



To: Chairman and Members, Nelson County Planning Commission

From: Tim Padalino | Director | Department of Planning & Zoning

Date: January 15, 2014

**Subject: Special Use Permit Application #2013-006 (Mr. Jaya Tiwari / JARSS, Inc.)**

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On December 19<sup>th</sup>, the Dept. of Planning & Zoning received an application from Mr. Jaya Tiwari, on behalf of JARSS, Inc., seeking approval for a Special Use Permit. The application is pursuant to §8-1-10a, which allows for residential dwelling units as a special use in the Business District (B-1).

The subject property is 4148 Thomas Nelson Highway, further identified as Tax Map Parcel #76A-2-2, in Colleen. (See Figure 1.) It is a 0.083-acre property zoned B-1. (See Figure 2.) 4148 is part of a larger multiple-use building, which houses the BP station. The BP station has the address of 4173 Thomas Nelson Highway, and is located on a separate Tax Map Parcel (#76A-2-3).

Specifically, the applicant seeks to renovate an existing office space at the subject property to be converted into a one-bedroom, two-person rental apartment. Mr. Tiwari noted that after he posted an advertisement for “space for rent” (referring to office space available for lease), he received a large volume of inquiries from people seeking a rental lease for a residential apartment.

The applicant has submitted a Floor Plan (attached) showing the planned renovations. The proposed rental apartment would be connected to the Service Authority utilities for sewer, and would continue to utilize an existing well on the adjacent property. It is not clear which property the existing well is on, as that information is not specified on the Minor Site Plan (attached).

During the Site Plan Review meeting, the Committee indicated their concern over the absence of parking spaces shown on the Minor Site Plan. The applicant has stated that parking will not be an issue, as there are numerous existing spaces that could be utilized by future tenants. The Committee further articulated their concern that two parking spaces for the proposed apartment should be provided on the subject property, and not on the adjacent parcels; and that there should be bollards, curb stops, or other features to ensure that vehicles do not contact the structure.

If and when the outstanding site details can be resolved, County staff suggest that the Planning Commission consider recommending Special Use Permit #2013-006 for approval.

Please contact me if you have any questions about this report or the application itself. Thank you.



Figure 1.

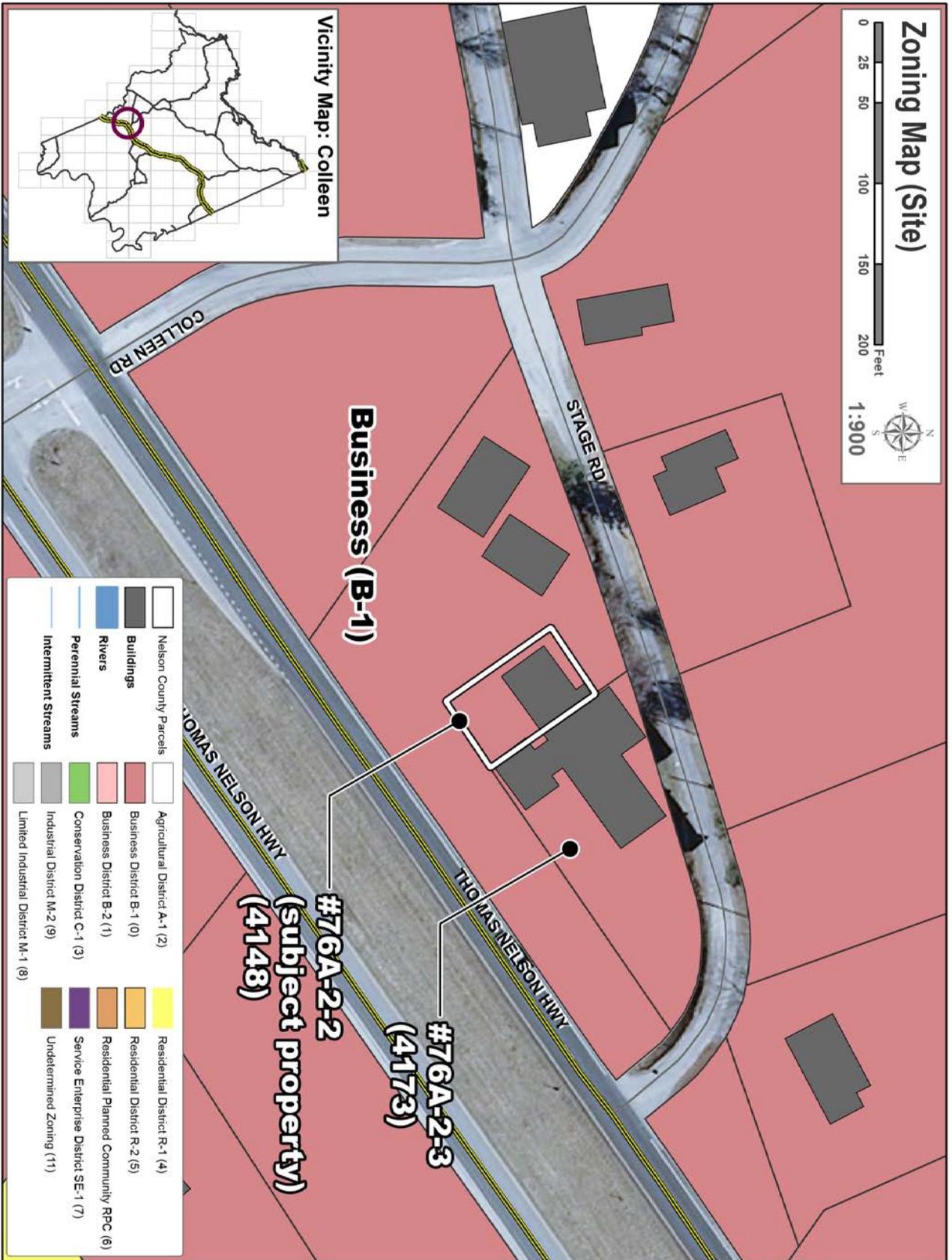
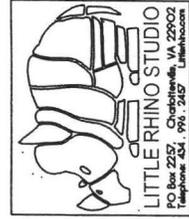
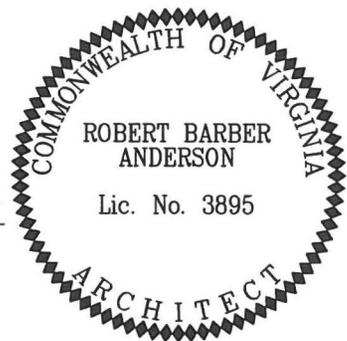
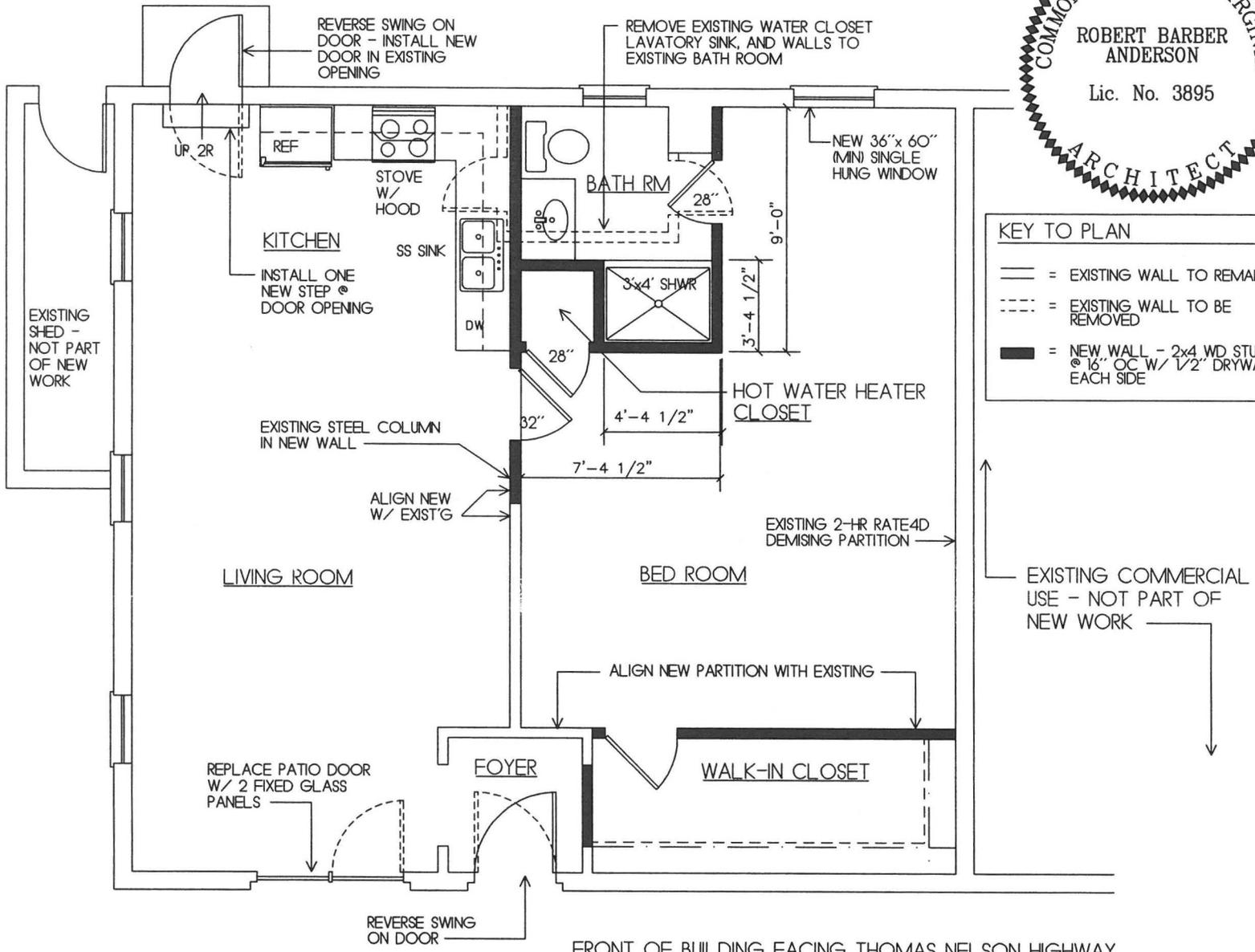


Figure 2.



KEY TO PLAN

- = EXISTING WALL TO REMAIN
- - - = EXISTING WALL TO BE REMOVED
- █ = NEW WALL - 2x4 WD STUDS @ 16" OC W/ 1/2" DRYWALL EACH SIDE

OWNER: JARSS, INC.  
4173 THOMAS NELSON HIGHWAY  
ARRINGTON, VA 22922  
(434) 263-4156

DESIGN BY:	RBA
DRAWN BY:	RBA
CHECKED BY:	RBA

PROJECT TITLE: CONVERSION TO APARTMENT USE  
4148 THOMAS NELSON HIGHWAY  
ARRINGTON, VA 22922

DRAWING TITLE: FLOOR PLAN

PROJ. NO.: 13-28

DATE: 11-15-13

SHEET NO.

A1.0

**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
0 5



TO THE ZONING ADMINISTRATOR:

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

- Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- Special Use Permit
- Site Plan – Preliminary (Optional)
- Site Plan – Final
- Amend text of Zoning Ordinance
- Subdivision – Regular Preliminary
- Subdivision – Regular Final
- Site Plan - Minor
- Site Plan - Major
- Other - \_\_\_\_\_

Pursuant to Article 8, Section 8-1-10A of the Nelson County Zoning Ordinance.  
Pursuant to Section \_\_\_\_\_, Subsection \_\_\_\_\_ of the Nelson County Subdivision Ordinance.

Reason(s) for request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Applicant(s) and Property Owner(s): (Please print names of applicants and property owners and indicate applicable title. If applicant is not the property owner, show relationship, i.e. lessee, contract purchaser, etc.)

Applicant  Property Owner Name: JARSS Inc  
Address: 4148 Thomas Nelson Hwy, ARRINGTON, VA 22922  
Tel. No.: 434-263-4156 Cell No. 434-987-4363 E-mail addr. jarssinc@gmail.com  
Relationship (if applicable): \_\_\_\_\_

Applicant  Property Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_ Cell No. \_\_\_\_\_ E-mail addr. \_\_\_\_\_  
Relationship (if applicable): \_\_\_\_\_

Applicant  Property Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_ Cell No. \_\_\_\_\_ E-mail addr. \_\_\_\_\_  
Relationship (if applicable): \_\_\_\_\_

Applicant  Property Owner Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel. No.: \_\_\_\_\_ Cell No. \_\_\_\_\_ E-mail addr. \_\_\_\_\_  
Relationship (if applicable): \_\_\_\_\_

(Use reverse if more space is needed.)

3. Location and Characteristics of Property:

a. Address of property including specific location, route numbers, street names, direction (NSEW), Magisterial District, etc.: 4148 Thomas Nelson Hwy, Arrington, VA 22922

Official tax map number: 16A-2-2

b. Acreage of property: 0.083

c. Present use: \_\_\_\_\_

d. Present zoning classification: B-1

e. Zoning classification of surrounding properties: B-1

(Continued on reverse.)

4. Names of Adjacent Property Owners: James R. Satterwhite, Jr. + Shirlyn H.

5. **Affidavit:** The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: [Signature]  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_

6. **Additional information:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. **Please note:** In the event of cancellation or postponement **at your request** after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement. The fee will be based on the actual cost of the ad, and will not apply in cases of Planning Commission or Board of Supervisor deferments.

\*\*\*\*\*TO BE COMPLETED BY PLANNING & ZONING OFFICE\*\*\*\*\*

Completed application and fee (\$ 145 ) received on 12/19/2013  
Hearing Notice published on Jan 2nd + Jan 9th, 2014  
Planning Commission action: Date of Hearing: 1/22/2014  
Recommendation: \_\_\_\_\_

Board of Supervisor action: Date of Hearing: \_\_\_\_\_  
Date of Decision: \_\_\_\_\_  
Action: \_\_\_\_\_

