

To The County of Albemarle, Virginia

21/May/2024

APPLICATION FOR A SPECIAL EXCEPTION

Application Requested By: David Rickard &
Susan Baker

Both Owners and resident at 6316 Estes Ln., Dyke, VA 22935

County Code for which an exception is requested: Albemarle County Code 18-5.1.48 (C2.II)

(Structure types. Homestay uses may be conducted in a detached single-family dwelling, within its accessory apartment, or within an accessory structure built on or before August 7, 2019, provided that by special exception, the Board of Supervisors may authorize the homestay use of accessory structures built after August 7, 2019.)

We are requesting the exception so that we may re-classify our existing building as an Accessory Structure with the intent of using it as a Homestay.

This will allow us to build a full time residence on the lot without sub-dividing it or submitting a Site Plan (should we sell, it would only be the current contiguous lot and sub dividing is not practical given the well and septic system were installed for the originally planned residence).

We do not need two residences on the lot and should our request be approved, the existing structure will be used to supplement our retirement income.

As background, beginning in June of 2020, our plan was to build a single primary residence only on the property. However, due to the ensuing global pandemic causing, among other things, a rental and construction and crisis, we were repeatedly delayed and rebuffed in our efforts. In early 2021, we found a builder who offered to squeeze us in but only to build a smaller structure, which is why we ended up building a roughly 800SF house to get us and our animals onto the property before our rental agreement expired.

Being able to use the existing building for Homestay income would help to mitigate the originally unintended cost.

We are currently in the permitting process for the originally intended residence, but it may be difficult to proceed were the existing house to sit largely empty.

Yours sincerely



David Rickard



Susan Baker