

TOWN COUNCIL & PLANNING COMMISSION

Joint Public Hearing

July 18, 2016

Cape Charles Civic Center – 500 Tazewell Avenue

6:00 PM

1. Call to Order
 - A. Roll Call
 - B. Establish quorum

2. Public Hearing Comments:
 - A. Application for Conditional Use Permit – 530 Randolph Avenue to operate a bed and breakfast with swimming pool.

3. Adjournment

 <p>TOWN OF CAPE CHARLES</p>	AGENDA TITLE: Application for Conditional Use Permit – 530 Randolph Avenue to operate a bed and breakfast		AGENDA DATE: July 18, 2016
	SUBJECT/PROPOSAL/REQUEST: Public hearing on conditional use permit application for bed and breakfast with swimming pool 530 Randolph Avenue.		ITEM NUMBER: 2a
	ATTACHMENTS: May 2016 application forms, photos.		FOR COUNCIL: Action () Information (x)
	STAFF CONTACT (s): Larry DiRe	REVIEWED BY:	

BACKGROUND:

Staff received an application for a conditional use permit to operate a bed and breakfast with swimming pool at 530 Randolph Avenue. The conditional use permit process is described in *Article IV Section 4.3* of the Town Zoning Ordinance. *Article IV Section 4.3.C.3* requires a public hearing before Town Council. The Planning Commission voted at their June 7, 2016 meeting to hold a public hearing on Monday July 18, 2016.

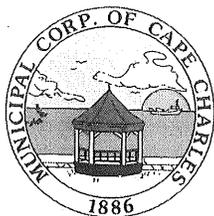
Article III Section 3.2.C.3 allows for bed and breakfast as a conditional use in the Residential - 1 District. *Article IV Section 4.3.B* states the Conditions for Issuance as follows: 1) not adversely affect the health, safety, or welfare of the persons residing or working in the neighborhood of the proposed use or adversely affect other land uses within the particular surrounding neighborhood; 2) not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; 3) not be in conflict with the purpose of the comprehensive plan of the town.

The Cape Charles Comprehensive Plan addresses the importance of seasonal and year-round visitors and the need for accommodations to house these visitors. *Section III – B Economic Vitality* specifically links the hospitality industry and need for living accommodations as goals for the Town’s future growth and economic development.

According to zoning ordinance *Article III, Section 3.2.C.3* a bed and breakfast operation is by conditional use permit only in the Residential – 1 District. This property is a residential lot within the Residential – 1 District. The location for the proposed bed and breakfast with swimming pool is large and can accommodate both the pool and the off-street parking. The property backs against lots in the Commercial – Residential District, which allows for bed and breakfast accommodations as a permitted use. Following discussions with staff, the applicant is aware of the fencing and safety requirements for a swimming pool located on a residential lot. The attached photos and drawings show the availability of space at this particular location to accommodate setback and parking. The Planning Commission set a public hearing date of Monday July 18, 2016 at their June 7th meeting, and Town Council did likewise at the regular monthly meeting held on June 16, 2016. Public hearing letters were mailed to area property owners and the public hearing notice was advertised in the newspaper for two consecutive weeks.

RECOMMENDATION:

Staff has no recommendation at this time. Town Council will receive a recommendation on this application from the Planning Commission, and Council will vote to approve or reject the application at a future meeting.



Application for Conditional Use Permit

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Date 05/25/2016

Fee: 300.00 (paid)

*(Attach Plans)

Applicant: Kathleen M Glaser
Address: 530 Randolph Ave
Telephone: 757-274-1589
Signature:
City: Cape Charles State: Zip: 23310
Email: kathyglaser@hotmail.com

Owner(s): Kathleen M Glaser
Address: 530 Randolph Ave
Telephone: 757-274-1589
City: Cape Charles State: Zip: 23310
Email: kathyglaser@hotmail.com

Contractor:
Address:
Telephone:
Town License: State License:

Location of Improvement: 530 Randolph Ave
Lot No.: Block No.: Lot Size: Lot Area:
Type of Improvement:
Proposed Use: Bed and Breakfast
Estimated Construction Costs:

Conditional Use Permit Checklist

(Applicant must attach items 1-7)

- 1. [x] completed application
2. [x] payment of fees (\$300.00 + \$25.00 per acre)
3. [x] letter of application stating in general terms: (a) the proposed use of the property, (b) the effect of the changes on the surrounding area, and (c) the reason for the request
4. [x] concept plan (see attached information for recommended contents)
5. [x] plot plan of property
6. [] disclosure statement signed and notarized verifying ownership
7. [x] names and addresses of adjacent property owners
8. [x] Zoning Administrator's review of documentation

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Owner/Agent: Kathleen M Glaser

530 RANDOLPH AVE

Location 530 RANDOLPH AVE

Map # 083A3/ 01 00/ 0000573/ /

Par Rec # 2297

Owner GLASER, KATHLEEN M

Assessment \$243,200

PID 2150

Building Count 1

Description LOTS 573 & 576 INC 575B
80X128

Lot Type Building Site (54000 - 79000)

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2016	\$151,100	\$3,700	\$8,000	\$80,400	\$243,200

Owner of Record

Owner GLASER, KATHLEEN M

Care Of

Address

Sale Price \$410,000

Instrument # LR06 2896

Book & Page 0/0

Sale Date 10/17/2006

Sale Type M

Ownership History

Ownership History						
Owner	Sale Price	Instrument #	Book & Page	Sale Type	Sale Date	Plat
GLASER, KATHLEEN M	\$410,000	LR06 2896	0/0	M	10/17/2006	
THOMAS FOX ETALS	\$0		0/0		12/30/2005	

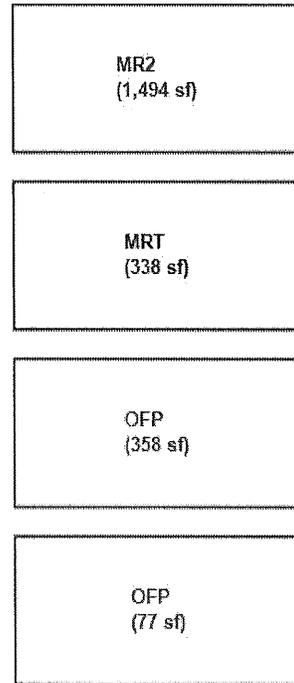
Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 0

Building Layout

Building Attributes	
Field	Description
STYLE	Mortuary
MODEL	Com/Ind
Grade	C+10
Stories	2
Exterior Wall 2	
Exterior Wall 3	
Foundation 1	Brick
Foundation 2	
Roof Structure 1	Hip
Roof Cover 1	Composition Shingle
Roof Cover 2	
Interior Wall 1	Dry Wall
Interior Wall 2	Panel
Class	CONVENTIONAL
Bldg Use	Comm - Indl
AC Type 1	Central Air
AC Typ 2	Central Heat
Heat Fuel 1	Electric
Heat Fuel 2	
Sand Shower	
Interior Floor 1	Carpet
Exterior Wall 1	Vinyl
Interior Floor 2	Hardwood
Interior Floor 3	
Heat Type 1	Central Heat
Wall Height	
Fireplace Openings	0.00



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
MR2	Mortuary - 2.00	1,494	0
MRT	Mortuary - 1.00	338	0
OFP	Open Frame Porch - 1.00	435	0
		2,267	0

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Assessed Value	Bldg #
BSM2	CELLAR	100.00 UNITS	\$500	\$500	1
ATTC	ATTIC	373.00 UNITS	\$3,000	\$3,000	1
CHMY	CHIMNEY	1.00 UNITS	\$200	\$200	1

Land

Land Use

Use Code 400C
Description Comm - Indl
Zone
Alt Land Appr No

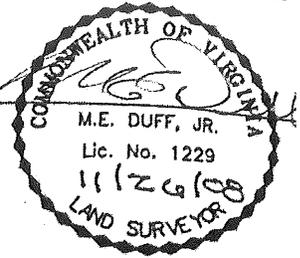
Land Line Valuation

Size (Acres) 1
Frontage

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
STOR	STORAGE	TY	TYPICAL	1220.00 UNITS	\$8,000	\$8,000	1

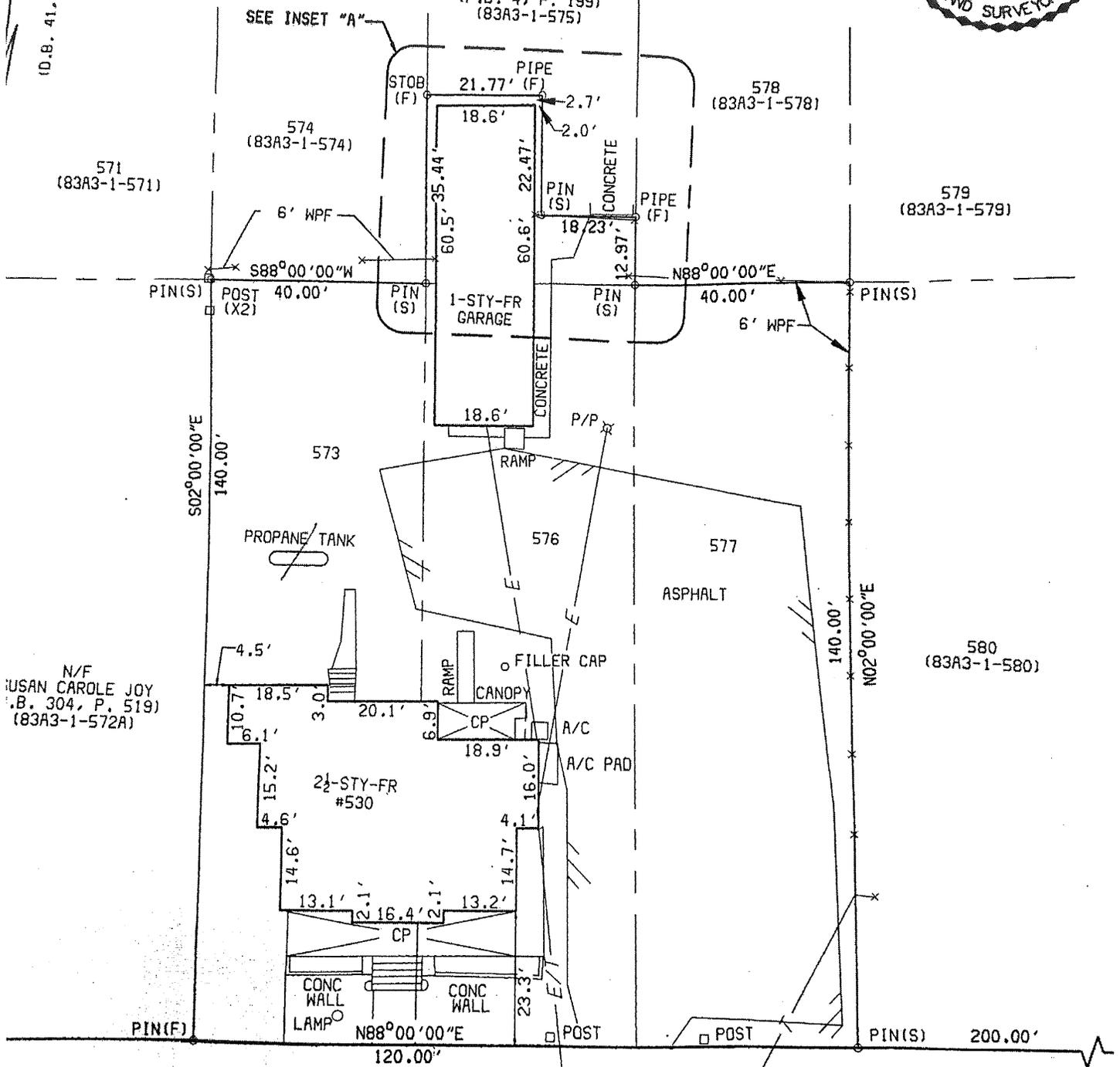
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BY:

N/F
MYRTLE G. BECKETT
LARRY T. BECKETT
(D.B. 224, P. 828)
(P.B. 4, P. 199)
(83A3-1-575)

(D.B. 41, P. 483-485 INCL.)



N/F
JUSAN CAROLE JOY
(D.B. 304, P. 519)
(83A3-1-572A)

RANDOLPH (70' R/W) AVENUE

Kathleen Glaser
530 Randolph Ave
Cape Charles, VA 23310
kathyglaser@hotmail.com
757-274-1589

May 25, 2016

To whom it may concern,

This letter is to explain the proposed use for the property at 530 Randolph Avenue in Cape Charles. The property includes a 4000 square foot, 3 story home along with a 1.5 single story garage. The property is on 3 lots (#573, 576, and 577) with the house centered on two of the lots and the third lot empty. The garage is detached and is at the rear of the property.

The planned use is for the home to become a Bed and Breakfast doing business as Alyssa House Bed and Breakfast. It will have 4 bedrooms with 4 baths on the second floor. The ground floor will have a possible 5 bedroom that could accommodate someone unable to use the stairs. There is a full bath off the first floor room. The third floor would be owner's residence and I plan to live on site.

The yard is enclosed with a 3 foot fence in front and 5 foot in the rear. There will be a hot tub in the back yard that is portable and could be moved. The future plan includes the addition of a swimming pool that will conform to all building codes and an additional fence will enclose the pool. There will be access from the house and all doors will be alarmed.

I plan to serve full breakfast only and afternoon snacks and beverages. The kitchen will receive all inspections and permits required by health code.

There will be adequate off street parking for 5 cars on the side lot. Landscaping will be done to camouflage the parking area.

There will be no change to the outside of the structure or surrounding lots other than landscaping. There should be minimal traffic impact.

Adjacent property owners:

520 Randolph Ave – Mrs. Jackie Barton

Randolph Ave –

521 Mason Ave – Jay Crystal, 18227 Brighton Green, Dallas, TX 75252

525 Mason Ave – Myrtle and Larry Beckett, 829 Heritage Acres Ct., Apt 4.

529 Mason Ave – Garrison and Elizabeth Brown, PO Box 567, Eastville, VA 23347

571
(83A3-1-571)

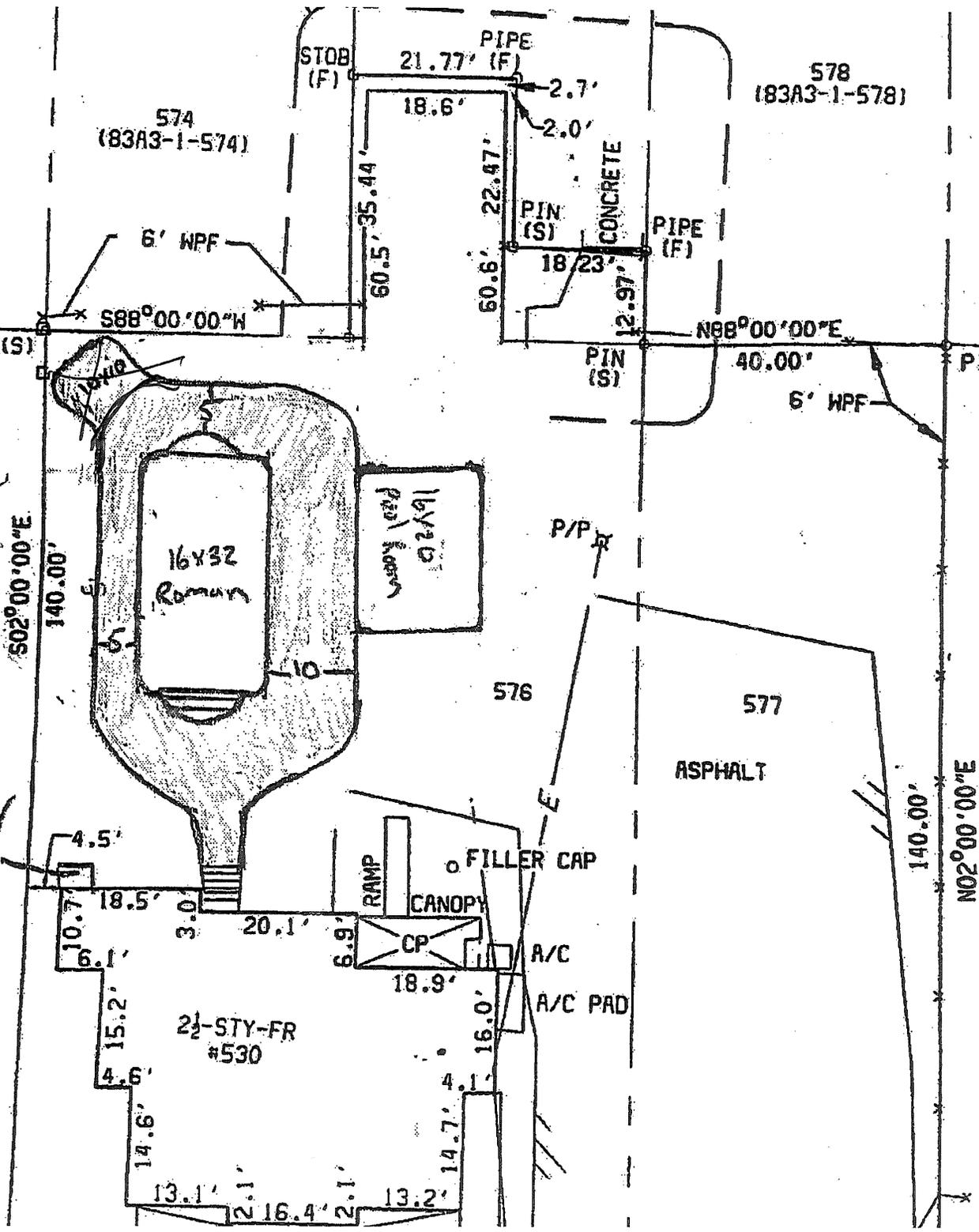
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N/F
CAROLE JOY
304, P. 519)
3-1-572A)



576

577

ASPHALT

S02°00'00"E

140.00'

N02°00'00"E

140.00'

4.5'

10.7'

6.1'

18.5'

3.0'

20.1'

6.9'

18.9'

16.0'

4.1'

14.7'

13.2'

2.1'

16.4'

2.1'

13.2'

140.00'

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N88°00'00"E

N02°00'00"E

S88°00'00"W

6' WPF

6' WPF

STOB (F)

PIPE (F)

PIN (S)

PIPE (F)

CONCRETE

P/P

FILLER CAP

CANOPY

CP

RAMP

A/C

A/C PAD

16x32 Roman

16x16

2 1/2-STY-FR #530

RAMP

CANOPY

CP

RAMP

A/C

A/C PAD

16x32 Roman

16x16

2 1/2-STY-FR #530

RAMP

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A/C PAD

16x32 Roman

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