

## **Request for a Homestay Special Exception Narrative**

We would like to ask the County for a special exception to section 18-5.1.58(c) (ii) to allow us to rent our accessory structure (above garage loft area totaling 336 sq. ft).

We feel this request is supported by the following:

- We live permanently in our residence at 5739 St George Ave., Crozet, VA.
- We act as our own "responsible agent" during rentals.
- We have received verbal support from abutting neighbors for this request (letters of support are forthcoming).
- We have enough space in our driveway to accommodate parking.
- Our property setbacks are in compliance with county codes.
- Our home meets the fire and safety requirements set forth by the County.
- Our accessory structure is approved by permit and does not qualify as a dwelling. It is a loft apartment without a kitchen.
- In addition to meeting the County's requirements, we feel that the size and scope of the loft apartment will limit the amount of people who can stay (2-3 people). This will ensure our neighbors are not negatively impacted. Our loft is safely within walking distance to downtown (The Square), which reduces car traffic created by visitors.
- Our residence is located within the boundaries of Crozet's Tourism Zone that was established by the Board of Supervisors via County Ordinance N0. 13-A(2) (AN ORDINANCE TO ESTABLISH A TOURISM ZONE PURSUANT TO VIRGINIA CODE § 58.1-3851 COTERMINOUS WITH THE BOUNDARIES OF THE CROZET DEVELOPMENT AREA.) Our homestay will offer visitors a place to stay within the tourism zone and encourage guests to shop and eat at local businesses in Crozet.
- This year we have seen a sharp jump in the cost of living as well as an increase in our property taxes. In an effort to stay and raise our family in Crozet we are seeking this homestay exception to help supplement our income. The homestay exception also gives us the freedom to block off rental dates and use the structure to house family and friends when they visit.

For all the above reasons, we feel we are a worthy candidate for a special exception since 1) there is no detrimental effect to any abutting lot, and 2) there is no harm to public health, safety or welfare.

Thank you for considering,  
Brad and Jennifer Diggans  
5739 St George Ave  
Crozet, VA 22932