

Sara Greenfield
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Dear Albemarle Board of Supervisors,

Dec 28, 2022

My name is Sara Greenfield and I am asking for a variance on my short term rental application for a 3 or 4 bedroom short term rental . Currently, I have been inspected, certified, and approved for a 2 bedroom homestay rental. I am asking for a variance for the 3 bedroom approval . This is a two story home built on top of a finished walk out basement separate entrances, . The home is 2,600 sq ft, and 3,000 sq ft including the back deck. This rental includes the main level and the upper level of the home, about 2,000 sq ft including the large back deck which overlooks the lake and dam. There is an owners private bedroom, bath and space in the basement.

My residence is located adjacent to common area which connects to Biscuit Run State Park. In short I have way more then 5 acres surrounding my property. This homestay does not allow outside parties, nor large parties, all vehicles are to be parked on the driveway. I prefer guests of small families, or small group reunions etc... I have been told that most people consolidate vehicles, and rarely would we see more then 4 vehicles at any time...We are set up for more. This homestay will thoroughly clean to Covid protocols for the homestay industry, and we strive to be able to advertise on the online apps that will provide us with our income and you with the taxes that go with this income.

I feel very lucky to have this piece of property as it is actually built on land which is accessible through Mill Creek South. I did design and build this home. This is a very pretty location located just below Carters Mtn. near Wegmans, and The Monticello Trail. I am actually located on the dam in Lake Reynovia, but accessible through Mill Creek South. The Lake Reynovia homes on Starcrest Rd are generally younger and larger then their Millcreek counterparts.

Up to this point in time, I have been able to upgrade and repair, and maintain several items in this home. It has required a lot of work and money to maintain. IT was built in 1997 and many homes of this timeframe need major work and upgrades including; Windows, Furnace, HVAC, Appliances, Flooring, Roof, Driveway, Decking, Landscape and Tree Maintenance, to name a few items on the to do lists for most homes. In these times, people need to be able to pay for these maintenance items, and converting part of a home to a 3 bedroom provides me with a bit more income to make this all worth my time. This is also called an opportunity for Aging in Place ownership. I am 67 years young. You could classify this home as aging in place with a 3 -4 bedroom rental. In my situation the 4th bedroom does not have a closet, though it has 2 doors and 2 windows and a laundry chute, it was originally designed as a library. Every bedroom is linked to a bathroom, with 2 bedrooms on each level and 1 bath on each level. I will greatly accept a 3 bedroom certification. Would prefer the 4th bedroom certification .

Lastly one of the upstairs loft bedrooms, has a chest high wall. The two bedroom one bath loft is a protected and safe environment, as it is not spindled, it has a waste or chest or head tall sheet rock wall, a half wall if you will. I have had my own family, children and grown adult family members sleep in these large comfortable spaces for years. There is more family space upstairs. It's a Jack and Jill on the upper level, and same on the main level, each with a laundry chute. All bedrooms are carpeted, all have easy access and safety features including smoke alarms.

Sadly, this home still needs a bit more maintenance including flooring, paint, and some electrical and plumbing maintenance. There is space in the basement for upgrading into the owners residence as you have required owners must be on the premises. There is a possibility to add a Kitchenette, no stove, simple plug in appliances etc. I do use the basement bedroom and bathroom, and living area, along with the laundry room, and storage areas.

As I Age in Place, I am no longer wanting to use my savings, and think renting my home out to small families or a small group who may prefer a 3 bedroom rental not a hotel room, and not a B and B... This option allows them to cook for themselves, and allows for private common areas for guests.

This 3 bedroom option will help with my upcoming expenses. I will be able to accommodate them. The application states I must have 5 acres for a 3 bed variance for this. In my mind this is a bit old school in this day and age. IT also states a certain number of cars. This 1,000 square foot driveway was repaved this past fall, and a new roof was put on the home as well. The driveway will easily handle 6 vehicles ...400 ft of new deck boards were added a few years ago. In 2022 I had the home inspected by a structural engineer, and it got glowing reports. This was in preparation for future rentals.

There was a new Trane HVAC added in 2019. Now due to market fluctuations, I am concentrating my efforts on the homestay aspect of my brokerage. I hope to bring immediate reward and opportunity I might not otherwise have to continue with repairs and maintenance of this home so that I may age in place. This provides me with affordable housing and I am able to keep my home maintained.

I look forward to your response. I have included diagrams of each level to the county with labeled bedrooms, and baths, the exits, and windows. County staff have been very helpful. I am happy to show you the home in person in Jan or the end of Feb.

Thankyou for your time,

Sara Greenfield