



County of Albemarle
COMMUNITY DEVELOPMENT

LEA BRUMFIELD
Senior Planner II, Zoning
lbrumfield@albemarle.org
tel: 434-296-5832 ext. 3023

To: Albemarle County Board of Supervisors
From: Lea Brumfield, Senior Planner II
Date: January 12, 2022
Re: SE202100042 2364 Mountain Brook Drive Homestay
TMP: 09200-00-00-056E0
Magisterial District: Scottsville
School Districts: Stone-Robinson E.S., Walton M.S., Monticello H.S.
Zoning District: RA Rural Areas

Summary of Special Exception:

The applicant is requesting one special exception for a homestay at 2364 Mountain Brook Drive.

Reduce Required Minimum Yards. Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicant is requesting to modify County Code 18-5.1.48(j)(2)(v) to reduce the required 125-foot setback to 73 feet +/- from the front property line for a homestay and its accompanying parking.

Please see Attachment A for full details of staff's analysis and recommendations.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception, subject to the conditions contained therein.

Attachments:

- A. Staff Analysis
- B. Applicant's Proposed Homestay
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and House Location Exhibit
- F. Resolution