

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SE202100034 - 3393 LOCH BRAE LANE (BLUE MOUNTAIN HAVEN) HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2021-00034 - 3393 Loch Brae Lane (Blue Mountain Haven) Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-5.1.48 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the requested special exception 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 3393 Loch Brae Lane (Blue Mountain Haven) Homestay, the Albemarle County Board of Supervisors hereby approves the special exception to modify the minimum 125-foot eastern and southern yards required for a homestay in the Rural Areas zoning district, subject to the condition 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 2021-00034 - 3393 Loch Brae Lane (Blue Mountain Haven) Homestay Special Exception Condition

1. Homestay use is limited to (a) the existing structure as currently configured and depicted on the Parking and House Location Exhibit dated September 28, 2021 and (b) additional structures or additions meeting the setbacks required for homestays.