

Special Exception Application



ROANOKE

BZAS19-0026

RECEIVED

SEP 12 2019

CITY OF ROANOKE
PLANNING BUILDING & DEVELOPMENT

Planning Building, & Development
Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 170
Roanoke, Virginia 24011
Phone: (540) 853-1730

- Application Checklist:
- Application Form
 - Right to Sign Docs (if applicable)
 - Written Narrative
 - Development Plan
 - Elevation
 - Filing Fee

Date: 9/10/19

Property Information:

Street Address: 928 2nd Street, Apt. 4

Official Tax No(s): 1025304

Size of Property (acres or square feet): 7,566 sq. ft.

Base Zoning District: MX Overlay Zoning District: H2 old Southwest Historic District

Request for a special exception as set forth in Section 36.2-315, Zoning, Code of the City of Roanoke (1979), as amended.

Briefly describe the special exception request:
To establish a short-term rental at this location

Applicant Information:

Name: Michele Alpaugh Smith Phone Number: 540-915-6861

Address: 928 2nd St., Apt. 4 Roke, VA 2406 E-Mail: ike2035@gmail.com

Signature: Michele A. Smith
Applicant's Signature: (Right to sign documents may be required for Corporations and LLCs)

Owner Information:

Name: Phone Number:

Address: E-Mail:

Signature: Michele A. Smith
Owner's Signature: (Right to sign documents may be required for Corporations and LLCs)

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: Tim Carr Intake Date: 9/10/19 Public Hearing Date: October 9, 2019

Michele Smith
928 2nd Street, Unit 4
Roanoke, VA 24016

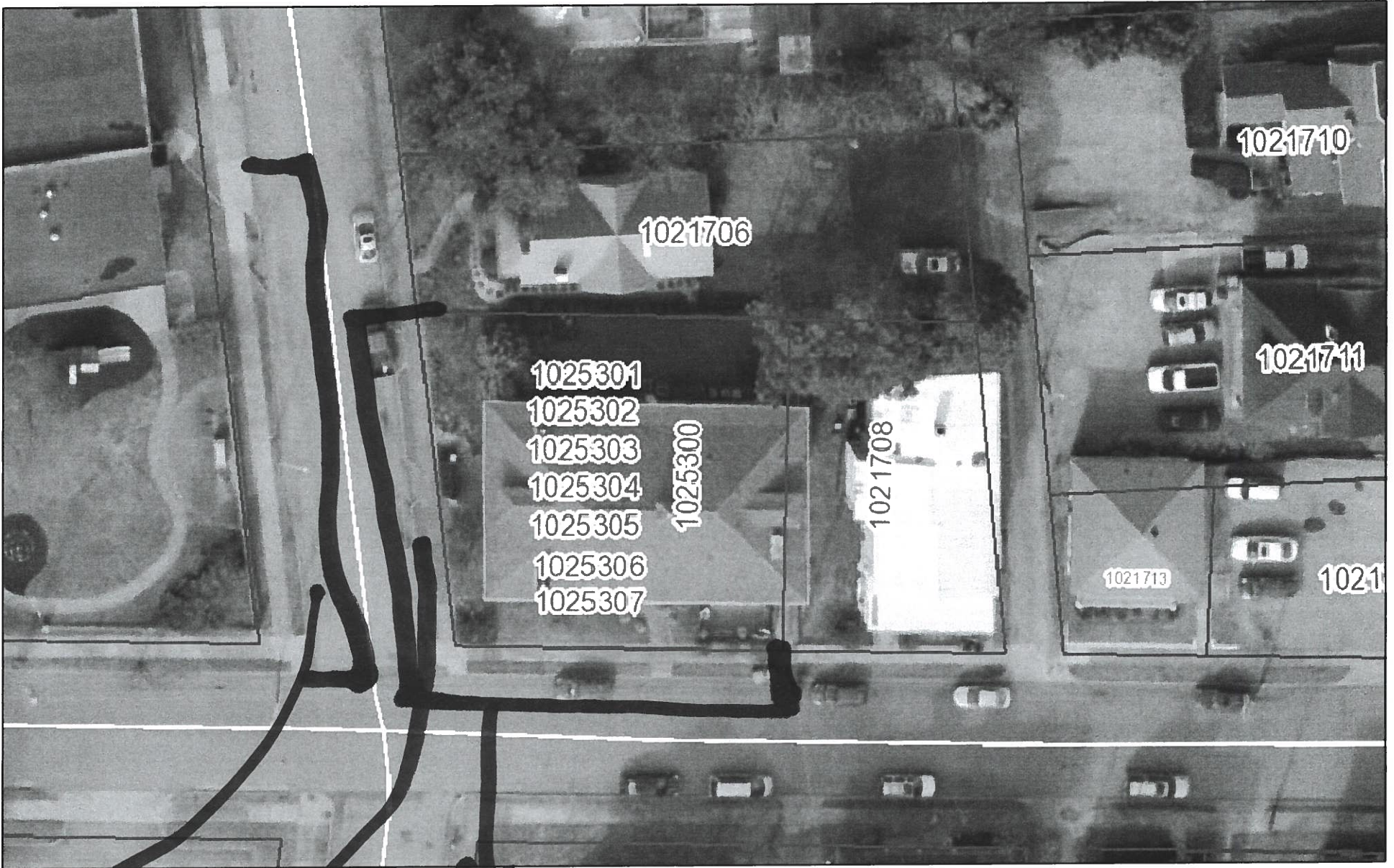
9/11/2019 – Petition for Special Exception – Airbnb

I would like the opportunity to offer my condo in Roanoke City to guests as a short-term rental. I have 2 bedrooms and 1 bath. The buildings surrounding my condo are either businesses or large homes that have been converted into apartments. Renting my condo will not create any additional demand on public water or sanitary sewer services that exceed the design capacity of these systems. My plan is to rent to no more than 4 people at a time. The current Base Zoning District for my building is MX.

There is on street parking in front and on the side of my building. There are 7 units in the building. 6 of the 7 units are occupied by single persons who own one car. When I rent my condo my car will not be parked in the area surrounding my building. The parking area surrounding the condo will accommodate approximately 20 cars.

I am single and will appreciate the additional income. I have found Airbnb to be a wonderful way to travel myself. I check Airbnb listings before I check any hotels when I travel. I appreciate meeting the local people in the towns that I visit and learning about the area.

I will not put up any signage about Airbnb.

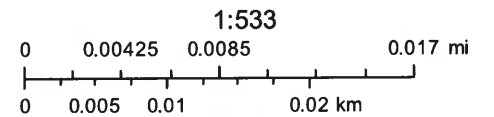


September 10, 2019

est. 6 cars

est. 6 cars

est. 8 cars



City of Roanoke, Eagle View
City of Roanoke

ATTACHMENT A ZONING MAP EXCERPT 928 2nd Street SW, Unit 4 OFFICIAL TAX MAP NO. 1025304

- Legend**
- Subject Property
 - ZONING**
 - AD Airport Dev
 - AD(c) Airport Dev Conditional
 - CG Commercial-General
 - CG(c) Commercial-General Conditional
 - CLS Commercial-Large Site
 - CLS(c) Commercial-Large Site Conditional
 - CN Commercial-Neighborhood
 - CN(c) Commercial-Neighborhood Conditional
 - D Downtown
 - D(c) Downtown Conditional
 - I-1 Light Industrial
 - I-1(c) Light Industrial Conditional
 - I-2 Heavy Industrial
 - I-2(c) Heavy Industrial Conditional
 - IN Institutional
 - IN(c) Institutional Conditional
 - INPUD Institutional Planned Unit Dev
 - INPUD(c) Institutional Planned Unit Dev Conditional
 - IPUD Industrial Planned Unit Dev
 - IPUD(c) Industrial Planned Unit Dev Conditional
 - MX Mixed Use
 - MX(c) Mixed Use Conditional
 - MXPUD Mixed Use Planned Unit Dev
 - MXPUD(c) Mixed Use Planned Unit Dev Conditional
 - R-12 Res Single-Family
 - R-12(c) Res Single-Family Conditional
 - R-3 Res Single-Family
 - R-3(c) Res Single-Family Conditional
 - R-5 Res Single-Family
 - R-5(c) Res Single-Family Conditional
 - R-7 Res Single-Family
 - R-7(c) Res Single-Family Conditional
 - RA Res-Agricultural
 - RA(c) Res-Agricultural Conditional
 - RM-1 Res Mixed Density
 - RM-1(c) Res Mixed Density Conditional
 - RM-2 Res Mixed Density
 - RM-2(c) Res Mixed Density Conditional
 - RMF Res Multifamily
 - RMF(c) Res Multifamily Conditional
 - ROS Recreation and Open Space
 - ROS(c) Recreation and Open Space Conditional
 - UF Urban Flex
 - UF(c) Urban Flex Conditional
 - Floodplain Overlay, F
 - IMAGERY.BIGFOOT.VBMP_2015**
 - RGB**
 - Red Band_1
 - Green Band_2
 - Blue Band_3

0 20 40 80 Feet
1 inch = 100 feet

