

To: York County Planning Department

From: David Bowditch  
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JUL 1 2014

Planning Division

Date: June 30, 2014

Re: SUP Application, ~~minor expansion of a conforming special use, YVA-31-10-~~  
Having weddings and similar functions at the Hornsby House Inn B&B (attended by  
guests that are not overnight guests of the HHI).

This SUP Application is to provide the ability to have weddings and other similar functions on the inside and outside premises of Hornsby House Inn at 702 Main St, Yorktown.

SUP YVA-31-10 to operate as a Bed and Breakfast Inn was approved in May 2010, and after extensive renovations, our Inn began operations in August 2011.

Since opening in August 2011, the Inn has become very successful. In 2013, the HHI was awarded the Trip Advisor Certificate of Excellence, and again for 2014. This award is only given to the top 10% of Inns and Hotels that consistently receive the highest reviews by their guests.

David and Philip Bowditch, the owners and innkeepers, operate the Hornsby House Inn on a day-to-day basis. We feel that our commitment to a "family tradition" of hospitality has helped us to create a truly unique and special place for visitors to come to historic Yorktown and enjoy its special ambiance.

Our family has for over 80 years opened this home to use as a gathering place for all types of functions and weddings. Our mother started the wedding traditions with her wedding reception in January 1943, during WWII. I was married in the living room in April 1978. Many other family members, friends, and local organizations, have also used the home for weddings, reunions, and community functions over the years. Philip and I continue this to this day.

#### Proposed Wedding and Event operations

While we already have family and friends events at the HHI, we are asking the SUP include Weddings and similar events as a part of our Special Use Permit. For weddings, we would require that their host be or have overnight guests staying with us. Note that most weddings request Saturday and the wedding season seems to be April thru October. We would not allow more than one wedding on a weekend. We would normally require a two night stay for weekend weddings.

Many of our wedding requests are for small weddings, 20-30 people, usually done in our living room area. However, the Hornsby House Inn has quite large "common" areas inside.

Each of the rooms on the ground floor has 3-4 doors, and the Sun Room, Living Room, Great Hall, Dining Room and Porch areas- all connect and provide easy flow and movement of people. We have family and community functions with up to 100 people using inside areas, and more if inside and outside areas are utilized.

With this in mind, we prefer in general, not to do "tent" weddings, and would not allow any tents in the front yard that would require a permit. If a larger tent were requested, we would restrict its placement to only the back yard areas.

We would ask for a permit that would limit the number of attendees (guests) to about 130. However, we prefer to focus on weddings that would not require a tent in that, if rain became a problem, the wedding and reception could be moved inside, if needed. That means we prefer weddings in the 80-90 guests range, because this number of guest can be accommodated inside if needed without a tent. But the 130 upper limit will enable the occasional function of that size, which the Inn can accommodate.

We also think the 130 guests upper limit is reasonable based on our experience with parking. We own the property next door and have used this area for parking many times for family events. We have found over the years, 4<sup>th</sup> of July, "Hornsby Day", etc- that about 55 cars can be parked in the two large grass lots that we own- at 606 Main St and the adjoining lot, 204 Smith St. About 10-12 cars can also park in our rear yard if needed.

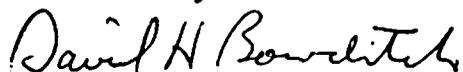
We also have gotten permission in the past, to use the Baptist Church parking at the end of Smith St as extra parking for overflow. We always tell people not to park in the Victory Monument Parking area, and are very strict about that.

Our neighbors on Smith Street and other streets know Phil and I very well, and seem pleased with the HHI operations in general, and with the family, friends and community events we have hosted since we opened. We have included our neighbors in many of these functions, and have hosted several special neighborhood functions as well. We opened HHI to many community organizations to use our home for receptions and fundraisers. The Yorktown Women's Club, the APVA, the Yorktown Preservation Society, the Hampton Roads Garden Tour, the Yorktown Arts Foundation, the Yorktown Wine Festival, the American Friends of Lafayette, TRADOC Command, FT Eustis, York High School Alumni Association, the James Weldon Johnson Alumni Association, and the Watermen's Museum to name a few.

I will ask to meet with the Planning Department next week to discuss specifics about the SUP Application, and will provide additional memorandums to address any concerns.

Thank you very much,

David Hornsby Bowditch



Philip M. Bowditch

