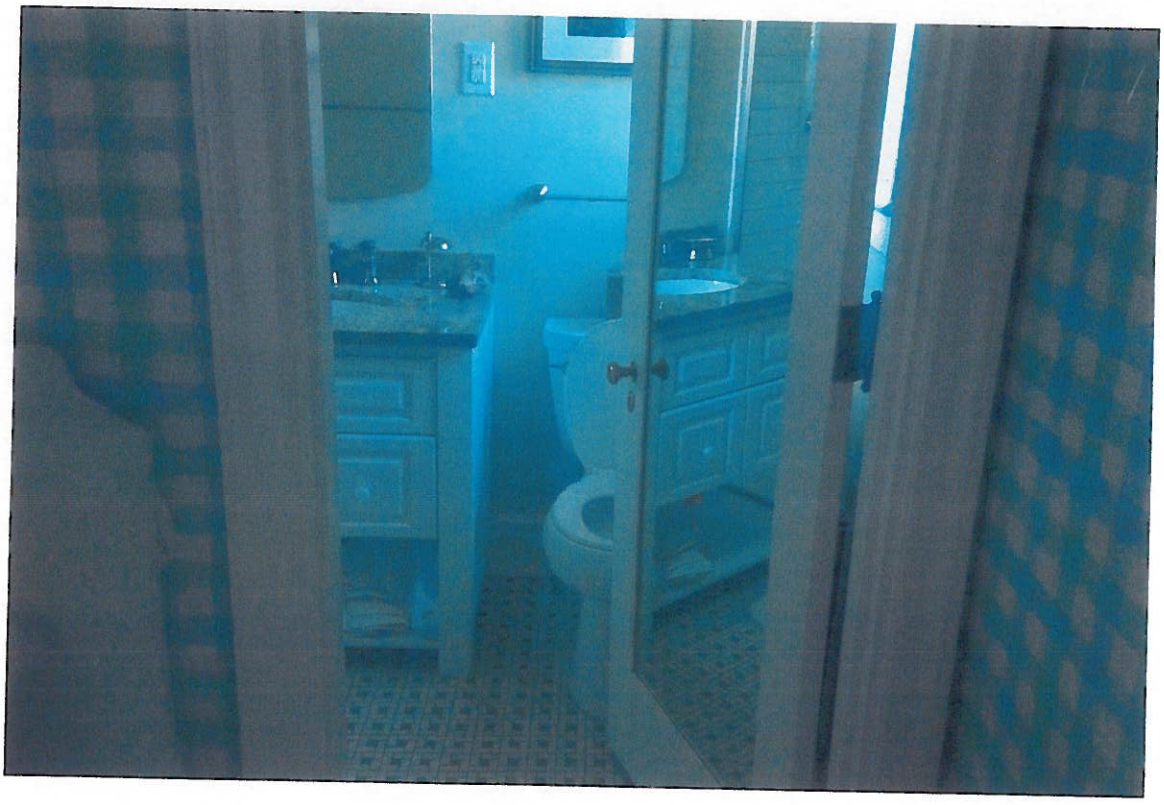
DRAFT

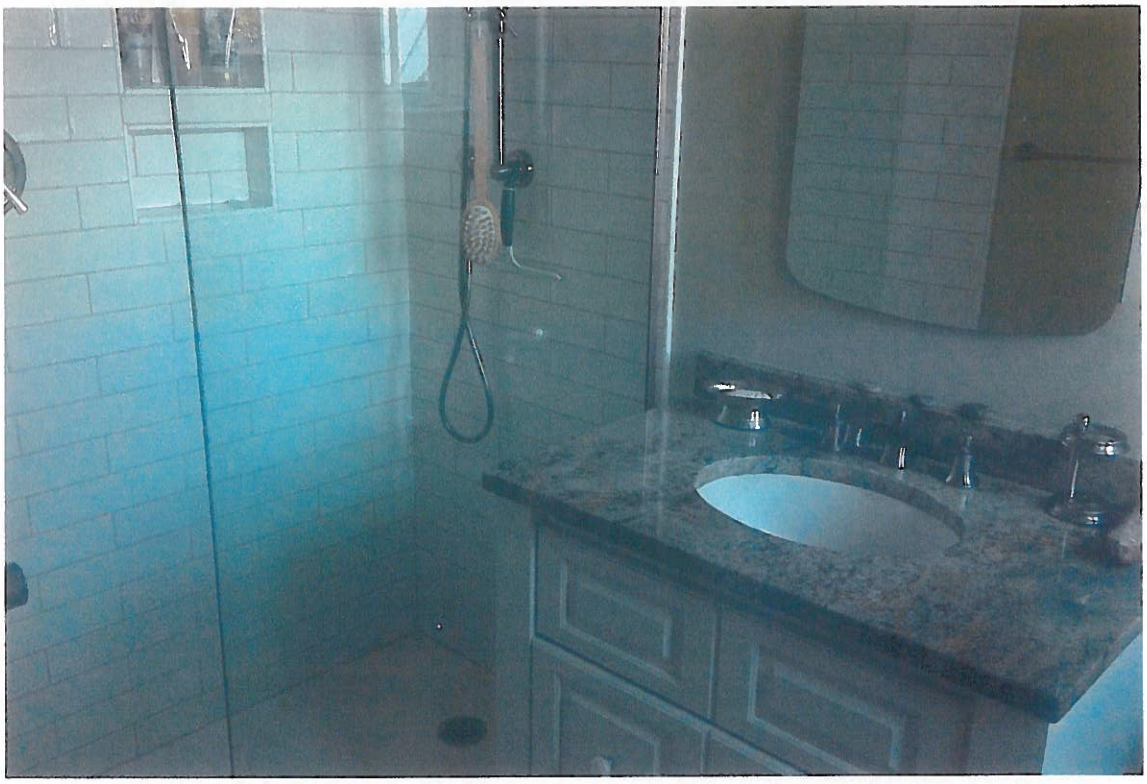


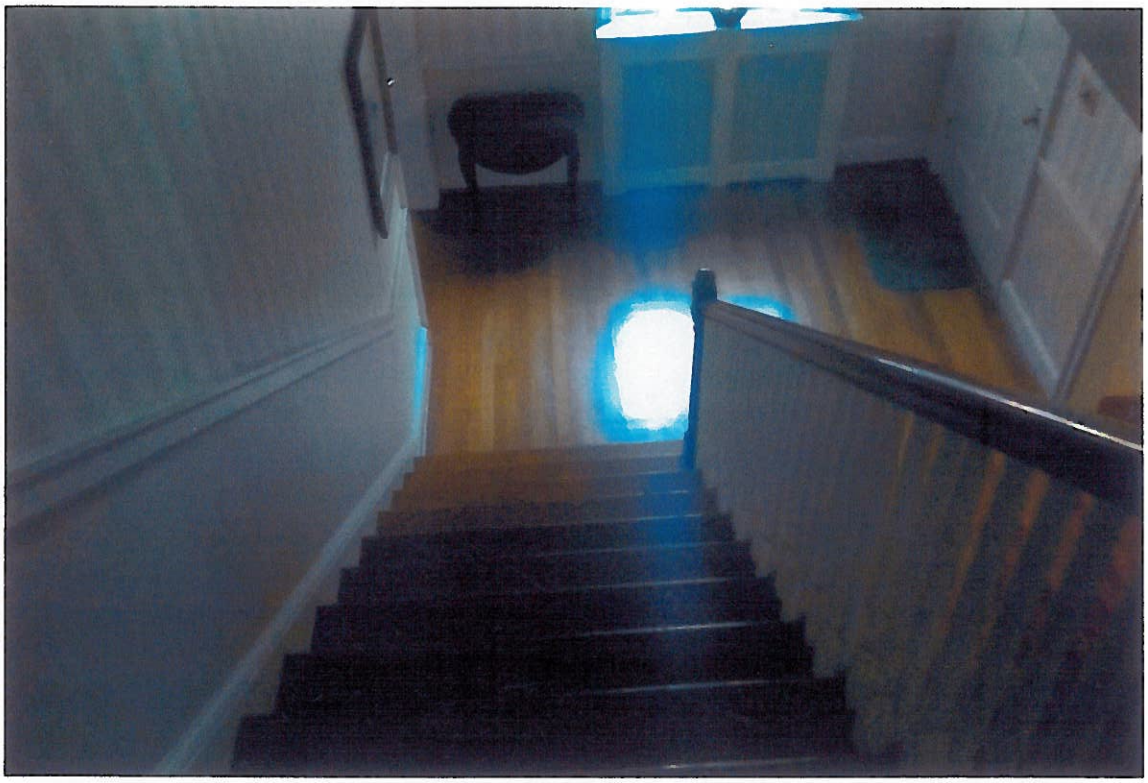


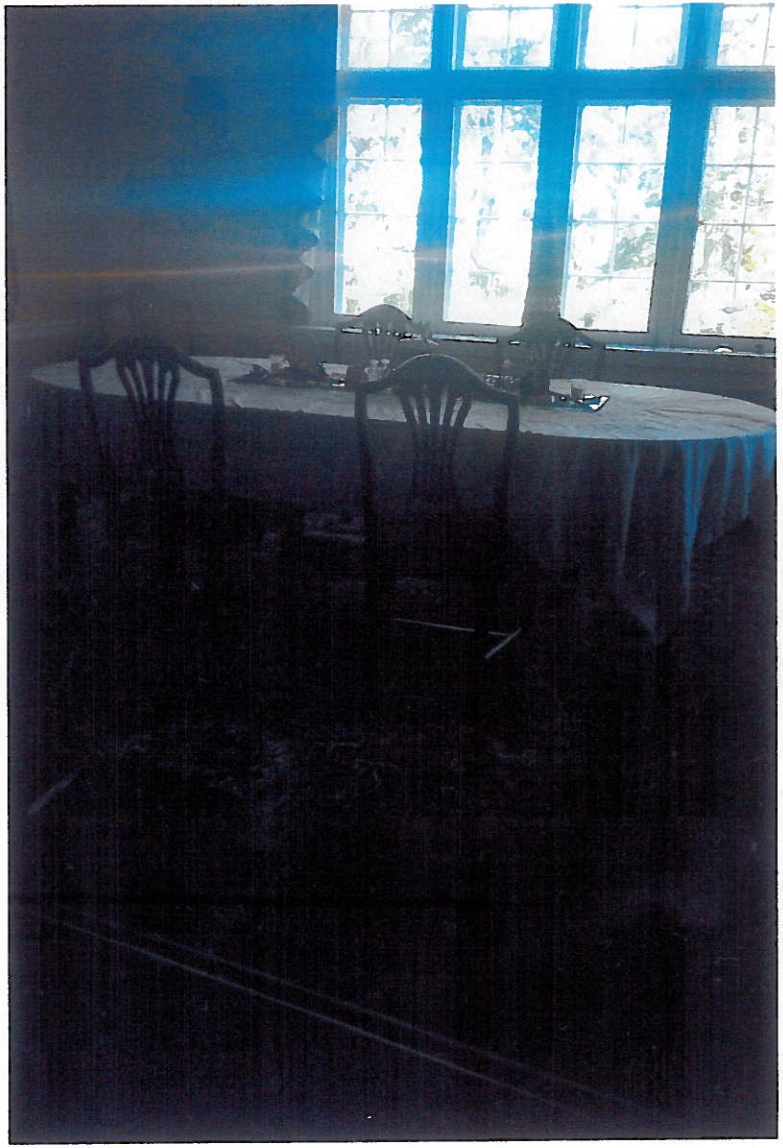


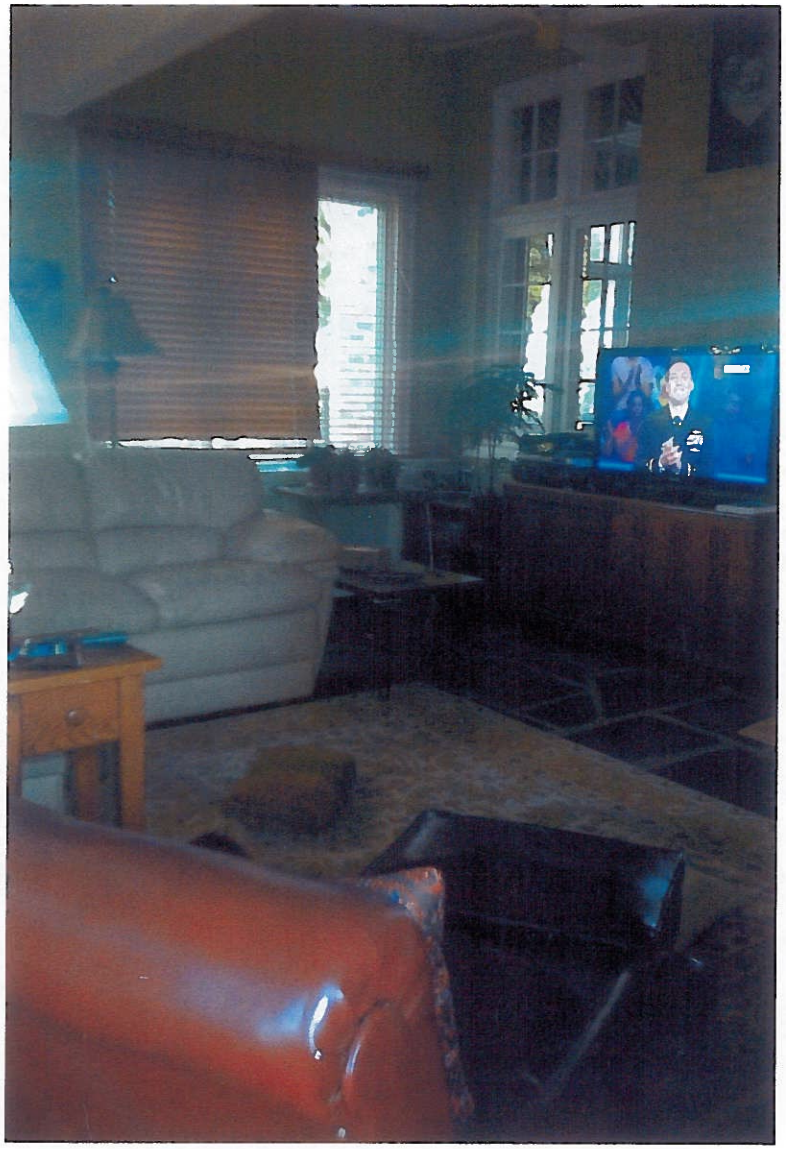


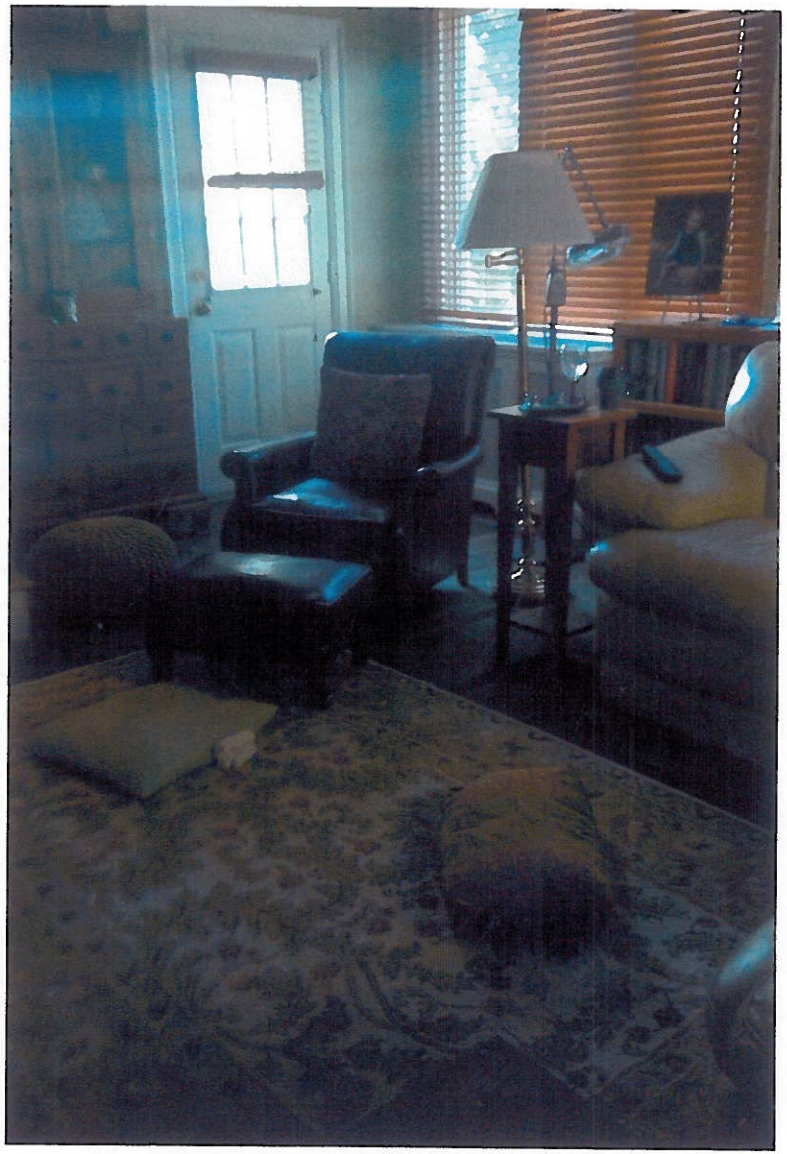


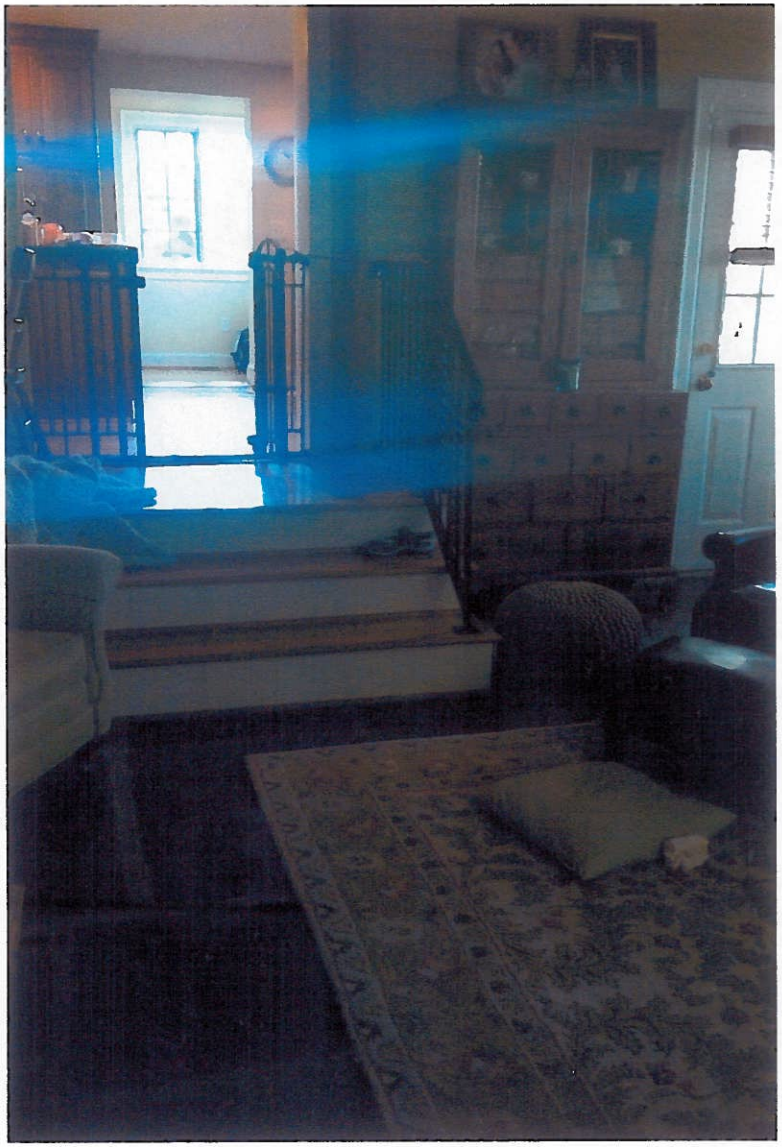


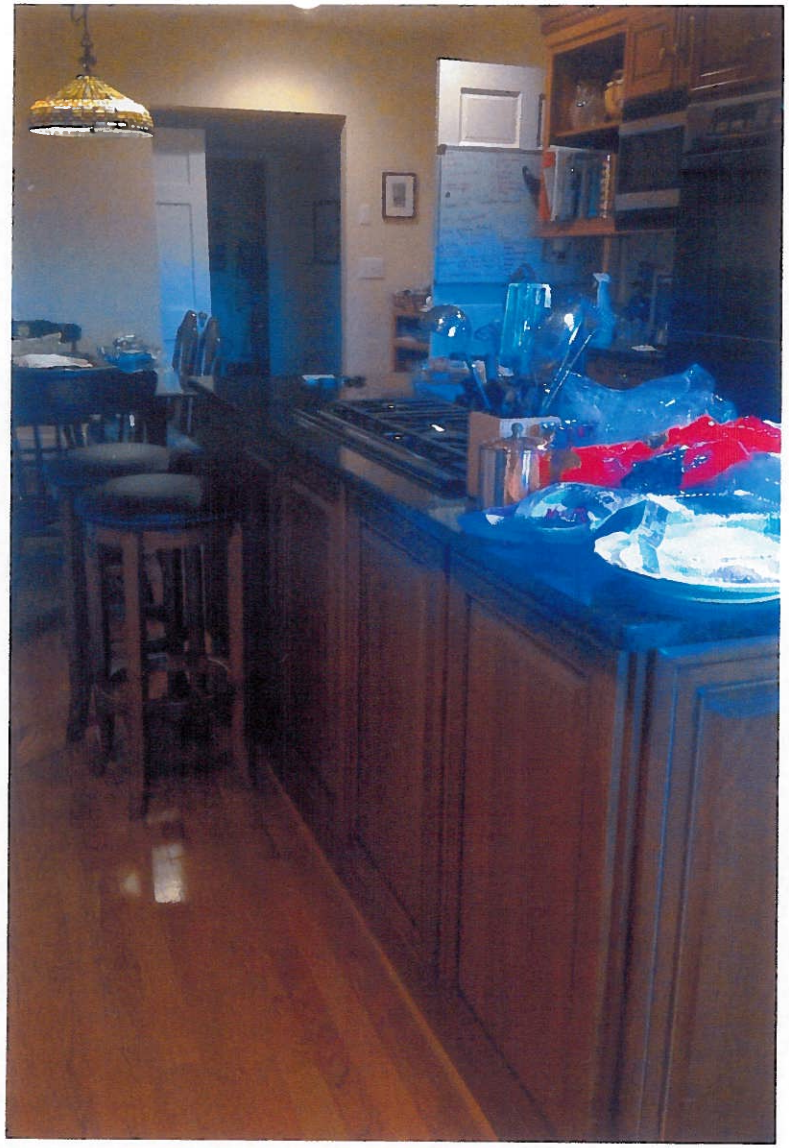


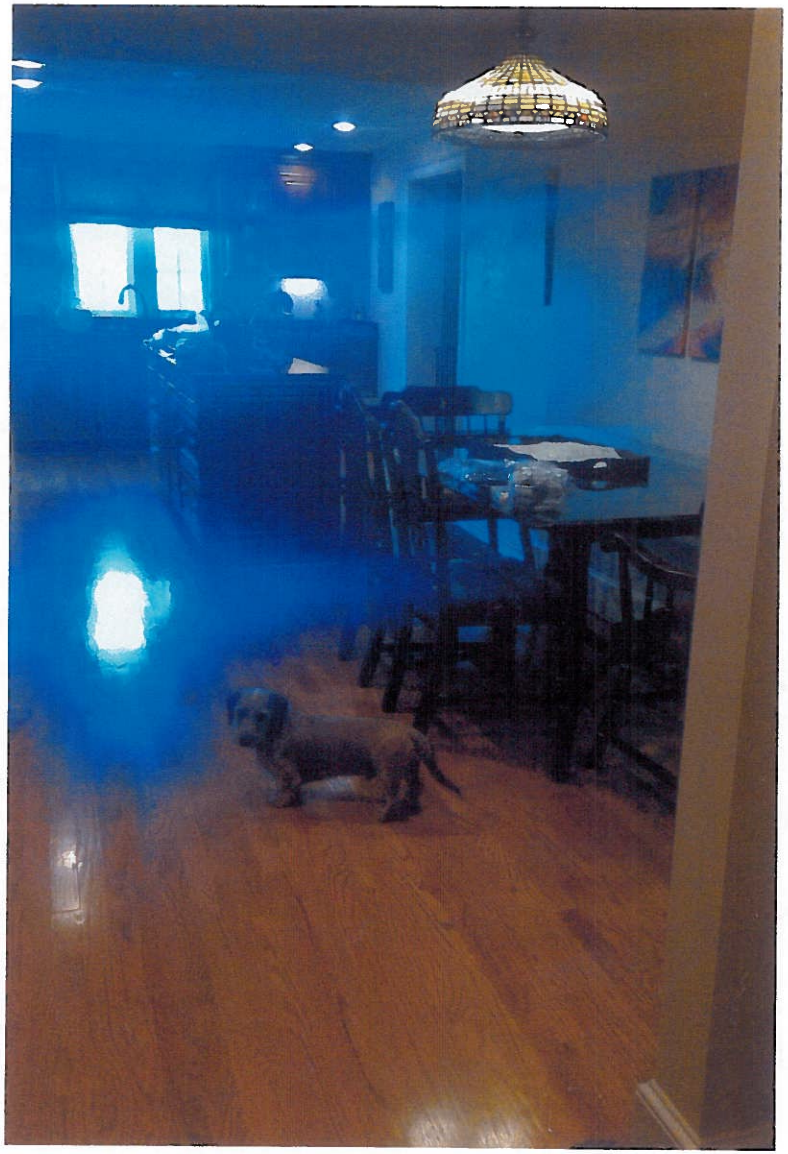


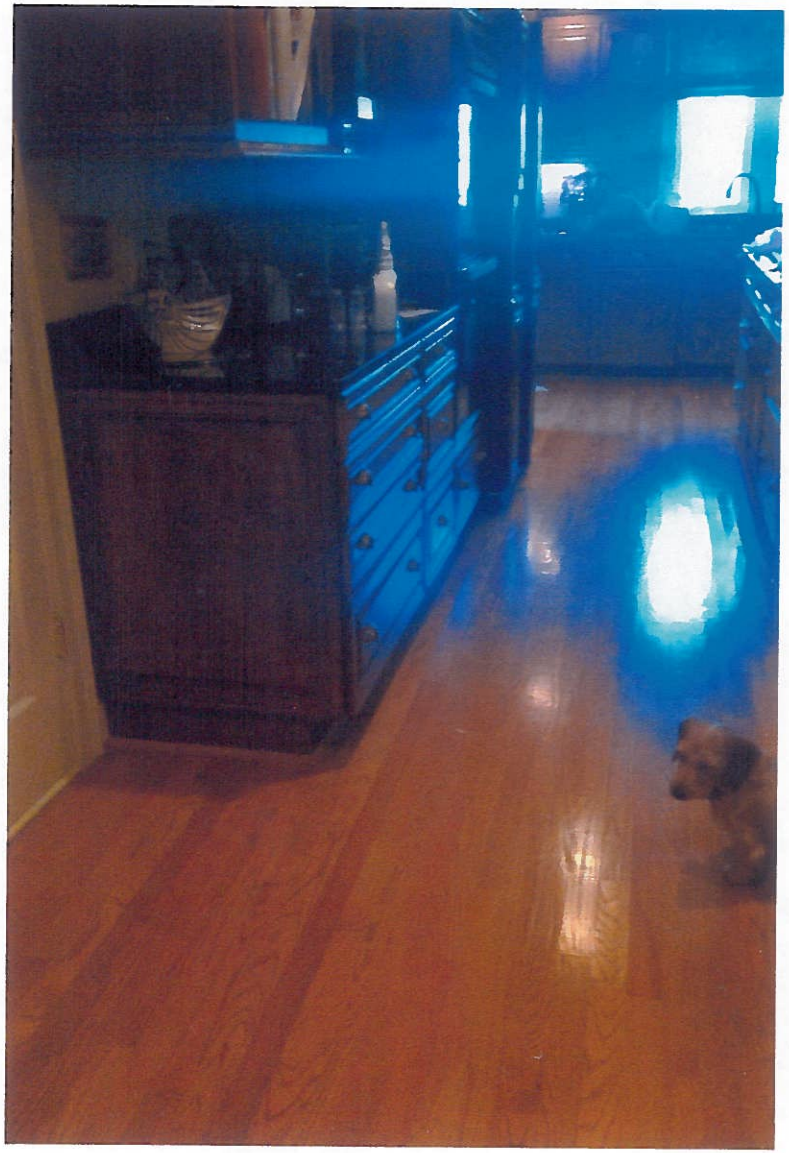


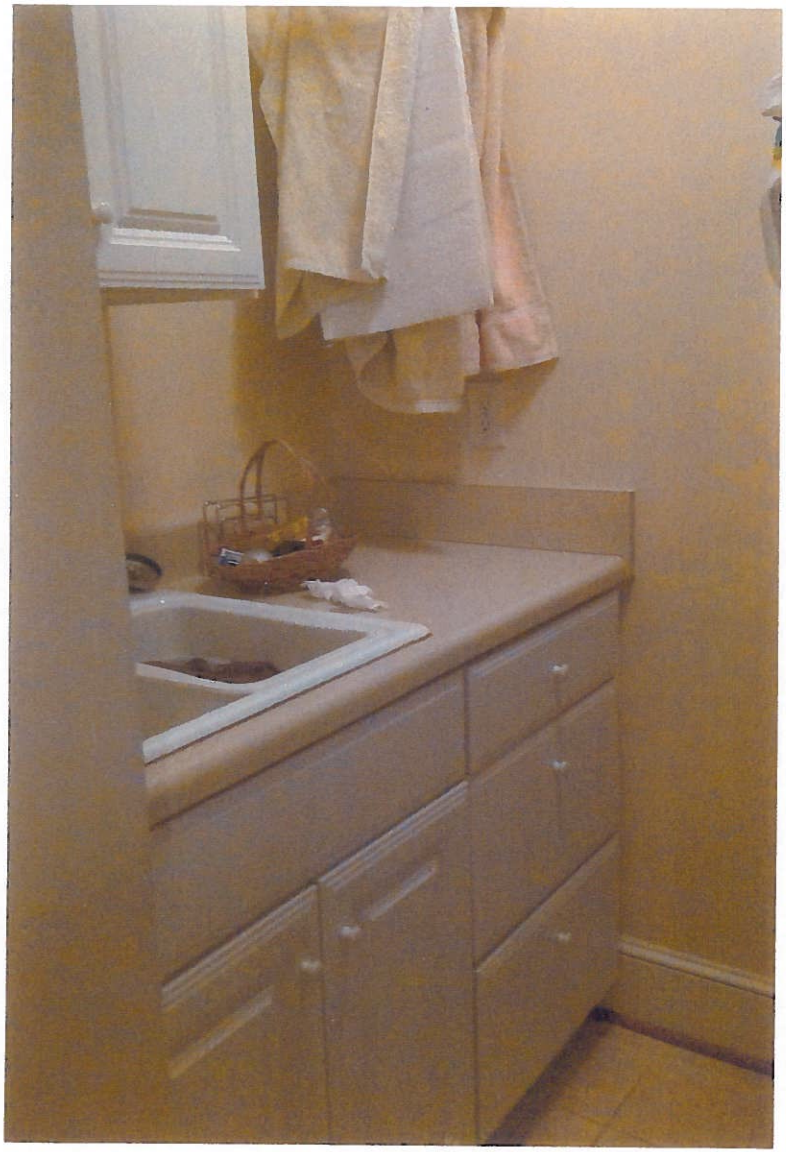


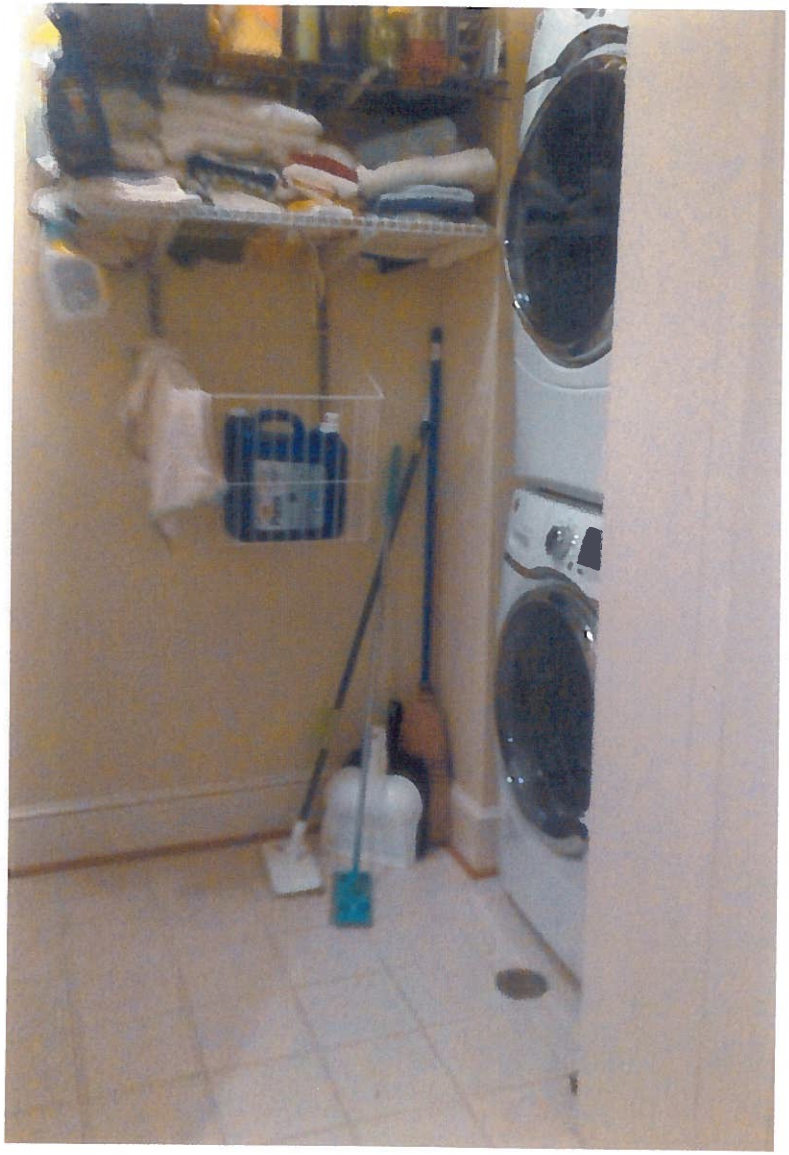


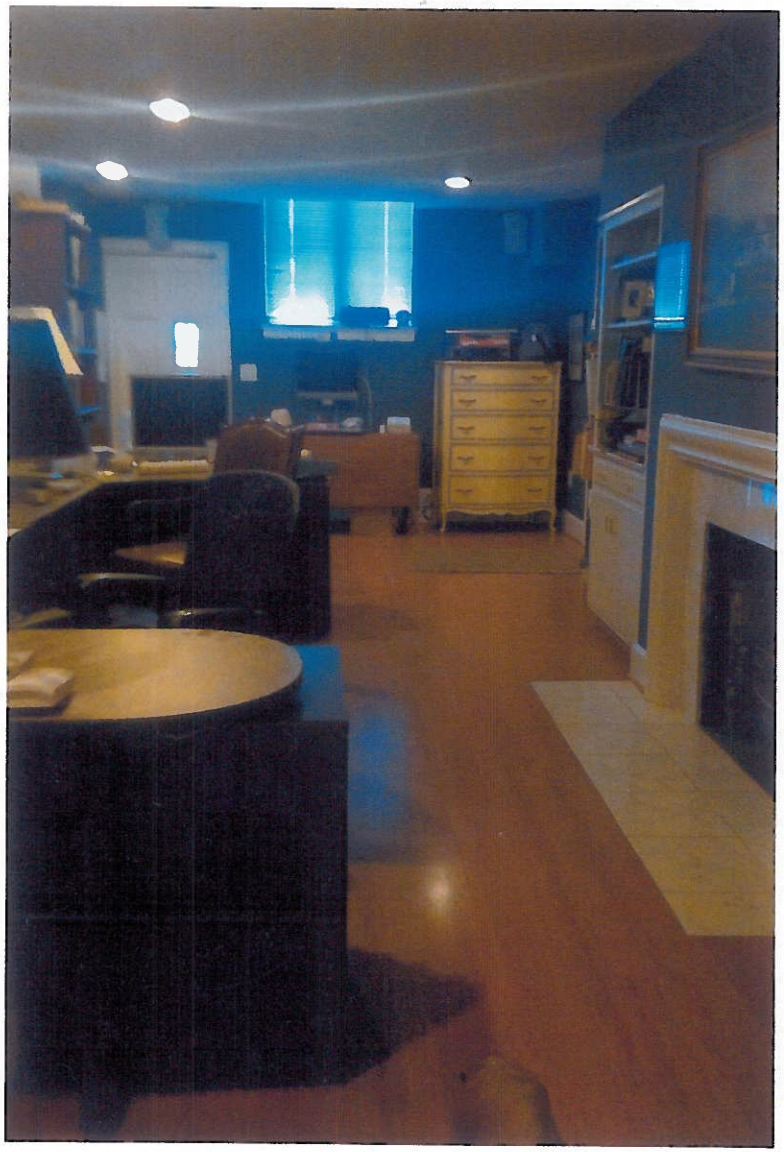


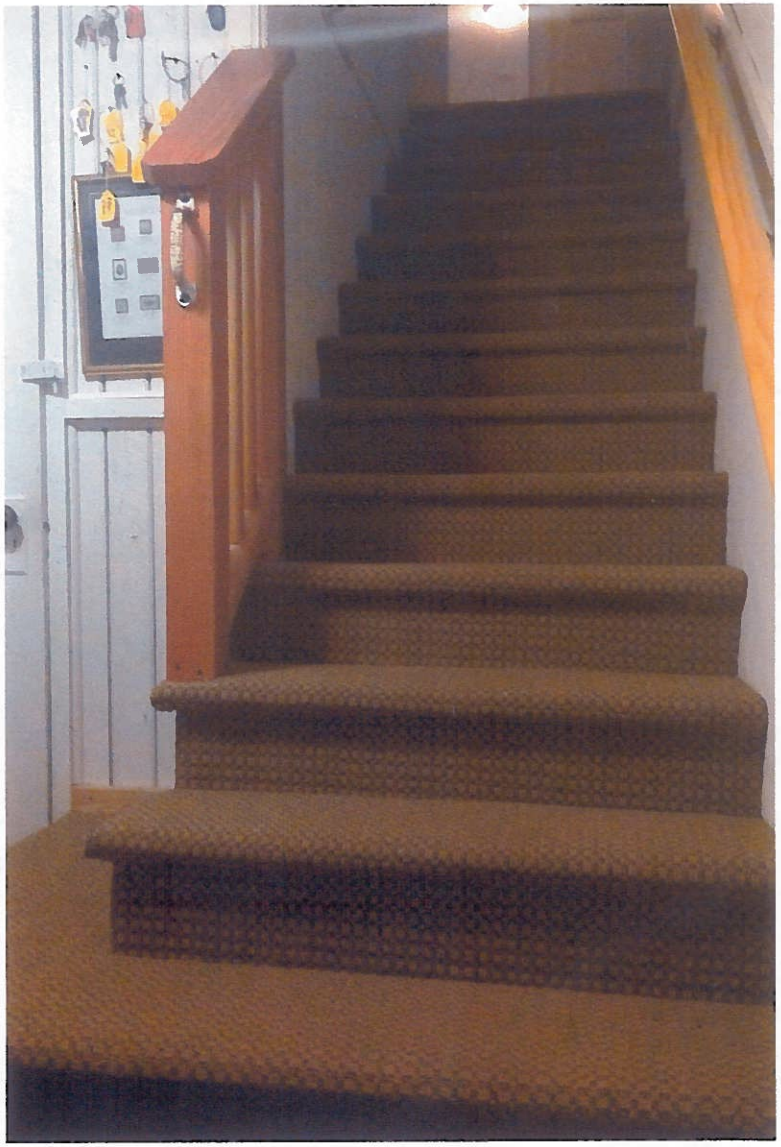


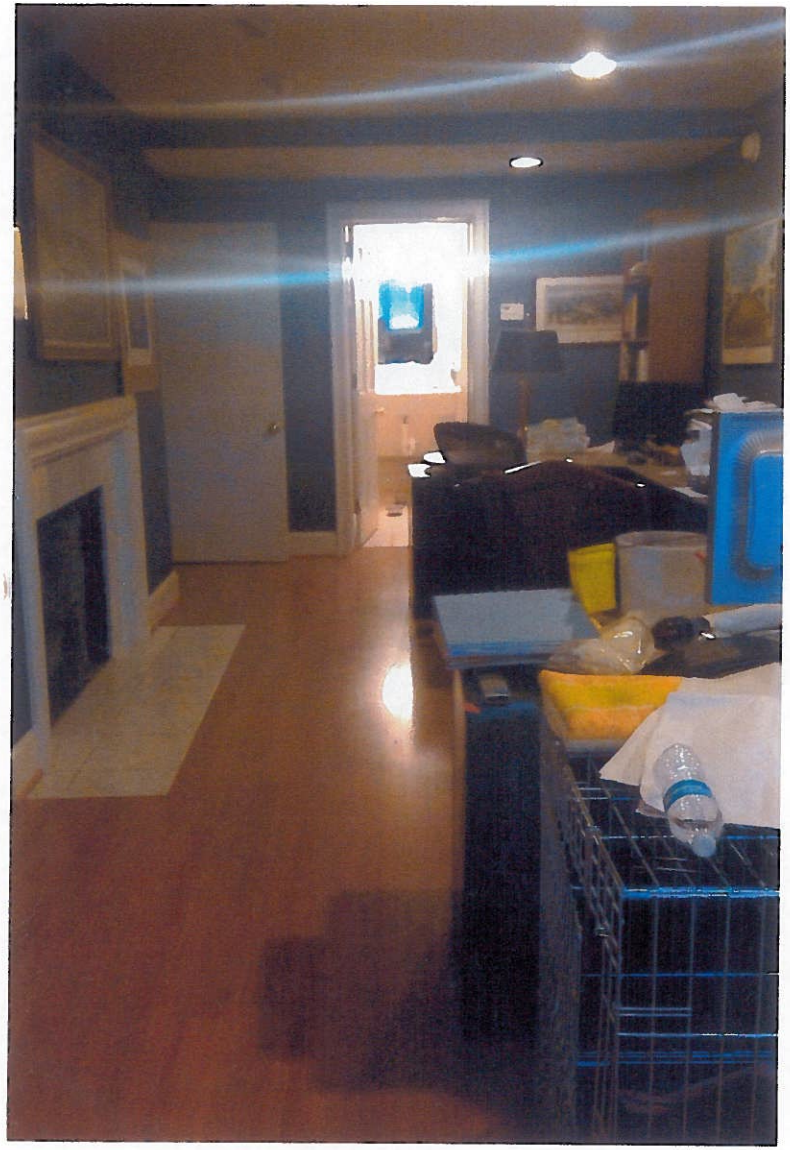


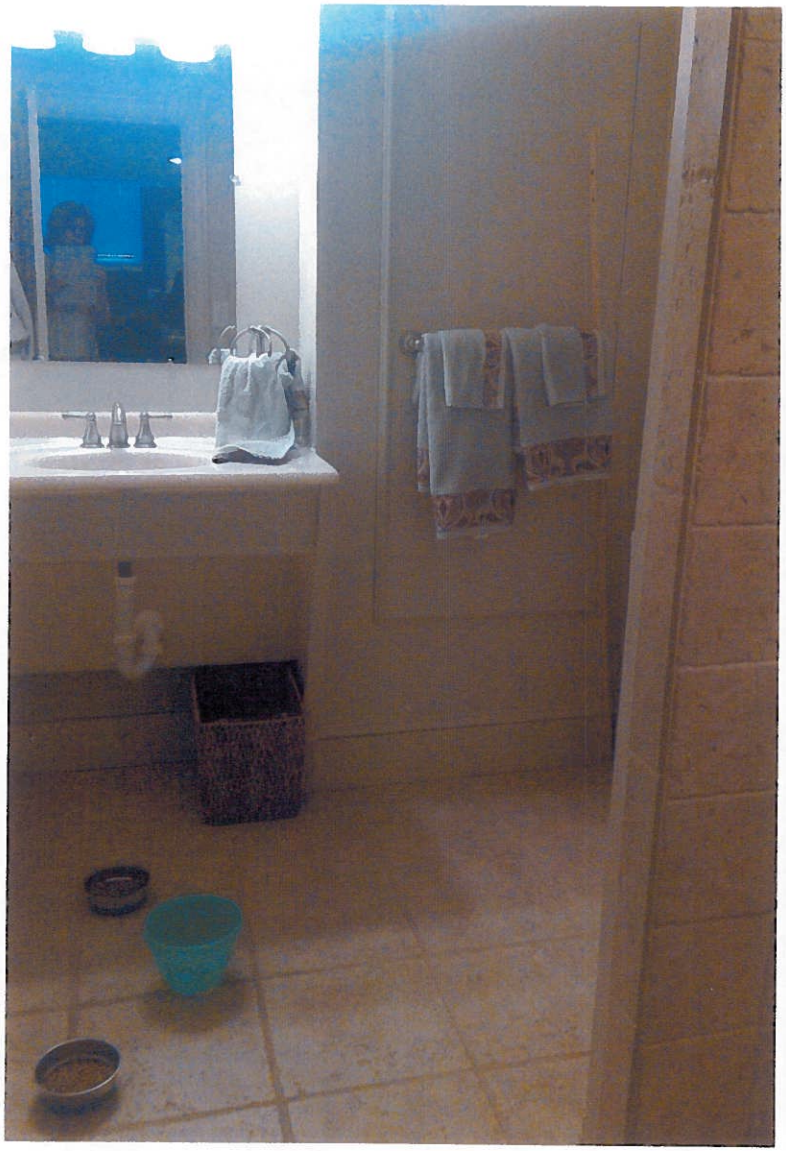
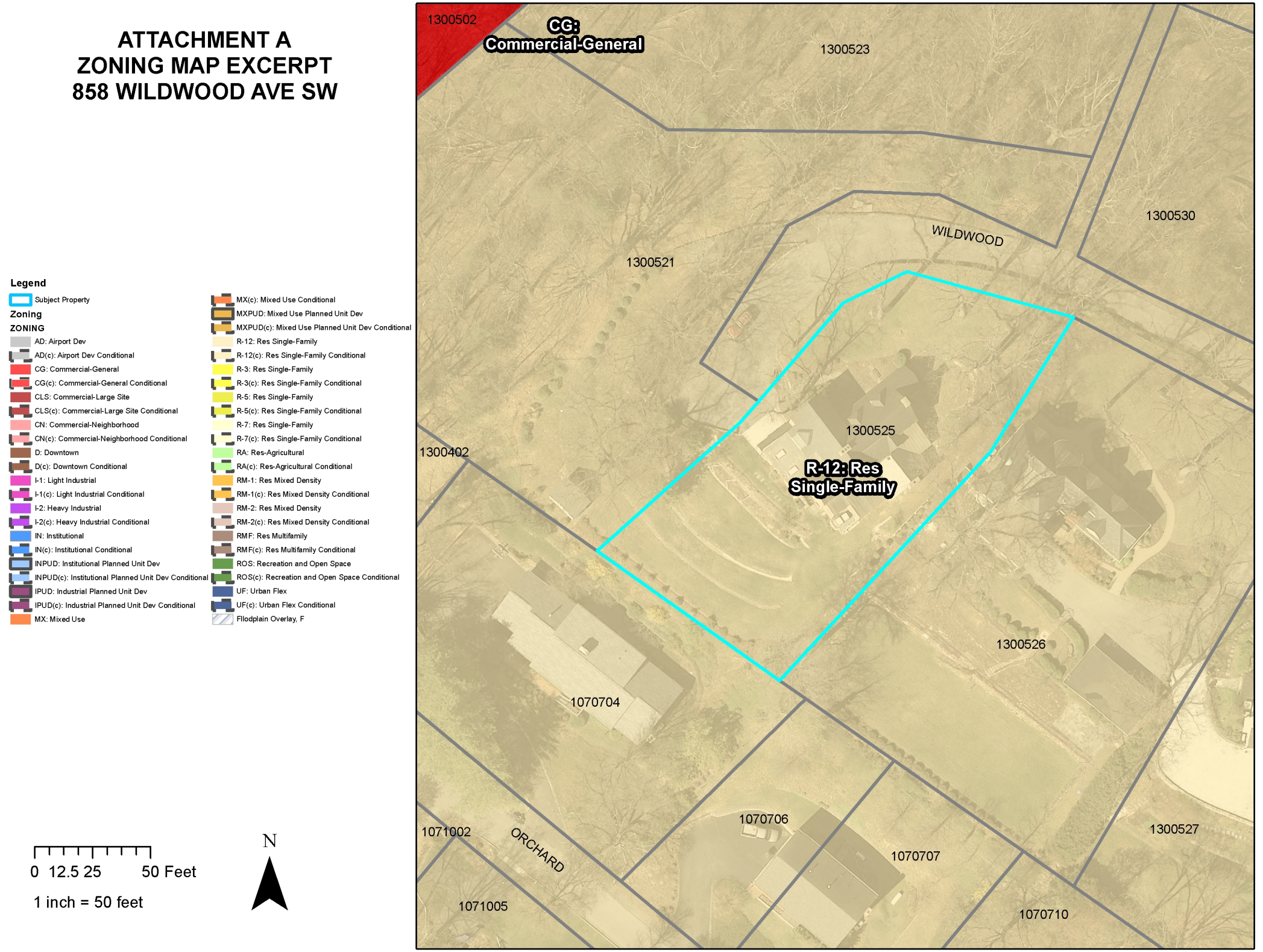












ATTACHMENT A
ZONING MAP EXCERPT
858 WILDWOOD AVE SW