

We will be using the carriage house for short-term rental. This structure was built in the 1920's and originally was a garage (1st floor) and servant quarters (2nd floor). The structure was renovated in the last year and it now has a studio bedroom on 2nd floor (which exits to ground level – building is on a slope) and first floor is now a utility room.

The studio only has one main room, along with a bathroom with a door. There is also a closet. The room exits directly to the outside and it has multiple windows for egress. The first floor also exits directly to the outside.

There is an outdoor light next to the bedroom entry with 1,500 lumens. There is a motion activated floodlight that goes to the parking area directly in front of the building that has 3,000 lumens.

The homestay location is more than 125 feet from the property line.

On the historic farm property there are multiple structures – main house where we reside, guest house where my mother resides, carriage house (short-term rental), animal barn and various sheds. The total property is 28+ acres and is comprised of 2 tax parcels, both of which are over the 5 acre minimum for land that is RA zoning and all the buildings on the property are from before August 7, 2019.

We propose to use the carriage house to host short-term rental for 2 people max and it has one bedroom and one bath.

As we are on a working sheep farm we want to use the short-term rental for agricultural education/experience as agritourism to help people understand how farming/ranching works.

“Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.” (Code of Virginia § 3.2-6400)