

Dear members of the board,

We are writing to request a Special Exception allowing for the use of our home at [3232 Horseshoe Bend Road](#) in Albemarle County for short term occupancy. The house at 3232 was my mother's (Alison Montgomery) and she, no longer able to live independently, has moved in with us (Tom and Anna Sullivan) to live with us next door on the same property at 3234 Horseshoe Bend Rd. Her house is now vacant, and we would like to list it for short-term rentals, but because the house is less than the required 125 feet from the property line, we are submitting this proposal in hopes that we can obtain a permit to use the house as a short-term rental on Air BnB.

The property line that the house is closest to has both a fence and a well established forest that creates a natural barrier between 3232 Horseshoe Bend and the only visible neighbors' (Rebecca and Dwayne Snider) house. We have spoken with the adjacent neighbors who are fine with our plans to use the house as a short-term rental. No other houses are visible from 3232 Horseshoe Bend Rd, and renting it out will not have an effect on other surrounding neighbors.

Because we live next door at 3234 Horseshoe Bend and plan to be on-site while renters occupy 3232 Horseshoe Bend Rd, we will be able to monitor guests coming and going, establish and maintain quiet hours and limits on number of guests, as well as communicate directly with both guests and neighbors should any issues arise.

We appreciate your consideration of this request. Should you have any questions, please feel free to contact us at (434) 409-3703, or annabsullivan@gmail.com

Many thanks,
Anna and Tom Sullivan