



# SE 2024-01 1234 Carter Street Homestay

APPLICANT: THE SQUARE LLC

STAFF: FRANCIS MACCALL, DEPUTY ZONING  
ADMINISTRATOR

BOARD OF SUPERVISORS | OCTOBER 2, 2024



# Summary of Section 5.1.48 Homestay Regulations

Residential zoned parcels :

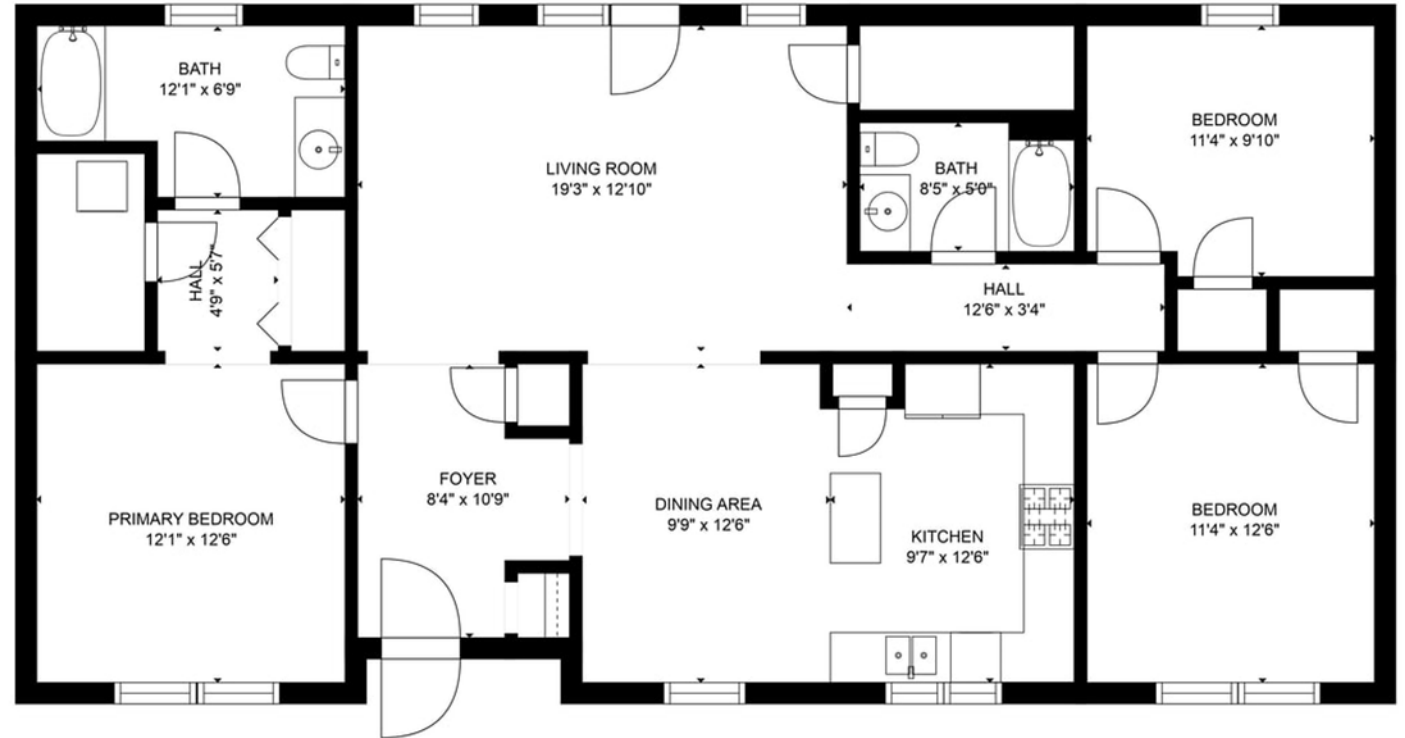
- Rental of up 2 “guest rooms used for sleeping” (unless excepted)
- Only permitted in single-family dwelling (unless excepted)
- Primary structure setbacks (unless excepted)
- No unhosted stays

All homestays regulations:

- Owner occupancy required (unless excepted)
- Must obtain a zoning clearance
- Parking must be on-site; street parking is prohibited
- Neighbor notice required with responsible agent contact provided
- Annual safety inspections required

# Att. F – Homestay Floor Plan

SE202400001  
1234 Carter Street  
Homestay



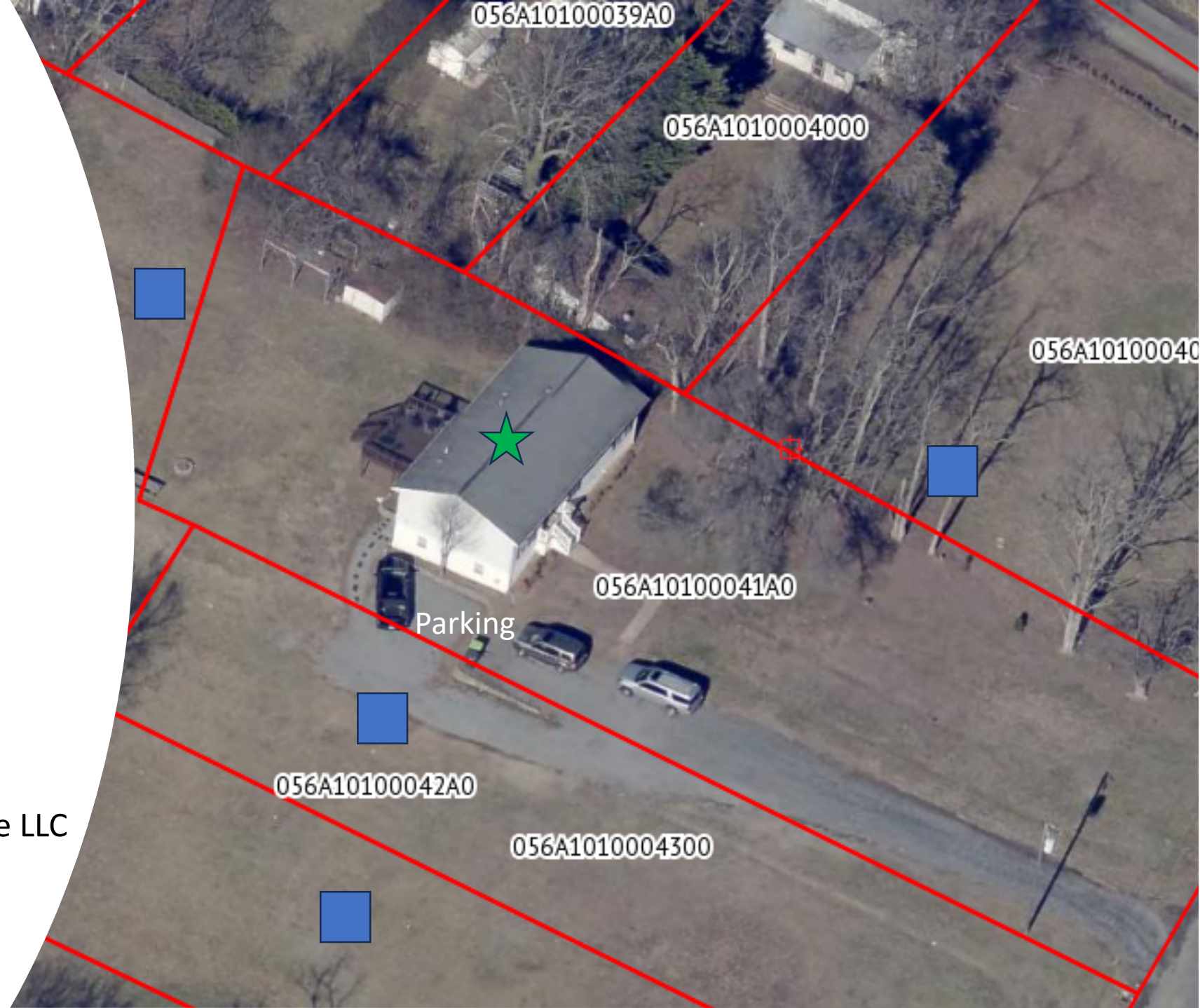
GROSS INTERNAL AREA  
FLOOR 1: 1340 sq. ft  
TOTAL: 1340 sq. ft  
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Att. E – Parking and Structures Location Exhibit

SE202400001  
1234 Carter Street  
Homestay

 Proposed homestay location

 Properties owned by The Square LLC





# View of abutting properties







Resident manager's entrance





# Summary

## Parcel

---

0.5 acre R-2 residential parcel

---

Parcel contains one single-family dwelling with resident manager's quarters

---

Property held by an LLC

---

3 bedrooms on primary level

## Requests

Permit a resident manager to fulfill the residency requirements for a homestay use, and  
Increase permitted guest rooms from 2 to 3.



# Special Exception Factors to Consider

- i. There would be any adverse impact(s) to the surrounding neighborhood;*
- ii. There would be any adverse impact(s) to the public health, safety, or welfare;*
- iii. The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- iv. The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*



# **SE 2024-01 1234 Carter Street Homestay Recommended Action**

I move that the Board adopt the resolution for SE2024-01 1234 Carter Street Homestay, attached to the staff report as Attachment G.







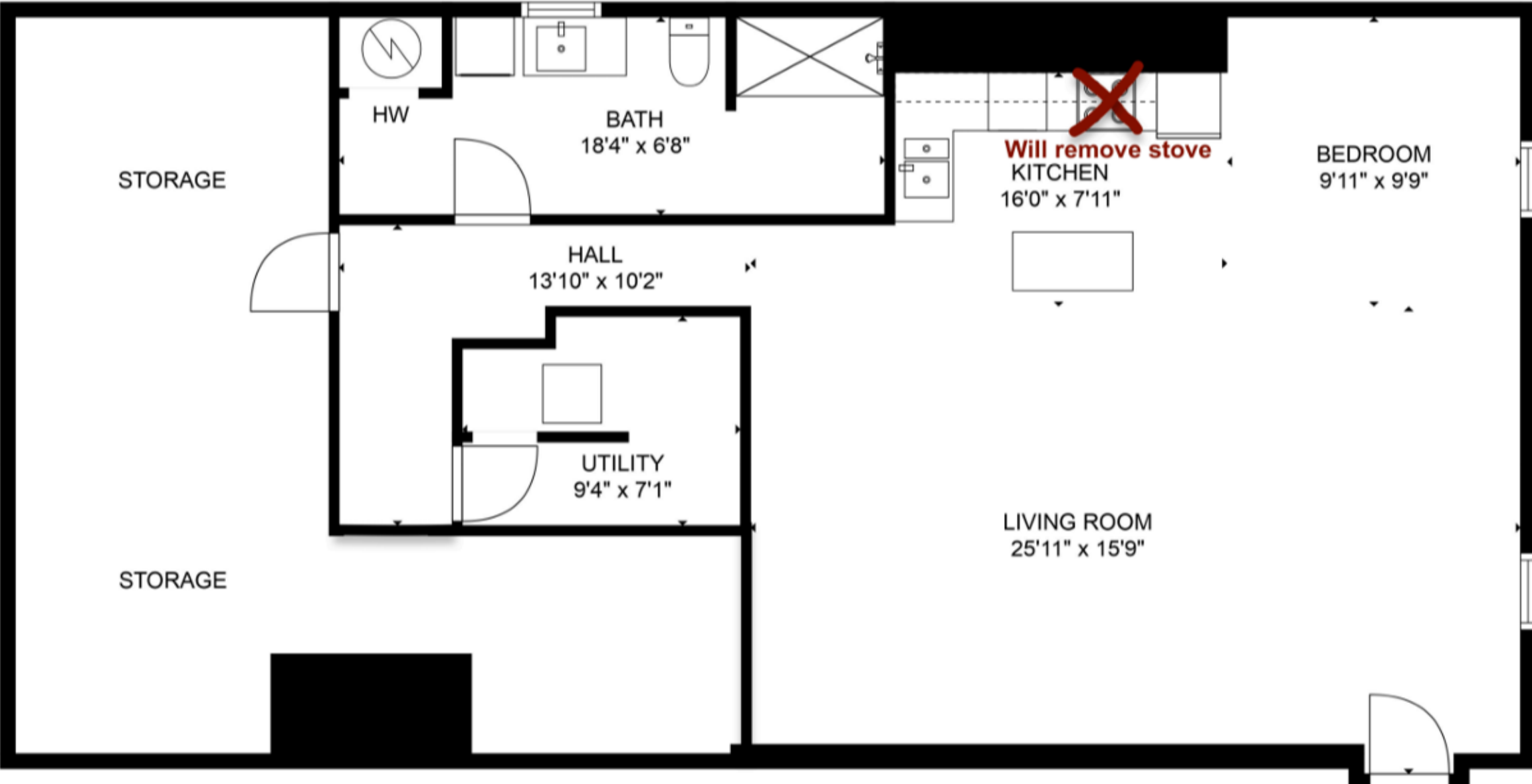
# **SE 2024-01 1234 Carter Street Homestay Adopt with Conditions**

I move that the Board adopt the resolution for SE2024-01 1234 Carter Street Homestay, attached to the staff report as Attachment G, with the following conditions:

[list conditions]



*Ross H. Ste*



STORAGE

HW

BATH  
18'4" x 6'8"

**Will remove stove**  
KITCHEN  
16'0" x 7'11"

BEDROOM  
9'11" x 9'9"

HALL  
13'10" x 10'2"

UTILITY  
9'4" x 7'1"

STORAGE

LIVING ROOM  
25'11" x 15'9"



# Broader AREA slide