

415 Lakeshore Ln
Chapel Hill, NC 27514

June 27, 2022

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

Dear Board of Supervisors:

My name is Leonard Lobo, and I am requesting a special exception to the Owner Only Residency requirement under the Homestay Regulations (Section 5.1.48 of the Zoning Ordinance) for my property, located at 903 Hammocks Gap Road in Albemarle County. The property, known as Vertical Acres, is a 92 acre farm with a farmhouse situated on approximately two acres near the center of the land, surrounded by 90 acres of pastureland for cattle and sustainably forested woods. I am submitting this request in hopes that by occasionally renting out a portion of the farmhouse to short-term renters, my family will be better able to cover the many costs required to maintain the farmland and farmhouse, while offering a family-friendly housing option for people wishing to visit the Charlottesville area.

My father, Peter Lobo, currently lives at Vertical Acres and is willing to act as a resident manager. He is a long-term resident of Charlottesville and faculty member at UVA, and the farmhouse has been his primary residence for over a decade.

Should my property be allowed to act as a homestay, I do not believe it would bother any surrounding neighbors nor negatively affect the neighborhood as a whole. Most of the properties surrounding Vertical Acres are large farms and would likely not even notice the presence of occasional renters. Moreover, the farmhouse is very isolated from neighboring houses on the surrounding farms. To more clearly illustrate the distance from the farmhouse at Vertical Acres to the neighboring houses, I am including an addendum to this letter with a satellite view of the property, which displays approximate distances between houses as measured by Google Maps. As shown on the map, the closest house is over 900 ft away and separated by trees, a hill, and a road. In fact, the only neighboring house with a partial view of Vertical Acres is another working farm over five football fields away.

In addition to its remoteness, the farmhouse at Vertical Acres has plenty of space for parking. The long driveway up to the house leads to two separate parking areas, providing ample parking for any potential renters. No street parking or abutting lots would be impacted if extra cars arrived.



While I do not plan to rent it out frequently, the farm at Vertical Acres would offer a nice alternative to a hotel for UVA alumni and families with children who wish to visit the Charlottesville area. Furthermore, the extra income would enable me to maintain the farmland which has been in my family for over forty years.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'L. Lobo', with a stylized, sweeping flourish at the end.

Leonard Lobo

Enclosures: 1