

Emily C Whipple
2020 Wingfield Road
Charlottesville, VA 22901

March 24, 2023

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

Dear Board of Supervisors:

This letter is to support my Application for a Special Exception. I kindly request a waiver, modification, variation, or substitution as permitted by Chapter 18 for a special exception to operate a homestay in an accessory structure on a parcel less than 5 acres.

My property at 2020 Wingfield Road, parcel ID 04400000006500 was purchased in 2019 with a guest cottage in existence and being used as lodging for a caretaker of the property. At the time of purchase the main house had not been inhabited full time for several years and suffered from much deferred maintenance and neglect. We purchased this property being fully aware of the amount of work that would be required to restore and improve the home and have been excited to share this space with family and friends.

Our street is also home to another homestay, indicating that this is appropriate for our neighborhood. The accessory structure on our lot borders a vacant lot and would therefore have no impact on neighbors. We enjoy hosting friends, family, and acquaintances as frequently as possible. However, we would also like the opportunity to offer our cottage for short-term rental. First because we enjoy hosting guests, sharing the space, and for the space to be occupied. As a bonus the income that we earn from hosting guests would be put towards further renovations and improvements to the property, ultimately benefiting us, our neighborhood, and the county.

I appreciate your consideration of this application.

Sincerely,

Emily C Whipple