

**RESOLUTION TO APPROVE SPECIAL EXCEPTIONS
FOR SE2021-00010 LA FOURCHE HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2021-00010 La Fourche Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-5.1.48 and 18-33.49, the Albemarle County Board of Supervisors hereby finds that the requested special exceptions would cause (i) no detriment to any abutting lot and (ii) no harm to the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED that in association with the homestay at 3555 Keswick Road, 3507 Keswick Road, and 1061 East Keswick Drive, the Albemarle County Board of Supervisors hereby approves the special exceptions both (i) to permit the use of up to five guest rooms and (ii) to modify the minimum 125 foot northeast and southeast yards otherwise required for a homestay in the Rural Areas zoning district, both subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

SE 2021-10 La Fourche Homestay Special Exception Conditions

1. Parking for homestay guests is limited to the Parking areas designated on the Parking and House Location Exhibit dated April 27, 2021.
2. Homestay use is limited to a total of five guest rooms, all of which must be within the existing dwellings depicted on the Parking and House Location Exhibit dated April 27, 2021.
3. The existing buffer and screening located along the southeastern property line, as depicted on the Parking and House Location Exhibit dated April 27, 2021, must be maintained, or equivalent screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e) must be established and maintained.
4. The existing parking adjacent to 1061 East Keswick Drive, labeled as “Parking to be removed” on the Parking and House Location Exhibit dated April 27, 2021, must be removed prior to zoning clearance approval for a homestay.