



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road, North Wing**  
**Charlottesville, Virginia 22902-4596**

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**STAFF PERSON:** Rebecca Ragsdale, Principal Planner  
**BOARD OF SUPERVISORS:** April 1, 2020  
**PROJECT:** HS202000013  
**PROPERTY OWNER:** Kessler, Helen E. and Graham A.  
**LOCATION:** 1315 Tilman Road  
**TAX MAP/PARCEL:** 05800-00-00-066A0  
**SCHOOL DISTRICTS:** Meriwether Lewis E.S., Henley M.S., Western Albemarle H.S.  
**MAGISTERIAL DISTRICT:** Samuel Miller

**Summary of Special Exceptions:**

The applicant requests one special exception pursuant to County Code § 18-5.1.48(i) for an existing Homestay at 1315 Tilman Road to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125 foot setback from one side property line. The Homestay has been approved and in operation for up to five guest rooms since 2018. The applicants would now like to offer whole-house rental of the Homestay and must apply for a new Zoning Clearance and comply with current Homestay regulations.

Please see Attachment A for full details of staff's analysis and recommendations.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment G) to approve the special exception with the conditions contained therein.

**Attachments:**

- A. Staff Analysis
- B. Applicant's Proposed Homestay and Neighbor Support Letter
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and House Location Exhibit
- F. Neighbor Concerns
- G. Resolution