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April 3, 2017

Franklin County Zoning Office
ATTN: Steve Sandy, Director
1255 Franklin Street, Suite 102
Rocky Mount, VA 24151

RE: Special Use Permit for Short Term Rentals at 968 Tall Tree Road, Wirtz, VA

Dear Mr. Sandy:

My firm represents Andrew Plattus. I am enclosing herewith an Application for a Special Use Permit so that Mr. Plattus may rent his property at Smith Mountain Lake on a short term basis. Also enclosed is the required filing fee.

Mr. Plattus acquired his property in December, 2013. The Plattus property is zoned A-1, consists of 5.767 acres, has approximately 1200 feet of water-frontage on Smith Mountain Lake, and is heavily wooded. As you can see from the enclosed aerial image of the property, thick vegetation on the property acts a natural buffer as to the adjoining properties to the north and west. While there are several neighbors situated across the cove to the east of the Plattus property, it is my understanding that none of the neighbors object to this application. There will be no impact to surrounding properties.

As we discussed, the property has been used for short-term rental in the past. The use of the property as a short-term rental has not resulted in any complaints. Notwithstanding, my client was only recently made aware of the Franklin County ordinance that required him to obtain a special use permit. Mr. Plattus has expressed to me that he simply wants to be in complete compliance with the law. I understand that he fully cooperated with you and your staff as soon as he was made aware of this requirement.

We look forward to working with you and Franklin County on this matter. Please let me know if you have any questions.

Yours very truly,

James I. Gilbert, IV

Cc: Andrew Plattus

- Special use permit is effective immediately after action by the Board of Supervisors
- Special use permits expire in 18 months if there is no commencement of the use or related activity

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
 (Type or Print)

I/We, Andrew Plattus, 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:

1. Petitioners Name: Andrew Plattus

2. Property Owner's Name: Andrew Plattus

Phone Number: (213) 716-6570

Address: 968 Tall Tree Rd.
Wirtz, VA Zip: 24184

3. Exact Directions to Property from Rocky Mount: Rt. 122 North to Burnt Chimney; to right on Rt. 760; to right on Rt. 854 South; to left on Rt. 965

4. Tax Map and Parcel Number: 0460002301

5. Magisterial District: Union Hall

6. Property Information:

A. Size of Property: 5.767 acres

B. Existing Zoning: A-1 Agricultural

C. Existing Land Use: Residential

D. Is property located within any of the following overlay zoning districts:

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.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Short-term rental

B. Size of Proposed Use: Less than one acre

C. Other Details of Proposed Use: _____

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this application for a special use permit and the information submitted herein is correct and accurate.

Petitioner's Name (Print): Andrew Plattus, by James I. Gilbert, IV, Attorney

Signature of Petitioner: Andrew J Plattus

Date: 4/3/2017

Mailing Address: 13595 Booker T. Washington Hwy,
Moneta, VA 24121

Telephone: (540) 721-5110

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff: _____

Time: _____

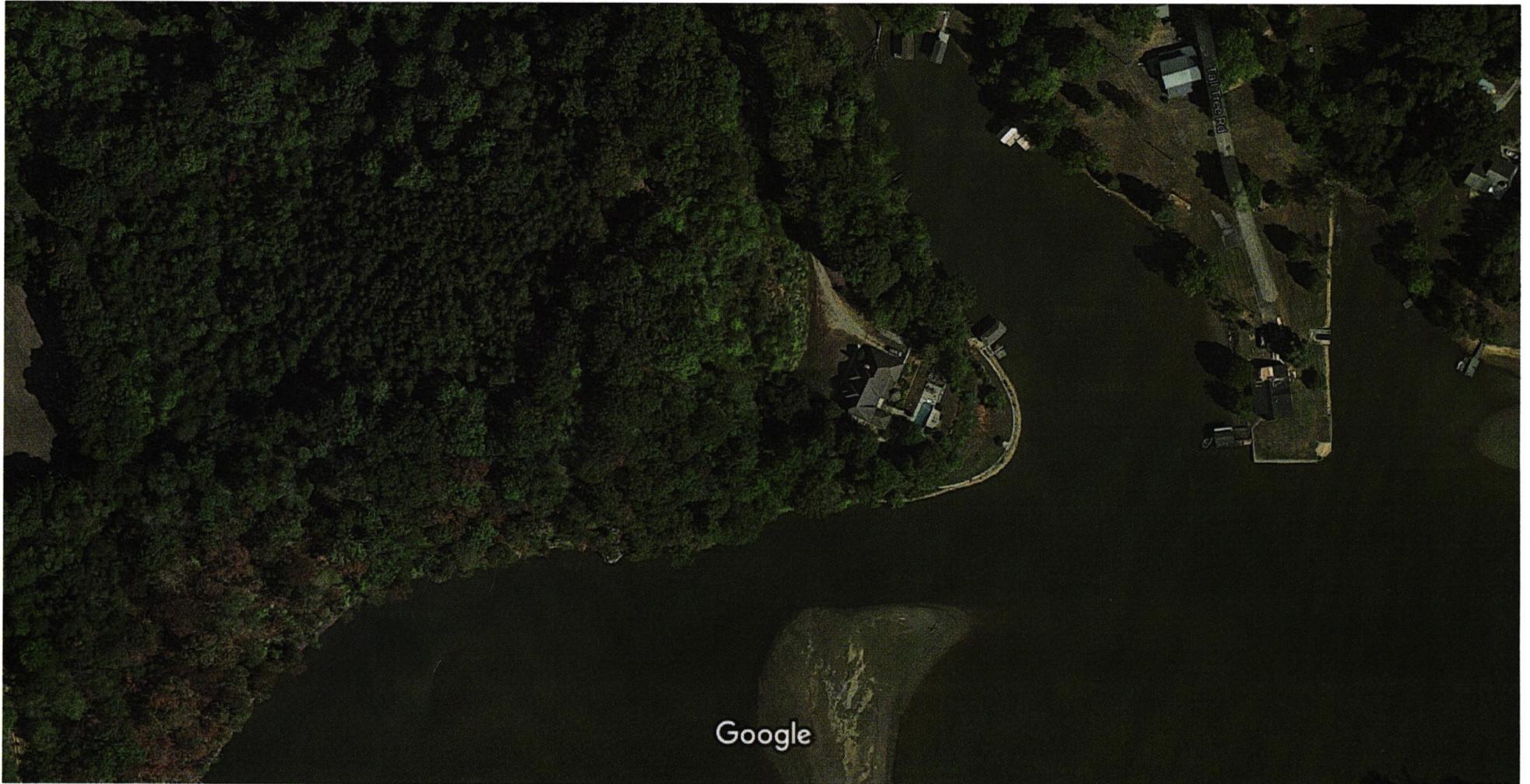
Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____

Google Maps 968 Tall Tree Rd



Imagery ©2017 Google, Map data ©2017 Google 100 ft