



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Bart Svoboda, Zoning Administrator
Date: August 17, 2022
Re: SE202200024 – Division Road Inc. (3618 Rolling Road) Home Occupation
TMP: 10300-00-00-03300
Magisterial District: Scottsville
School Districts: Stone Robinson, Walton, Monticello
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant requests a special exception for a Major Home Occupation at 3618 Rolling Road.

Increase in Allowable Area. Pursuant to County Code § 18-5.2A(m), the applicant is requesting to modify County Code § 18-5.2A(b)(1) to increase the maximum allowable area for the home occupation from 1500 square feet to 3364 square feet (a 1864 square foot increase).

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. SE202200024 Special exception Application and Applicant's Request Letter
- C. County Code § 18-5.1.48 Home Occupation in the Rural Areas Regulations
- D. Property Layout
- E. Building Floorplan
- F. HO202100057 Approved Home Occupation Permit
- G. Resolution