

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

(Type or Print)

I (We) DALE + KATHY PETRAK, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

Petitioner's Name: DALE PETRAK + KATHY PETRAK

Petitioner's Address: 1220 SCULTHORPE DRIVE, WEST CHESTER, PA 19380

Petitioner's Phone Number: 610-357-1199

Petitioner's E-mail: DALEPETR21@GMAIL.COM

Property Owner's Name: DALE PETRAK + KATHY PETRAK

Property Owner's Address: 1220 SCULTHORPE DRIVE, WEST CHESTER, PA 19380

Property Owner's Phone Number: 610-357-1199

Property Owner's E-mail: DALEPETR21@GMAIL.COM

Physical Address of the Property: 299 HOUSMAN FARM LANE, WIRTZ, VA 24184

Directions to Property from Rocky Mount: 40E TO SR 655, TO SR 834, TO (R) ON 670, TO (R) ON LOVELY VALLEY, TO (R) ON CRAFTS FORD, TO HOUSMAN FARM LN.

Tax Map and Parcel Number: MAP # 04704-04400

Magisterial District: GILLS CREEK

Property Information:

A. Size 1.636 ACRES of _____ Property:

B. Existing Zoning: A1

C. Existing RESIDENTIAL Land 1 Use:

D. Is property located within any of the following overlay zoning districts: NO

____ Corridor District ____ Westlake Overlay District ____ Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

Proposed Special Use Permit Information:


- A. Proposed RESIDENTIAL / SHORT TERM RENTAL ^{Land} Use: _____
- B. Size of Proposed Use: 1.636 ACRES
- C. Other Details of Proposed Use: _____

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

****I certify that this application for a special use permit and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.**

Petitioner's Name (Print): DALE PETRAK + KATHY PETRAK

Signature of Petitioner:  Kathy Petrak

Date: 1-26-22

Mailing Address: 1330 SCULTHORPE DRIVE
WEST CHESTER, PA 19380

Telephone: 610-357-1199

Email Address: DALEPET21@GMAIL.COM

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Special Use Permit Application – submitted by Kathy and Dale Petrak

1. COMPLETED APPLICATION FORM

*Attached

2. LETTER OF APPLICATION

(a) Proposed Use of Property – My wife and I live at the property part time, as our primary residence is in West Chester, PA (about 25 miles west of Philadelphia). As we are both now retired, our ability to be flexible in traveling to SML has increased significantly. However, since we are now on a fixed income, our budget has tightened in terms of being able to keep and maintain the property. The ability to rent the property out for a portion of the year will help greatly in being able to afford to keep, maintain, and improve this beautiful lake house.

In short, the usage of the property will be primarily to continue to utilize the property as a second home for us and our family. Secondly, we would like to be able to rent it out for a portion of the year on a short term, vacation rental basis.

(b) Reason for the Request - The reason for this request for a special use permit is that we would like to offer our home for short term rentals. Our intent is to rent our home out for one-week periods, primarily during the summer months. Specifically, we would like to limit the rentals to the months of late May through early September. My wife and I intend to spend a considerable amount of time at the house the rest of the year.

(c) Effect of Changes on Surrounding Area – No changes planned.

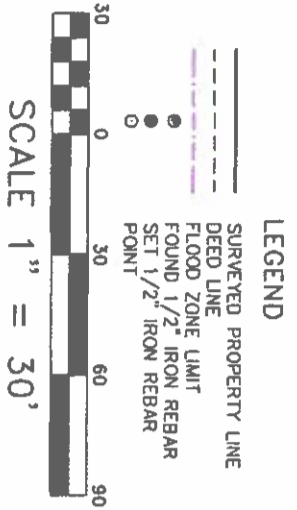
3. CONCEPT PLAN

Please see the attachments included with this application to include:

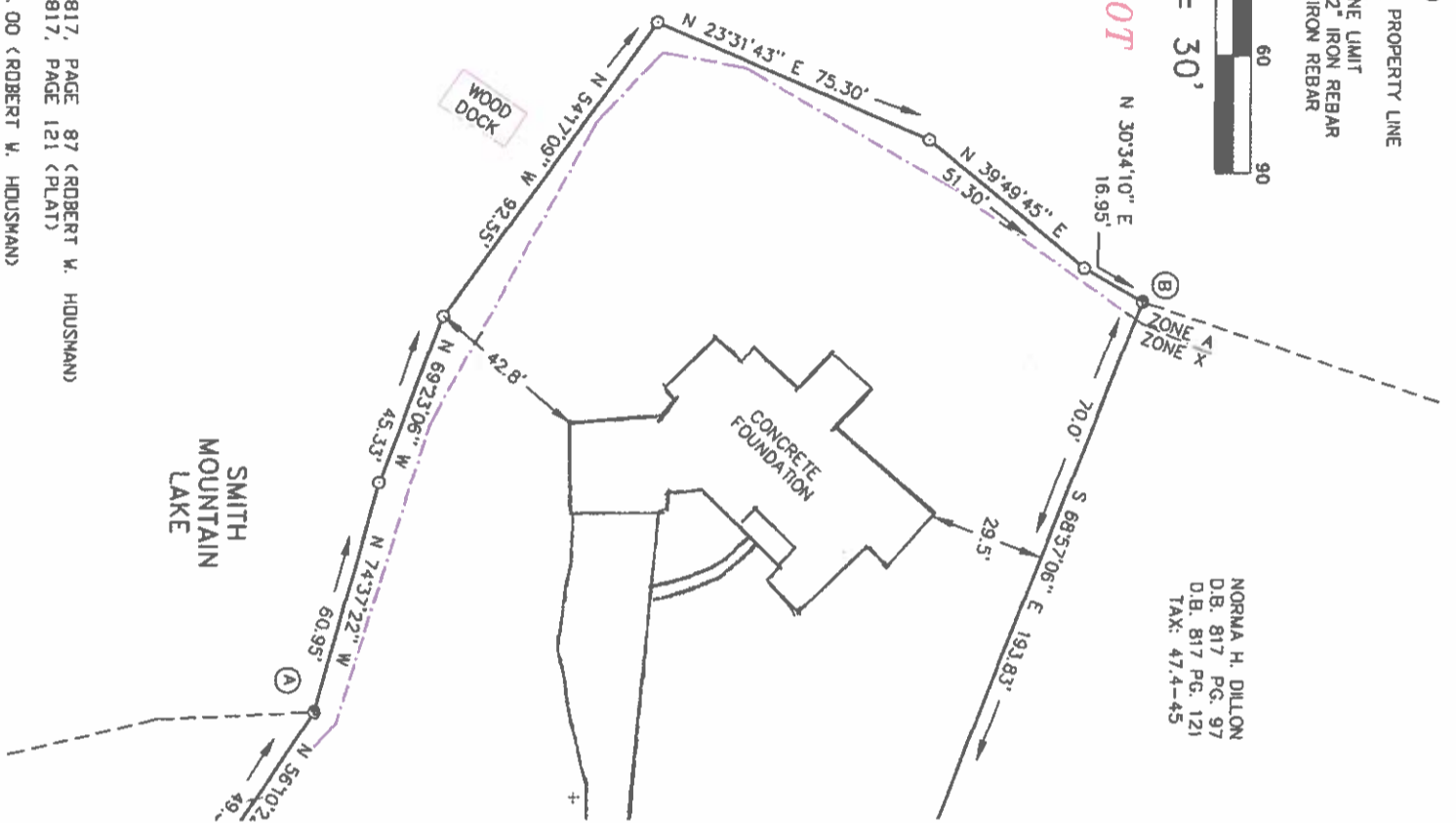
- Document Entitled “Photos of Housman Farm Lane & Area Directly Adjacent to 299 Housman Farm Lane”
- Survey done for original owners, Robert and Wanda Housman, showing overall survey of land and location of both house and driveway.
- Survey of all Housman Farm Lane lots and existing home locations. Please note that there are a total of 4 homes in Housman Farm Lane. In addition, there are 4 owned lots with no houses built as of yet. To our knowledge, there are no plans currently to build homes on these lots. Lastly, there are 2 large tracts of land, Tract B and Tract C, at the entrance of Housman Farm, that are open land with no homes.

Submitted as part of the Concept Plan
 for Dale + Kathy Petrak

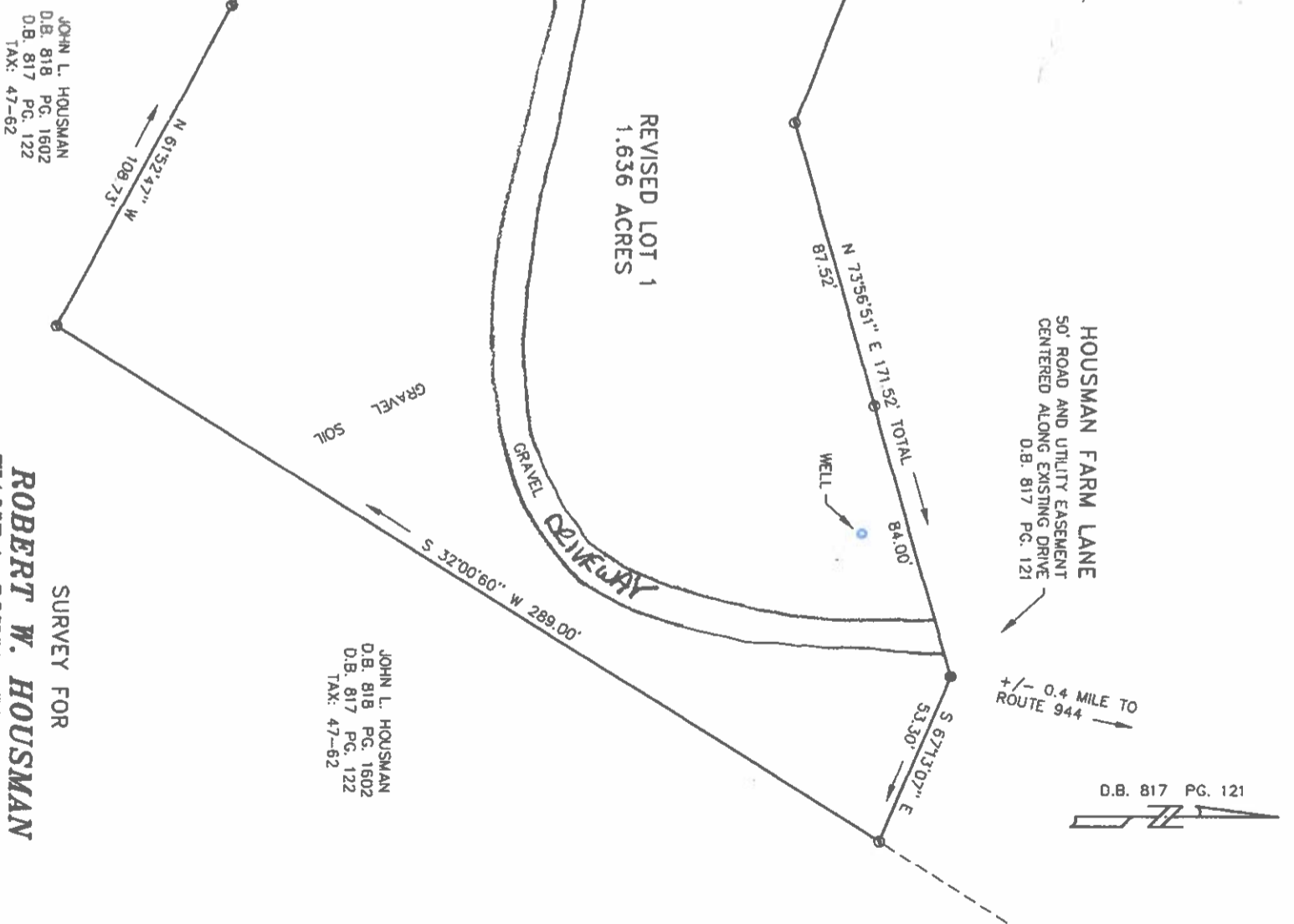
REDUCED SCALE PLOT



- NOTES**
- LEGAL REFERENCE: DEED BOOK 817, PAGE 87 (ROBERT W. HOUSMAN)
 DEED BOOK 817, PAGE 121 (PLAT)
 - TAX REFERENCE: 047.04-044.00 (ROBERT W. HOUSMAN)
 - PORTION OF PROPERTY ADJACENT TO SMITH MOUNTAIN LAKE LIES IN HUD FLOOD HAZARD ZONE A. THE REMAINDER LIES IN ZONE X.
 - SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - CHORD BEARINGS AND DISTANCES, SURVEYED PROPERTY LINE FOLLOWS THE 800' CIRCULAR LINE OF SMITH MOUNTAIN LAKE FROM CORNER A TO CORNER B.
 - PROPERTY SERVED BY UNDERGROUND UTILITIES. EXACT LOCATION UNKNOWN.
 - THIS IS A RESURVEY OF AN EXISTING PARCEL AND IS EXEMPT FROM THE FRANKLIN COUNTY SUBDIVISION ORDINANCE.



COMPASS POINT LAM



COURTESY COPY
 NOT
 FOR RECORDING

SURVEY FOR
ROBERT W. HOUSMAN
WANDA LYNN HOUSMAN
 REVISED LOT 1
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA
 SURVEYED JANUARY 16, 2007
 JOB NO. 1-07C

TRAVELING, P.C., 190 SOUTH MAIN STREET, ROCKY MOUNT, VIRGINIA, 24151, PHONE: 540-483-9478

Concept Plan – submitted by Kathy and Dale Petrak

Photos of Housman Farm Lane & Area Directly Adjacent to 299 Housman Farm Lane

Photo 1 This shows the only street sign in our development. There are a total of 4 homes on Housman Farm Lane, all waterfront. This sign, which is approximately 0.2 miles off of Crafts Ford Road, shows home 333 is straight ahead, while homes 347 and 365 are to the right.

Our house, address 299 Housman Farm Lane, is the only home to the left of this sign.



Photo 2 After you make a left at the street sign shown in Photo 1, you continue on Housman Farm which turns into our driveway. As the photo shows there are no houses on the right (toward the lake) or the left, and the drive is completely private down to our house.



Photos 3 & 4 – Additional images showing no homes along Housman Farm on the way to our driveway. Photo 4, bottom photo, shows our house coming into view as you continue on the drive. Please note no other houses next to ours.



Photos 5 & 6 - These pictures show coming further down the driveway and entering the area of our property boundaries. If you look to your right coming down the drive, you begin to clearly see our house.



Photo 7 – Our house at the bottom of the driveway.



Photo 8 On this image from Google Maps, the red marker is our house (299 Housman), and the blue marker is the closest neighbor (333 Housman). Using the measuring tool from maps, this distance is over 700 feet and is all wooded. Therefore, we cannot see, or hear, our neighbors.

