

December 27, 2022

Albemarle County Board of Supervisors
401 McIntire Road
Charlottesville, VA 22902

Dear Board of Supervisors:

My name is Frances Lee-Vandell, and I am requesting a special exception to the Owner Only Residency requirement under the Homestay Regulations (Section 5.1.48 of the Zoning Ordinance) and allowance to build up to three cabins as accessory structures for my property, located at 2860 Pea Ridge Road in Albemarle County. My property is approximately 86 acres, spanning two separate parcels. The special exception is being sought for the northernmost property that includes a late 18th century home, fondly referred to as Edgefield.

The house is situated on approximately two acres near the center of the parcel, surrounded by pastureland for cattle and sustainably forested woods. I will continue to reside at the property and act as the resident manager for the foreseeable future. I am submitting this request in hopes that by occasionally renting out a portion of the house and the proposed cabins to short-term renters, I will be able to create jobs for the disabled community and income to support Autism Sanctuary, a non-profit organization that operates from the property under a long-term lease.

Should my property be allowed to act as a homestay, I do not believe it would adversely affect any surrounding neighbors nor negatively affect the neighborhood. In fact, it's challenging to see any adjacent properties from the house, since it's tucked so deeply into the parcel with trees surrounding it.

The proposed cabins would be a boon to the disabled community, especially individuals with mobility or developmental challenges, who would have the opportunity to belong to a tranquil setting for the time of their visit. The number of rooms allowed for between the house and the cabins will remain within the "by rights" allowance of five, and I'm not requesting an increase beyond what's allowed by zoning. Simply, the cabins afford a level of access and functionality that cannot be provided within the home.

In addition to its remoteness, the house has plenty of space for parking. The long driveway up to the house leads to a large circular drive with a generous parking area, providing ample space for any potential renters. No street parking or abutting lots would be impacted if extra cars arrived.

While I do not plan to rent it out frequently, the farm offers a nice alternative to a hotel for UVA alumni and families with children who wish to visit the Charlottesville area. Furthermore,

the extra income would enable me to maintain the farmland which has been in my family for over forty years.

Thank you for your time and consideration.

Sincerely,

Frances Lee-Vandell