

Att. B - Applicant's Request

Proposed Use Description – Black Haus Blooms Studio Accessory Space

Property Address: 2926 Earlysville Road, Earlysville, VA 22936

The property located at **2926 Earlysville Road** is an **owner-occupied and actively managed flower farm** known as **Black Haus Blooms Flower Farm & Floral Design**. The farm is a vibrant, small-scale agricultural operation focused on **organically grown cut flowers and pollinator-friendly plantings** that enrich the natural beauty of Earlysville’s rural landscape.

The property includes a **finished studio accessory space (one-bedroom ASU)** located near the main residence and overlooking the flower production fields. We are requesting a **Special Exception** under the following sections of the Albemarle County Zoning Ordinance:

- **Accessory Structure Use on Less Than Five Acres**
- **Accessory Structure Built or Placed After 2019**

This request seeks permission to **occasionally rent the studio apartment as part of a “Flower Farm Stay Experience”**—a limited, low-impact short-term accommodation that aligns with Albemarle County’s goals of supporting agritourism, local agriculture, and educational engagement with small farms.

Studio Description and Amenities

The studio space is fully livable and designed for **comfortable, short-term stays**. It includes:

- A one-bedroom/studio layout suitable for one or two guests
- A full private bathroom
- A kitchenette with sink and mini-refrigerator (no stove or range)
- A separate private entrance and adjacent parking area
- Climate control via a high-efficiency mini-split system
- Direct views of the flower fields, perennial gardens, and surrounding landscape

To maintain the property’s visual harmony and rural character, **screening arborvitae have been planted along the road frontage** to buffer views from Earlysville Road. Additionally, a

pollinator and perennial garden provides natural screening for the studio upon entering the gated property, creating a peaceful and immersive farm setting for guests while preserving privacy and aesthetic cohesion.

Purpose and Intended Use

The purpose of this request is to **share the beauty and educational value of a working flower farm** with guests in a limited and intentional way. Visitors will have the opportunity to:

- Observe flower cultivation and pollinator habitats
- Enjoy scenic views of the farm and its gardens
- Participate in optional floral workshops or garden walks

While many guests will be drawn by the farm experience, **the space will also be available to non-flower guests seeking a quiet rural retreat**—one that is still **conveniently located close to the Charlottesville–Albemarle Airport, Route 29 shopping and dining, the University of Virginia, and other historic and local attractions**. The studio offers a rare balance of **peaceful countryside charm and modern accessibility**, making it ideal for visitors attending local events, exploring wineries, or simply enjoying a restorative stay in nature.

The space would be rented only **2–4 weekends per month**, and the **owners will remain on-site at all times during guest stays**. The proposed use is **not intended as a full-time rental or income property**, but as a **small-scale, experiential extension of our existing agricultural operation**.

However, the **modest supplemental income** from this special exception would be **deeply meaningful to our young, growing family**. It would help ease the burden of rising living and operational costs, allow us to reinvest in infrastructure improvements for the farm, and help us **take Black Haus Blooms to the next level**—expanding our educational programming, creating additional agritourism opportunities, and continuing to beautify and preserve this land for generations to come.

Receiving this special exception would not only help sustain our family business but would also allow us to **continue contributing positively to the Earlysville and Albemarle communities**—offering a place of learning, inspiration, and connection to nature for both locals and visitors alike.

Community Stewardship and Alignment with County Goals

This proposal embodies the spirit of **Albemarle County's agritourism and rural preservation initiatives**. It invites guests to experience the land in a meaningful, educational way while supporting the continued viability of a small family farm.

Both owners are **deeply passionate stewards of their land** and are dedicated to maintaining a property that is **peaceful, beautiful, and community-minded**. The modest supplemental income from these limited stays would help offset increasing operating and mortgage costs, allowing the owners to reinvest in **regenerative growing practices, native habitat restoration, and educational programming**.

The farm already serves as a **positive visual landmark** along Earlysville Road, and many neighbors have expressed appreciation for its beauty and contribution to the rural charm of the area. The proposed use will further enhance community engagement by welcoming guests who value sustainable agriculture and the serene character of Albemarle's countryside.

This carefully managed and low-impact use is fully consistent with **Albemarle County's Comprehensive Plan and rural character objectives**—preserving open space, celebrating agricultural heritage, and offering visitors a genuine connection to the land.

Resubmittal Note:

This narrative has been updated to include both required code sections (**Accessory Structure Use on Less Than Five Acres** and **Accessory Structure Built After 2019**), as well as new details regarding landscape screening, pollinator gardens, and the importance of this exception to the sustainability of our family farm and local agritourism efforts.