



Special Use Permit Application Form

Montgomery County, Virginia

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Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): Paris Mountain House, LLC	Address: 2072 Lusters Gate Rd, Blacksburg VA
Telephone: 540-808-5771	Email: foxona bridge@gmail.com

Applicant Name: <u>Owner</u> Contract Purchaser/Lessee Elizabeth Lee Hahn	Address: 2068 Lusters Gate Rd. Blacksburg VA
Telephone: 540-808-5771	Email: foxona bridge@gmail.com

Representative Name and Company:	Address:
Telephone:	Email:

Property Description:

Location or Address: (Describe in relation to nearest intersection) Lusters Gate Rd., at Plank Dr., within Paris Mountain Farm		
Parcel ID Number(s): # 014533 ; Tax Map ID# 055-A47	Acreage: 1.767 acres	Existing Zoning: A1
Comprehensive Plan Designation: Resource Stewardship	Existing Use: Residential	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Use(s) including acreage: Bed and Breakfast Inn on approx. 1 acre of the entire parcel.
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I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

<i>Elizabeth Lee Hahn</i>	<i>June 23, 2021</i>
Owner 1 Signature	Date

Owner 2 Signature (for add'l owners please attach separate sheet)	Date

Applicant Signature	Date

Representative/Agent Signature	Date

Paris Mountain House Narrative Description of Property, Comprehensive Plan Justification and Proposed Use

Property

The Paris Mountain House, located on Paris Mountain Farm in the scenic Ellett Valley outside Blacksburg, is a historic structure that was home to multiple generations of early settler families. The property is the southernmost house in the North Fork Rural Historic District. The District was listed on the National Register of Historic Places in 1991. The listing architect described the house as “an important survivor of an early log dwelling, added to and altered over time. The changes transformed a one room log pen into an impressive center passage plan house.” (His full description can be found in the application section entitled “Supporting Historic Documents.”)

The house began as a one room log structure with a sleeping loft. Dendrochronology tests date this portion of the house, which became the library and upstairs twin bedroom, to C. 1779. A second log room, the current parlor, was added around 1800. An upstairs bedroom, the queen bedroom now, was built C. 1818. The dining room and another bedroom were added around 1838-40. Much later, of course, subsequent owners added a kitchen and bathrooms. An extensive recent multiyear renovation updated the kitchen and bathrooms, exposed in places the original notched-log walls, and greatly enhanced the structure’s inherent beauty.

The current three-bedroom, three-bathroom house is furnished in historically-appropriate antiques and artwork, which were among the personal collection of the owner’s late father, T. Marshall Hahn. Paris Mountain House is surrounded by the lush pastureland of Paris Mountain Farm, situated along the North Fork of the Roanoke River. Its landscaped grounds feature native pollinator gardens, edible orchard plantings, numerous flowers and an extensive culinary garden. The current owners have added a permeable parking area, a 45-foot saltwater lap pool, and a lovely large covered garden structure they call the “Tea House,” suitable for small weddings and other intimate events associated with the property. Numerous thoughtful details both inside and out, add to the charm and ambiance of this special place.

Proposed Use

We are requesting a special use permit for a Bed and Breakfast Inn license, where short-term lodging is provided for compensation to transient guests only. We will provide full-time management of the establishment at all times when the facility is occupied by one or more guests. Our establishment does not contain restaurant facilities, though we may provide some minimal food service for transient guests. We also may have the occasional outdoor events, such as small weddings, receptions, and similar activities for compensation subject to the provisions for temporary uses. Our project fully complies with the intended land use for the district.

As the house only contains three bedrooms, we envision operating the guest house as a whole-house rental, which will not generate significantly more noise, traffic or light pollution than if it were a simple residential rental. There may be times when we reserve the use of the house for personal guests and other community uses such as board meetings, retreats, and professional development events. Given the size of the surrounding agricultural property, with its perimeter fence, the house is situated hundreds of yards on each side from any neighbors, buffered by large trees along the Roanoke River and Plank Drive, pastureland and landscaping around the house. The house parcel itself also is enclosed within a board fence.

The farm is currently supplied by two high capacity wells with ample water flow as not to overtax the groundwater supplies. With only three bedrooms and three bathrooms, we do not anticipate excessive water usage. A single tasteful sign at Lusters Gate Road will be the only public signage initially. We may later add a small sign at Plank Drive. In addition, there will be safety signage around the pool and a historical plaque in the interior. The pool will be equipped with a locking retractable pool cover for safety. Fire extinguishers, smoke detectors and carbon monoxide alarms will be placed throughout the building, and the recent renovation updated all modern safety systems in the house.

The driveway to the house from Lusters Gate Road is paved, well-marked and has plenty of capacity for guests, as well as unrestricted access to fire, safety and other essential public services. Ample permeable parking spaces for transient guests and additional parking for the owners have been added to the existing paved circular driveway. The site does not store fuel for anything other than to support the basic uses described. We will, of course, meet any requirements the building officials identify. The recent renovation has been inspected and it passed inspection. We understand that with the granting of the special use permit, additional minor upgrades may be required in the establishment of this Bed and Breakfast Inn. The proximity of the Paris Mountain House to the North Fork of the Roanoke River, required a recent elevation survey and subsequent Letter of Map Amendment from FEMA, establishing the fact that the building is well outside the flood plain of the river. (See attached Elevation Certification and FEMA documentation.)

We believe that the proposed Bed and Breakfast Inn will nicely compliment the rural, agricultural and historic nature of the immediate area.

Comprehensive Plan Justification

Under the County's Comprehensive Plan, Paris Mountain Farm and Paris Mountain House are designated as "Resource Stewardship" locations. This designation is given to rural areas of Montgomery County with high resource value including prime agricultural soils, environmental sensitivity and unique land characterizations. Preferred land use within Resource Stewardship areas are agriculture, forestry, outdoor recreation and **accessory uses directly related to support of these other preferred land uses. These accessory uses are justified when they help preserve farmland, open space, and historic, scenic and natural resources.**

We believe that the proposed use of the Paris Mountain House is absolutely compatible in scale and intensity with these preferred uses. This is a beautiful, incredibly historic house, on a farm which is already a major viewshed for surrounding residents. With no new construction, this Bed and Breakfast Inn will provide a low impact, low density income stream beyond our existing income from agricultural leasing. This additional income stream will help us to maintain the preservation of the historic structure, and the fertile agricultural and forested lands that comprise our 648-acre property.

Our long-term commitment to historic, ecological and agricultural preservation is already established. Our recent extensive renovation is evidence of this. In addition, in 2003, our extended family placed the entire property into a Conservation Easement through the Virginia Outdoor Foundation, with the assistance of the New River Land Trust. Paris Mountain Farm has been awarded multiple sizable grants for the purpose of wetland and riparian restoration and protection. Numerous pedestrians, cyclists and passing motorists enjoy the benefits. Several years ago, we agreed to allocate space, seed money and labor for the first annual Virginia Tech Environmental Coalition's Big Plant Event, when more than a thousand small trees were planted in an inspiring community effort.

We are proud to take our place in a long tradition of community use on this farm. Many local county residents of a certain age fondly remember picnics and outings for school, scout and church groups during the Plank family ownership of the property. Dr. Hahn continued this tradition by hosting school field trips and hay rides, and hands-on agricultural visits by students from Virginia Tech. We have worked a number of times over several years with multiple departments at Virginia Tech, providing research sites for study in conservation biology, botany, ornithology and other land-based fields. With the granting of the special use permit, we will be excited to continue this tradition of community engagement in the forests, fields and watershed of this amazing property for generation to come.

Because of the location of the site in one of the County's most picturesque and historic areas, we already have been approached with inquiries about small on-site weddings, receptions, graduation celebrations and house rentals. With a special use permit for a Bed and Breakfast Inn, we will be able to accommodate these requests. In turn, the proposed permit will promote public welfare as we anticipate creating employment opportunities, including jobs in landscaping, housekeeping, florist services and catering for special events, pool and house maintenance, and eventually possible management jobs.

In short, we are confident that the Paris Mountain House Bed and Breakfast Inn will benefit Montgomery County's residents and economy and help promote small-scale sustainable agricultural production and eco-tourism. In a thriving area of universities, corporate and technological research, and rapid population growth, this is a unique opportunity to showcase, preserve and maintain, one of the oldest remaining historic structures in the County, as well as the farmland, forests and watershed that surround it.

