

June 27, 2022

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

Re: Tiffin Farm Cottage, Request for Special Exception for Homestay Cottage, County Code, Chapter 18, Section 5.1.48.c.2.ii. accessory structure built after August 7, 2019

Parcel: 02900-00-00-008H1

Honorable Board Members,

We respectfully request approval for a Special Exception to construct a cottage, Tiffin Farm Cottage, at Tiffin Farm for the purpose of housing relatives, friends, and unrelated guests. We currently operate Tiffin Farm, a newly established regenerative farming operation, in Free Union. Our plans are to develop a modest, diversified regenerative farm supporting small numbers of ruminants, the growing of vegetables, flowers and elderberry orchards. As a regenerative farm we aspire to avoid the use of synthetic pesticides and herbicides to support the recovery of soil health, the general environment and to provide healthy food source for the local community.

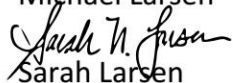
As a component of Tiffin Farm, our desire is to build a cottage for farm stays to allow guests to visit, stay and enjoy the farm as an opportunity to be refreshed and to learn about the practice of modest scale regenerative agriculture. Tiffin Farm Cottage is envisioned as a modest structure of 1,200-1,500 sq feet with kitchenette, 2 bedrooms, 2 bathrooms, living room, porch and outdoor patio. While the design is yet to be finalized, the attached Exhibit "Tiffin Farm Cottage Concept" is similar to the desired style. The proposed cottage location is noted as the white dot, labeled in blue, on attached Exhibit "Tiffin Farm Cottage Location and Setback" and is approximately 345 feet +/- from the nearest property line to the southwest.

Thank you for your consideration.

Kind regards,



Michael Larsen


Sarah Larsen