

**RESOLUTION TO APPROVE SE2022-00024 –
3618 ROLLING ROAD (DIVISION LANE INC.) HOME OCCUPATION**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2022-00024 - 3618 Rolling Road (Division Lane Inc.) Home Occupation 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 §§ 18-5.2A and 18-33.9, the Albemarle County Board of Supervisors hereby finds that a modified regulation would satisfy the purposes of the Zoning Ordinance to at least an equivalent degree as Albemarle County Code § 18-5.2A(b)(1), and:

- (i) that the nature of the home occupation would require storage or additional space within the dwelling unit to conduct the home occupation;
- (ii) that the primary use of the dwelling unit as a residence would be maintained; and
- (iii) that the special exception would not change the character of the neighboring agricultural area or the residential neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that in association with the 3618 Rolling Road (Division Lane Inc.) Home Occupation, the Albemarle County Board of Supervisors hereby approves the special exception to modify maximum allowable area for the home occupation from 1500 square feet to 3370 square feet for a Home Occupation in the Rural Areas zoning district, subject to the conditions 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	_____	_____

SE2022-00024 - 3618 Rolling Road (Division Lane Inc.) Home Occupation Special Exception Conditions

1. The maximum area allowed for this home occupation is 2100 square feet.
2. The home occupation must be located in the existing barn (3618 Rolling Road) as indicated on the property layout (Attachment D) dated June 27, 2022.