

## **Attachment A - Staff Analysis**

**STAFF PERSON:** Lea Brumfield, Senior Planner II  
**BOARD OF SUPERVISORS:** October 5, 2022  
**PROJECT:** SE202200040 Loft at St. George Homestay  
**PROPERTY OWNER:** John and Jennifer Diggans  
**LOCATION:** 5741 St. George Avenue  
**TAX MAP PARCEL:** 056A1-01-00-114A3  
**MAGISTERIAL DISTRICT:** White Hall

### **APPLICANTS'S PROPOSAL:**

The applicants are seeking zoning clearance special exceptions to permit a homestay use within an existing accessory structure that is located within a primary structure setback. (Attachment B).

County Code § 18-5.1.48(c)(1)(ii) requires homestay uses on parcels in the Residential zoning districts to be located in a detached single-family dwelling or within its accessory apartments. County Code § 18-5.1.48(b)(3) further requires homestay uses to meet minimum applicable side and rear yards. The applicants are requesting special exceptions to modify these requirements, to operate a homestay within an existing accessory structure containing a loft area and a garage, located approximately 8 feet from the abutting parcel boundaries.

### **CHARACTER OF THE PROPERTY AND AREA:**

The 0.29-acre property is located on St. George Avenue, west of Crozet Avenue, and is located in the Crozet Tourism Zone. The property is surrounded by residential parcels ranging in size between 0.25 acres and 2 acres. The structure proposed to be used as a homestay is a two-story accessory structure containing a garage and adjoined carport on the first floor and a loft area without a kitchen on the second floor, assigned the address 5741 St. George Avenue. The loft area is approximately 336 square feet in area.

Both the primary dwelling at 5739 St. George Avenue and the structure proposed for use as a homestay were built in 2019. The structure proposed for use as a homestay is located to the rear of the parcel, abutting a neighbor's garage to the west and a rear yard to the south. The loft is accessed through a stairway located on the western side of the structure, abutting the neighbor's garage. (Attachment D).

### **PLANNING AND ZONING HISTORY:**

The property is currently in compliance with zoning and taxation/licensing regulations.

### **ABUTTING PROPERTY OWNER COMMENTS**

Staff has received no comments or concerns about the proposed homestay as of September 14, 2022.

### **COMPREHENSIVE PLAN:**

The property is designated as Crozet Neighborhood Density Residential in the Comprehensive Plan. This designation includes low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses. The Crozet Small Area Plan of the Comprehensive Plan highlights expanded heritage and cultural tourism as a vital part of Crozet's future land use, and the proposed homestay is located within the Crozet Tourism Zone.

**ANALYSIS OF THE SPECIAL EXCEPTION REQUEST:**

Special exceptions are subject to County Code § 18-33.5, under which the Board may either approve or deny an application, defer action to allow for changes prior to final action, or refer the application to the Planning Commission.

County Code §18-5.1.48(d)(3) identifies the following factors for consideration, as to whether:

- (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.*

Staff's opinion is that permitting a homestay use within the existing accessory structure would not cause adverse impacts to the surrounding neighborhood or to the public health, safety, or welfare. As an accessory use to a residential dwelling, staff believes that this use would support both the existing residential use and the goals of the Crozet Small Area Plan, as the homestay is proposed within an existing accessory structure on a residential parcel located close to downtown Crozet. Additionally, the small size of the accessory structure and its location to the rear of the parcel, abutting neighboring accessory structures and empty yards, would limit impacts to neighbors. The use itself would be permitted by-right in any existing dwelling.

The applicants would be required to meet all other homestay requirements of the County Code, including parking, safety inspections/building code, neighbor notification of emergency contact, and addressing. These requirements, along with conditions of approval, are verified through the zoning clearance process, which would follow special exception approval.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached resolution (Attachment F) to approve these Homestay special exceptions, subject to the following condition:

1. Homestay use is limited to (i) the existing accessory structure as currently configured and depicted on the Parking and Structures Location Exhibit dated September 15, 2022 or (ii) a primary dwelling meeting all homestay setbacks.

**ATTACHMENTS**

- A. Staff Analysis
- B. Applicants' Proposed Homestay
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and Structures Location Exhibit Location Exhibit
- F. Resolution