

To: Rebecca Ragsdale

From: Dr. Dolores Carr
1904 Dellwood Road
Charlottesville, VA 22901

Re: Northfield Manor
STAFF PERSON: Bart Svoboda, Zoning Administrator
Rebecca Ragsdale, Principal Planner
BOARD OF SUPERVISORS: May 6, 2020 (Deferred to June 17, 2020)
PROJECT: HS201900026
PROPERTY OWNERS: The Manors, LLC (Darrick Harris c/o Terry Bentley)
LOCATION: 2405 Northfield Road
TAX MAP/PARCEL: 062A1-00-0G-001B0
MAGISTERIAL DISTRICT: Rio

Date: May 10, 2020

Good Day Ms. Ragsdale,

My name is Dr. Dolores Carr. I am a long-time (31 years) resident in the Northfield Sub-division. I am writing this letter in SUPPORT of the "The Northfield Manor", currently being built at 2405 Northfield Road.

My husband was approached by a resident of Northfield to sign a petition to stop the opening of the "Northfield Manor" because of the "fear" it may disrupt our community. Long-time residents that enter Northfield from Rio Road at Huntington Road or Northfield Road, know exactly who is having a party based on the number of cars parked along-side the road, because no one has enough parking for more than four to six cars. It is just part of life in Northfield. As a former event planner, let me share with you:

1. People traveling have a pre-planned itinerary of events. Generally, it does not include staying in a room all day.
2. The room is used to take a nap and grab a snack.

Look at this scenario, there was an employer looking to hire a business associate. He had two final candidates and could not decide which one to choose. He decided to take each to lunch individually. Both ordered meals in a moderately price range. The first candidate received her meal and immediately put salt on her food. The second candidate received her meal tasted it and then proceeded to put salt on her food. Which one was hired? The second person because she gathered information about the food by tasting it and from that data, she determined it needed additional seasoning. The first candidate decided without any data the food needed additional seasoning. What if the chef had a bad day and put too much salt in the food? I use this scenario because many of the residents not supporting Mr. Harris have not taken the time to speak with

him to gather the information needed to make a wise decision. The same time and energy used to petition lack of support for his project, could be used to ask Mr. Harris about his dream and vision, in addition to sharing their concerns and ask any questions to give them the clarification they desire. I did and this is what I learned:

Northfield Manor is:

- An investment
- Beautiful, stylish, elegant, sophisticated
- High quality facility, attracts high-end clientele
- Sound-proof walls
- Ample parking in the rear of the facility
- Northfield Manor increases property values
- Other properties owned by Mr. Harris are compliant to code

Mr. Harris has another property. There have been no “official” complaints filed on that property from its conception.

Maybe the suggestion can be made to the non-supporters to meet with Mr. Harris to discuss and ask questions, share any concerns and receive clarification they may have regarding Northfield Manor before making a final decision.

Rebecca Ragsdale

From: Waki Wynn <wakiwynn@gmail.com>
Sent: Friday, March 27, 2020 2:30 PM
To: Rebecca Ragsdale
Subject: Letter of support Mr. Darrick Harris

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom It May Concern,

I am writing to you today to express my support for Mr. Darrick Harris in his request for a county exemption in regards to his AirBnB. On behalf of my wife and I, and other neighbors in the Northfields community, we fully support Mr. Harris in this endeavor.

We believe the quality of his property enhances the Northfields community. We also believe that the measures he's taken to eliminate disruption to the Northfields community are more than sufficient. We think that due to the high quality of Mr. Harris' property, he will attract and cater to families and individuals that will visit our local wineries and support other similar local attractions in the area.

Based on this information, many Northfield community members encourage you to fully support Mr. Harris.

Please feel free to contact me at anytime with any questions.

Thank you for your time and consideration with this matter.

Waki Wynn
RE/MAX Realty Specialists
943 Glenwood Station Suite 203
Charlottesville, VA 22901
Cell: 434-466-9493
Office: 434-974-1500
Fax: 434-974-7750

Waki & Traci Wynn
2506 Huntington Rd.
Charlottesville, VA 22901

Rebecca Ragsdale

From: ronald p sykes <seniorsykes@comcast.net>
Sent: Tuesday, March 17, 2020 10:21 PM
To: Board of Supervisors members
Subject: Homestay exemption

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I am writing in reference to 2405 Northfield Rd. It is my understanding that this "residence" has applied for an exemption to the Homestay regulations passed in August, 2019. we are asking that this request for exemption not be approved. In April, 2018, I wrote Mr. Gallaway requesting he check into that project. It was clear to all the neighbors that the person was overbuilding in our neighborhood which we love. I received an e-mail in return promising that my supervisor would check and then be in touch. I never heard back.

In our opinion, the owner of this house never had any thought to living there. He basically built a five room hotel. It appears he may have someone living in the garage apartment which we do not feel meets the residency requirement. To start granting special exceptions on a neighborhood house is not a good road to start down. Frankly, we could see giving an exception to a home on acreage to add a third rental room, but not in an established neighborhood. Please remain firm in the hard work you accomplished on the Homestay issue and vote against an exception for 2405 Northfields.

Ron and Jane Sykes
2602 Huntington Rd
434-987-8261

Rebecca Ragsdale

From: David R Corbin <davidrcorbin@aol.com>
Sent: Sunday, March 15, 2020 11:07 AM
To: Board of Supervisors members
Subject: Home Stay Exemption 2405 Northfields Opposition

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Gentlemen and Ladies. I live at 2418 Northfields Road. I am opposed to granting any exemptions to 2405 Northfields for the home stay regulations. My understanding is that over 40 people in the neighborhood have signed a petition opposing any exemption to the regulations as well.

The Board of Supervisors showed great foresight in creating the homestay regulations. Granting an exemption to those regulations would ruin our neighborhood and defeat the original intention behind those regulations. If you have any further questions, please contact me. Thanks for listening.

Regards, David Corbin

davidrcorbin@aol.com
(M) 434-242-7407

Rebecca Ragsdale

From: Tricia Wood <tricia.wood1960@gmail.com>
Sent: Friday, March 13, 2020 11:12 AM
To: Board of Supervisors members
Subject: Opposition to Homestay construction at 2405 Northfield Rd

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom It May Concern:

I am writing to convey my opposition to consideration for special exemption to the County Homestay ordinance for the property at 2405 Northfield Rd.

I am a resident in Northfields, and I agree with my neighbors that said construction and related application for special exemption is an attempt to circumvent the intent of the Homestay ordinance.

v/r
Tricia Wood
2505 Northfield Rd.

Rebecca Ragsdale

From: Amy Buddington <abuddington@charlottesvilledayschool.org>
Sent: Thursday, March 12, 2020 3:40 PM
To: Board of Supervisors members
Subject: Homestay special exception application for 2405 Northfields Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

March 12, 2020

To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at **2405 Northfield Road**.

Albemarle County Staff and Supervisors went to great lengths to research and develop its current Homestay ordinance, incorporating aspects that would preserve neighborhoods while allowing homeowners to rent extra rooms in their homes. The effort was not haphazard. The initiative took place over many months, included multiple stakeholders and hearings, and ultimately resulted in a carefully crafted ordinance that set acceptable parameters for Homestays in the county that are safe for guests, limit impact on neighborhoods, and place no undue burden on county services.

The property owners of the structure in question did not build a house as a *home* in a residential neighborhood. They purchased an existing home that had been in keeping with the general character of the Northfields neighborhood, and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests for weekend stays. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or in other Albemarle County neighborhoods - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel.

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County, and he states in the application that he intends to operate the Northfield homestay in the same manner. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on numerous websites as able to accommodate up to 22 guests, similar to the property in question on Northfield Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations which prohibit whole house rentals. Two online Rockbrook Manor listings hint at there being an onsite resident manager, yet there are guest reviews that claim to have rented this separate apartment in order to secure the entire property for their group. Mr. Harris' current application seeks to waive the owner occupancy requirement, yet he also claims that there will be "a low probability of disturbances with the owner present". These are conflicting statements that worry me.

Reviews on airbnb and vrbo reveal that Rockbrook Manor was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. Indeed, most reviewers proclaimed how perfect this "home" was for their gathering or celebration. It may have been perfect for the renters, but I doubt the presence of a rotating collection of weekend revelers has contributed to a secure, pleasant habitat for the neighbors. The property is advertised on vrbo as having 12 parking spaces - five more than outlined in the homestay application - which seems to lay claim to every on-street parking space from the other homes on this short, dead-end street. The pavement on the street itself is full of potholes and cracks, and is in such bad condition that reviewers caution other guests to go slow so as not to damage their vehicle. I cannot imagine the relentless disruption

experienced by neighbors in terms of traffic, noise, and disorderly behavior, especially in light of the close proximity of neighboring homes.

I hope that the County can make a quick decision on this issue. The property owners have worked very hard on this project, and have certainly committed enormous resources to the property, but expecting the neighborhood to absorb the consequences of faulty business planning is not the answer.

Thank you for your consideration, and I look forward to attending the hearing on this matter on April 1.

Amy Buddington
2504 Northfield Road

Rebecca Ragsdale

From: Stephanie Tharp <swt31@icloud.com>
Sent: Thursday, March 12, 2020 12:46 PM
To: Board of Supervisors members
Subject: Reject the Special Exception for 2405 Northfield Road

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The property owners of the structure in question did not build a house as a *home* in a residential neighborhood. They purchased an existing home that had been in keeping with the general character of the Northfields neighborhood, and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests for weekend stays. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or in other Albemarle County neighborhoods - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel.

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County, and he states in the application that he intends to operate the Northfield homestay in the same manner. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on numerous websites as able to accommodate up to 22 guests, similar to the property in question on Northfield Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations which prohibit whole house rentals. Two online Rockbrook Manor listings hint at there being an onsite resident manager, yet there are guest reviews that claim to have rented this separate apartment in order to secure the entire property for their group. Mr. Harris' current application seeks to waive the owner occupancy requirement, yet he also claims that there will be "a low probability of disturbances with the owner present". Which is it?

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experienced by neighbors in terms of traffic, noise, and disorderly behavior, especially in light of the close proximity of neighboring homes.

I wondered whether I might have been overestimating the impact to neighboring properties, and took it upon myself to call on one of the Rockbrook Manor neighbors. I had an agonizingly frank discussion with one of the Rockbrook Drive neighbors, and if anything, I had *underestimated* the impact, particularly from the viewpoint of families with children. Using conservative calculations of 15 guests per weekend for 50 weekends out of the year, that amounts to 750 strangers over the course of a year. 750+ people annually who gather for a wedding or event, with no long-term interest or investment in preserving the safety and peace of the neighborhood where you have purchased a home and made a life for your family. I hope that the Board has heard from neighbors of Rockbrook Manor about their experiences over the past 2+ years, as their experience is particularly valid since the same operator would control both properties. I have encouraged them to communicate their experiences directly to the Board so that I make no misrepresentation.

To add insult to injury, the Rockbrook Manor neighbors are essentially trapped in their homes. The adage "location, location, location" is spot on in this situation. If anyone in the neighboring properties decided to try and sell their home and escape the chaos, and a prospective buyer came by for a weekend viewing, I don't believe any buyer would be inclined to make an offer on a home, knowing that a hotel with a revolving door of rowdy revelers would be their neighbor.

I hope that the County can make a quick decision on this issue. The property owners have worked very hard on this project, and have certainly committed enormous resources to the property, but expecting the neighborhood to absorb the consequences of faulty business planning is not the answer.

Thank you for your consideration, and I look forward to attending the hearing on this matter on April 1.

Stephanie Tharp

Rebecca Ragsdale

From: NONA BUTNER <eleanor322@comcast.net>
Sent: Wednesday, March 11, 2020 1:35 PM
To: Board of Supervisors members
Subject: special exception request-2405 northfield road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I am writing to express my opposition to the special exemption request regarding 2405 Northfield Road. From the beginning, the builder has thumbed his nose at existing laws or ordinances regarding his Homestay as he continued construction knowing that he could somehow request and get an exemption allowing him to rent more rooms and make more money while not occupying the facility. Absolutely not an option!!! To grant his request will have dire consequences for those of us who have lived in Northfield for years as well as future property owners. We would find ourselves living in a community of short term rentals, parties, noise, and property owners who have no interest in our community.

I urge you to protect the Northfield residential neighborhood now and in the future by not allowing the request for special exemption to pass. To do otherwise will be a severe blow to those of us who call Northfield home.

Thank you,
Eleanor Butner
Resident and owner of 2522 Huntington Road for just under fifty years.

Rebecca Ragsdale

From: Joyce Hughes <gavahughes@icloud.com>
Sent: Thursday, March 5, 2020 6:53 PM
To: Board of Supervisors members
Subject: Homestay special exception application for 2405 Northfields Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please do not approve the special exception application for 2405 Northfield Rd. I live at 2607 Northfield Rd. and appreciate the clean, quiet, law abiding, family neighborhood. A five bedroom Homestay would have 25 or more people every weekend, partying and causing high levels of noise and traffic problems. Thank you for your kind attention to this very important issue.

Barbara J. Hughes

Sent from my iPad

Rebecca Ragsdale

From: Lem Howard <lemvadr@gmail.com>
Sent: Wednesday, March 4, 2020 1:38 PM
To: Board of Supervisors members
Subject: Reject the Special Exception for 2405 Northfield Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear BOS,

I want to add my voice to the neighborhood concerns about special exceptions being made for the property at 2405 Northfield Road. It is different in size and design from any home in our neighborhood. In addition, I find it hard to believe that the owner of the property did not do his due diligence to make himself aware of the 2019 changes to the homestay regulations and now wants the BOS to bail him out for his failure to check or his ignoring of the regulations.

Yes, I know it's not a Marriot, but as a property owner, we know this this is the kind of situation that can have a decidedly negative impact on the neighborhood AND property values. I strongly oppose this exception and ask the BOS to protect our neighborhood's character and quiet charm.

Sincerely,

Francis Howard
Northfield resident and property owner

Rebecca Ragsdale

From: Kathy Kildea <kmkildea@gmail.com>
Sent: Tuesday, March 3, 2020 12:39 PM
To: Board of Supervisors members; Rebecca Ragsdale
Subject: re: Special Exception to Homestay regulations for 2405 Northfield Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at **2405 Northfield Road**.

Albemarle County Staff and Supervisors went to great lengths to research and develop its current Homestay ordinance, incorporating aspects that would preserve neighborhoods while allowing homeowners to rent extra rooms in their homes. The effort was not haphazard. The initiative took place over many months, included multiple stakeholders and hearings, and ultimately resulted in a carefully crafted ordinance that set acceptable parameters for Homestays in the county that are safe for guests, limit impact on neighborhoods, and place no undue burden on county services.

The property owners of the structure in question did not build a house as a *home* in a residential neighborhood. They purchased an existing home that had been in keeping with the general character of the Northfields neighborhood, and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests for weekend stays. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or in other Albemarle County neighborhoods - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel. Allowing this property, with this business model, in a residential neighborhood opens the door for others to do the same. I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County, and he states in the application that he intends to operate the Northfield homestay in the same manner. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on numerous websites as able to accommodate up to 22 guests, similar to the property in question on Northfield Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations which prohibit whole house rentals. Two online Rockbrook Manor listings hint at there being an onsite resident manager, yet there are guest reviews that claim to have rented the separate apartment, intended for the resident manager, in order to secure the entire property for their group. Mr. Harris' current application seeks to waive the owner occupancy requirement, yet he also claims that there will be "a low probability of disturbances with the owner present". Which is it?

Reviews on airbnb and vrbo reveal that Rockbrook Manor was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. Indeed, most reviewers proclaimed how perfect this "home" was for their gathering or celebration. It may have been perfect for the renters, but I doubt the presence of a rotating collection of weekend revelers has contributed to a secure, pleasant habitat for the neighbors. The property is advertised on vrbo as having 12 parking spaces - five more than outlined in the homestay application - which seems to lay claim to every on-street parking space from the other homes on this short, dead-end street. The pavement on the street itself is full of potholes and cracks, and is in such bad condition that reviewers caution other guests to go slow so as not to damage their vehicle. I cannot imagine the relentless disruption

experienced by neighbors in terms of traffic, noise, and disorderly behavior, especially in light of the close proximity of neighboring homes.

I wondered whether I might have been overestimating the impact to neighboring properties, and took it upon myself to call on one of the Rockbrook Manor neighbors. I had an agonizingly frank discussion with one of the Rockbrook Drive neighbors, and if anything, I had *underestimated* the impact, particularly from the viewpoint of families with children. Using conservative calculations of 15 guests per weekend for 50 weekends out of the year, that amounts to 750 strangers over the course of a year. 750+ people annually who gather for a wedding or event, with no long-term interest or investment in preserving the safety and peace of the neighborhood where you have purchased a home and made a life for your family. I hope that the Board has heard from neighbors of Rockbrook Manor about their experiences over the past 2+ years, as their experience is particularly valid since the same operator would control both properties. I have encouraged them to communicate their experiences directly to the Board so that I make no misrepresentation.

To add insult to injury, the Rockbrook Manor neighbors are essentially trapped in their homes. The adage "location, location, location" is spot on in this situation. If any of the neighboring property owners decided to try and sell their home and escape the chaos, and a prospective buyer came by for a weekend viewing, I don't believe any buyer would be inclined to make an offer on a home, knowing that a hotel with a revolving door of rowdy revelers would be their neighbor.

I hope that the County can make a quick decision on this issue. The property owners have worked very hard on this project, and have certainly committed enormous resources to the property, but expecting the neighborhood to absorb the consequences of faulty business planning is not the answer. The Homestay regulations you have so carefully crafted should not be twisted to accommodate this request.

Thank you for your consideration, and I look forward to attending the hearing on this matter on April 1.

Kathy Kildea
Roy Massey
2613 Huntington Road
Northfields

Rebecca Ragsdale

From: R.A. Gibbs <rgibbs1@aol.com>
Sent: Friday, February 28, 2020 12:26 PM
To: Board of Supervisors members
Subject: Homestay special exception application for 2405 Northfields Road

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Please vote NO on the special exception for 2405 Northfields Road Homestay application. This is a community of family homes.

Sincerely,
Elizabeth Gibbs

Rebecca Ragsdale

From: outlook_A260CD731E1AB9F8@outlook.com <rwpcomo@gmail.com>
Sent: Thursday, February 27, 2020 5:47 PM
To: Board of Supervisors members
Subject: Reject the Special Exception for 2405 Northfield Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Sent from Mail for Windows 10
To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at **2405 Northfield Road**.

I am currently a resident of Northfield Road. I spent four years trying to get a house in this neighborhood because the few homes that come on the market here are in high demand and are usually snapped up by the first person to view them. When I finally did get my opportunity, I had two property assessments done – one by an out of town firm, and one by a local firm. The local assessment was 10% higher than the other assessment because the local assessor understood that Northfield Road is a unique, highly desirable residential area.

Those of us who live here value the charm and peace of this area. Our neighborhood has not suffered from the decline evident in most older, established neighborhoods. Our homes have increased value because they have, for the most part, remained stately and elegant, with property owners who care about and for their homes.

A commercial property on our road could significantly and negatively impact the values of the other properties here, as well as the quality of life. Additionally, the intersection of Northfield Road and Rio Road is very close to 2405 Northfield Road. This intersection is already highly congested, and more traffic so close would only create more problems. The residents of this area have already had to deal with the construction, the equipment noise, the traffic delays caused by building this commercial site. We do not need to have this disruption continued indefinitely.

Please reject the Homestay Special Exception for 2405 Northfield Road.
Let us keep our neighborhood as charming and wonderful as it has been for more than sixty years.

Rebecca Ragsdale

From: Monica Cates-Rosko <catesrosko@gmail.com>
Sent: Thursday, February 27, 2020 9:40 AM
To: Board of Supervisors members
Subject: Reject the Special Exemption for 2405 Northfield Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

February 26, 2020

To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at 2405 Northfield Road.

Albemarle County went to great lengths to research and develop its current Homestay ordinance, incorporating aspects that would preserve neighborhoods while allowing homeowners to rent extra rooms in their homes. The effort was not haphazard. The initiative took place over many months, included multiple stakeholders and hearings, and ultimately resulted in a carefully crafted ordinance that set acceptable parameters for County Homestays that are safe for guests, limit impact on neighborhoods, and place no undue burden on county services.

The property owners of the structure in question did not build a house as a *home* in a residential neighborhood. They purchased an existing home that was in keeping with the general character of the Northfields neighborhood and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or many others in Albemarle County - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel.

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on multiple websites as able to accommodate up to 22 guests, similar to the property in question on Northfields Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations. A review of the listings on airbnb and vrbo reveal that the property was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. I cannot imagine the relentless disruption this causes for neighbors in terms of traffic and noise, especially in light of the close proximity of neighboring homes. I hope that the County can make a quick decision on this issue. The property owners have worked very hard on this project, and have certainly committed enormous resources to the property. It does not appear that the interior work is complete. Therefore, if the County decides to rule against an exemption in a timely manner, the owners would be in a position to modify the interior construction in order that the structure could be marketed as a genuine home. That may allow them the opportunity to recover some or most of their investment. Otherwise, the financial consequences of this ill-conceived project could be disastrous for them. Thank you for your consideration, and I look forward to attending the hearing on this matter on March 4.

Sincerely

Monica Cates-Rosko

Rebecca Ragsdale

From: Melissa Howard <mkhowa@gmail.com>
Sent: Tuesday, February 25, 2020 11:45 AM
To: Board of Supervisors members
Subject: Please REJECT the Homestay Special Exception for 2405 Northfield Road

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The property owners of the structure in question did not build a house as a **home** in a residential neighborhood. They purchased an existing home that was in keeping with the general character of the Northfields neighborhood and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, **setting a dangerous precedent.** If this exception is approved, there is little to prevent additional homes in our neighborhood - or many others in Albemarle County - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. **Homeowners want to live in a residential neighborhood - not next door to a hotel.**

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on multiple websites as able to accommodate up to 22 guests, similar to the property in question on Northfields Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations. A review of the listings on airbnb and vrbo reveal that the property was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. I cannot imagine the relentless disruption this causes for neighbors in terms of traffic and noise, especially in light of the close proximity of neighboring homes.

I hope that the County can make a quick decision on this issue. The property owners have certainly committed enormous resources to the property. It does not appear that the interior work is complete. Therefore, if the County decides to rule against an exemption in a timely manner, the owners would be in a position to modify the interior construction in order that the structure could be marketed as a genuine home. That may allow them the opportunity to recover some or most of their investment. Otherwise, the financial consequences of this ill-conceived project could be disastrous for them.

I'm sure you have received other letters with much the same content, it makes it no less true. This is an important issue for our neighborhood and others around Albemarle County.

Thank you for your time.

Sincerely,

M. Howard

2721 Northfield Road

Charlottesville, VA 22901

Rebecca Ragsdale

From: Linda Howard <adnil380@gmail.com>
Sent: Tuesday, February 25, 2020 10:20 AM
To: Board of Supervisors members
Subject: Reject the Special Exemption for 2405 Northfield Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at 2405 Northfield Road.

We were appalled at the huge garage that was built and wondered how they had received a permit on our residential street.

We do not want this to be a precedent in our residential neighborhood.

Thank you for your work on our behalf.

Sincerely,

Linda Howard

Rebecca Ragsdale

From: Archie Hawkins <arch22901@yahoo.com>
Sent: Monday, February 24, 2020 3:01 PM
To: Board of Supervisors members
Subject: Reject the Special Exemption for 2405 Northfield Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

I hope you folks will reject the special exemption for 2405 Northfield Road in the upcoming March 4th meeting.

I do not like the idea of what amounts to a hotel being allowed on my residential street. When the demolition of the former residence started I made inquiry at the county office building as to what was going on. I was told that all permits were in order for a home/office. It is very obvious that was not the intent of the owner who is now applying for a home/stay 5 special exemption. We can expect the owner to state that the money has already been spent to make it a home/stay 5. That was a risk the owner took and it looks like a situation of asking for forgiveness instead of permission.

Thank you for the time and I will be attending the meeting on March 4th.
Take Care,

Archie and Sandi Hawkins
2712 Northfield Road
Charlottesville, Va. 22901
434-973-9251

Rebecca Ragsdale

From: Jason Banaszak <jasonbana@gmail.com>
Sent: Sunday, February 23, 2020 2:17 PM
To: Board of Supervisors members; michelle banaszak
Subject: Reject the Special Exception for 2405 Northfield Road - from Jason Banaszak

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at 2405 Northfield Road and any future similar special exception.

Albemarle County went to great lengths to research and develop its current Homestay ordinance, incorporating aspects that would preserve neighborhoods while allowing homeowners to rent extra rooms in their homes. The effort was not haphazard. The initiative took place over many months, included multiple stakeholders and hearings, and ultimately resulted in a carefully crafted ordinance that set acceptable parameters for County Homestays that are safe for guests, limit impact on neighborhoods, and place no undue burden on county services.

The property owners of the structure in question did not build a house as a *home* in a residential neighborhood. They purchased an existing home that was in keeping with the general character of the Northfields neighborhood and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or many others in Albemarle County - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel.

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on multiple websites as able to accommodate up to 22 guests, similar to the property in question on Northfields Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations. A review of the listings on airbnb and vrbo reveal that the property was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. I cannot imagine the relentless disruption this causes for neighbors in terms of traffic and noise, especially in light of the close proximity of neighboring homes. I hope that the County can make a quick decision on this issue. The property owners have worked very hard on this project, and have certainly committed enormous resources to the property. It does not appear that the interior work is complete. Therefore, if the County decides to rule against an exemption in a timely manner, the owners would be in a position to modify the interior construction in order that the structure could be marketed as a genuine home. That may allow them the opportunity to recover some or most of their investment. Otherwise, the financial consequences of this ill-conceived project could be disastrous for them.

Thank you for your consideration.

Jason Banaszak
102 Northfield Circle

Rebecca Ragsdale

From: Michelle Banaszak <michbana@gmail.com>
Sent: Sunday, February 23, 2020 2:11 PM
To: Board of Supervisors members
Cc: J Banaszak
Subject: Reject the Special Exception for 2405 Northfield Road - from Michelle Banaszak

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at 2405 Northfield Road and any future similar special exception.

Albemarle County went to great lengths to research and develop its current Homestay ordinance, incorporating aspects that would preserve neighborhoods while allowing homeowners to rent extra rooms in their homes. The effort was not haphazard. The initiative took place over many months, included multiple stakeholders and hearings, and ultimately resulted in a carefully crafted ordinance that set acceptable parameters for County Homestays that are safe for guests, limit impact on neighborhoods, and place no undue burden on county services.

The property owners of the structure in question did not build a house as a *home* in a residential neighborhood. They purchased an existing home that was in keeping with the general character of the Northfields neighborhood and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or many others in Albemarle County - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel.

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on multiple websites as able to accommodate up to 22 guests, similar to the property in question on Northfields Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations. A review of the listings on airbnb and vrbo reveal that the property was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. I cannot imagine the relentless disruption this causes for neighbors in terms of traffic and noise, especially in light of the close proximity of neighboring homes. I hope that the County can make a quick decision on this issue. The property owners have worked very hard on this project, and have certainly committed enormous resources to the property. It does not appear that the interior work is complete. Therefore, if the County decides to rule against an exemption in a timely manner, the owners would be in a position to modify the interior construction in order that the structure could be marketed as a genuine home. That may allow them the opportunity to recover some or most of their investment. Otherwise, the financial consequences of this ill-conceived project could be disastrous for them.

Thank you for your consideration.

Michelle Banaszak

Rebecca Ragsdale

From: Guerrant, Richard (rlg9a) <rlg9a@virginia.edu>
Sent: Friday, February 21, 2020 12:11 PM
To: Board of Supervisors members
Cc: Kathy Kildea; Aylor, James H (jha)
Subject: Reject the Special Exemption for 2405 Northfield Road

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

February 21, 2020

Mr. Darrick L. Harris
255 Lakeview Drive
Charlottesville, VA 22901

Dear Mr. Harris,

As a Northfield Road resident 1 block down from your new house at 2405, I write to say that we shall welcome you as our neighbor. I had walked up and we spoke amidst a dry spell last fall, as you were watering your impressive newly planted shrubs. We even discussed your thinking about possibly having one or two homestay facilities for guests in your home.

We have learned that you may be planning to not have your home here after all, but instead a larger number of rental units for temporary paid guests. While we indeed do welcome you as a neighbor, I hope you are not planning to have this be a small hotel in our residential neighborhood. I also understand that more than two guest rooms in the home of someone who lives there or in a building where the owner doesn't live is in violation of the current Albemarle County Homestay Regulations.

I do hope you can join us in your home in our really great neighborhood, where my family and I have lived for over 45 years.

Sincerely,
Dick Guerrant

Cc Albemarle County Board of Supervisors

*Richard L. Guerrant, M.D.
Thomas H. Hunter Professor of International Medicine
Founding Director, Center for Global Health
Division of Infectious Diseases and International Health
University of Virginia School of Medicine*

Rebecca Ragsdale

From: Nancy Guerrant <guerrant42@gmail.com>
Sent: Friday, February 21, 2020 11:26 AM
To: Board of Supervisors members
Subject: 2405 Northfield Rd

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To the Albemarle County Board of Supervisors:

As a resident of 2507 Northfield Rd for 45 years, I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at 2405 Northfield Road.

Albemarle County went to great lengths to research and develop its current Homestay ordinance, incorporating aspects that would preserve neighborhoods while allowing homeowners to rent extra rooms in their homes. The effort was not haphazard. The initiative took place over many months, included multiple stakeholders and hearings, and ultimately resulted in a carefully crafted ordinance that set acceptable parameters for County Homestays that are safe for guests, limit impact on neighborhoods, and place no undue burden on county services.

The property owners of the structure in question did not build a house as a **home** in a residential neighborhood. They purchased an existing home that was in keeping with the general character of the Northfields neighborhood and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or many others in Albemarle County - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel.

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on multiple websites as able to accommodate up to 22 guests, similar to the property in question on Northfields Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations. A review of the listings on airbnb and vrbo reveal that the property was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. I cannot imagine the relentless disruption this causes for neighbors in terms of traffic and noise, especially in light of the close proximity of neighboring homes.

I hope that the County can make a quick decision on this issue. The property owners have worked very hard on this project, and have certainly committed enormous resources to the property. It does not appear that the interior work is complete. Therefore, if the County decides to rule against an exemption in a timely manner, the owners would be in a position to modify the interior construction in order that the structure could be marketed as a genuine home. That may allow them the opportunity to recover some or most of their investment. Otherwise, the financial consequences of this ill-conceived project could be disastrous for them.

Thank you for your consideration, and I look forward to attending the hearing on this matter on March 4.

Sincerely,

Nancy Brearley Guerrant

Sent from my iPhone

February 20, 2020

CRUTCHFIELD[®]
CORPORATION

1 Crutchfield Park
Charlottesville, Virginia 22911-9097
434-817-1000
Fax 434-817-1010
www.crutchfield.com

Ned L. Gallaway
Board of Supervisors
County of Albemarle
401 McIntire Road
Charlottesville, VA 22902

Dear Ned:

My wife and I live across the street from the very controversial structure being built at 2405 Northfield Road. By now, you have heard the concerns of our Northfields neighbors. Therefore, I do not feel it is necessary to repeat them. However, there is another issue that is not being discussed.

For over forty years, I have had a business and homes in the County of Albemarle. Over that time, I have gained a tremendous amount of respect for what you, your predecessors on the Board and your staff have done to make our county one of the best places to live and work. Your new homestay ordinance is an example of that. A tremendous amount of work went into it to ensure that the character of our neighborhoods would be protected from potential abuses of the growing homestay industry. Therefore, when granting exemptions to this new ordinance, extreme care must be taken to prevent the creation of precedence that could have unintended consequences on our citizens' quality of life.

Therefore, I strongly believe that if you grant an exemption to the homestay ordinance for The Manors LLC, you would be creating a precedence that opens the door for other corporate entities to build structures specifically designed to be small hotels in any of our residential neighborhoods. Also, it would be creating a precedence of overriding the strong concerns of the residents of those impacted neighborhoods. I know this is not your intent.

Thank you for your service to our wonderful community.

Best wishes,



William G. Crutchfield, Jr.

cc: Rebecca Ragsdale

2512 Huntington Road
Charlottesville, VA 22901
February 20, 2020

To the Members of the Board of Supervisors

We are writing to express our opposition to the request from Darrick Harris (The Manors, LLC) at 2405 Northfields Road for a waiver from the Homestay/Airbnb regulations. We believe that what Mr. Harris is proposing and what he has done does not meet the intent of the new regulations. These new regulations were carefully drafted so that the character of our neighborhoods would be preserved and so that the residents' lifestyle would be protected. We appreciate the Board's efforts toward this end. We also want to apologize for the length of this letter and the attachments but everything enclosed demonstrates why this waiver should be denied.

First, there are several issues with the application itself.

1. His letter and his application do not ask for the same thing regarding owner occupancy—his letter asks for a waiver of this requirement, but the application states he will show proof of residency. He further states in the letter that there is a “low probability of any disturbance with the owner present.” The reality is that since it is owned by an LLC, it is a problem. The owner, even if it is a single owner LLC, could assign a registered agent to take place of the owner. He bought it as an individual and then transferred it to the corporation, The Manors, LLC. He did the same with his other Airbnb, Rockbrook Manor. Mr. Harris is aware that as a corporation he would not be required to live in the home. Do we really want corporations to be able to come into our neighborhoods and tear down existing homes, build large, out-of-place, mini boutique hotels?
2. Mr. Harris's original building permit asked to build additions to the front and back of the home, however, there is no footprint from the original home. You also don't see the huge, towering three-car garage with living space upstairs on the plans presented with the waiver. (Pictures are included).
3. In the letter that is attached to the waiver request, Mr. Harris state that the one-acre lot is “far enough away from all abutting property owners.” This house is extremely close to the adjacent property because the property is long and narrow (pictures enclosed). I would highly recommend that you drive out to the property prior to the March 4 meeting to see how it towers over the neighbors. He has also told many people that he wants to divide the lot into two lots which would mean that the lot would become a half-acre lot. As he has moved the house so close to the road and built a fence halfway across the back, this seems like a real possibility.
4. He also stated in his letter that his original intent when purchasing the property was to operate this as he does his other Homestay property. From what we have found about his other Airbnb, that would be a disaster. Mr. Harris's Rockbrook Manor is listed on his website as well as on the Airbnb site as a **5 bedroom, 15-bed home that can sleep 20 to 25 guests** (one review even mentioned pulling out 3 roll-away beds). (Online description is attached). The Northfields house, where he is asking for 5 bedrooms, could really have 9 bedrooms (not even counting the garage). The Rockbrook-site reviews further state that you can have the entire house to yourself. Many of the reviews at Rockbrook have even mentioned that the guests have had events at the location, one of

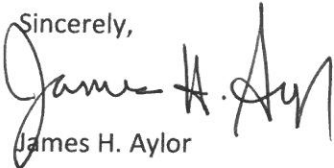
which was catered by the Assistant Manager, Dana. Most of the reviews, by the way, were very complimentary; however, that is because they were allowed to have very large groups for parties. (Comments on Reviews Enclosed). Rockbrook's description also says that it has free parking on-site as well as street parking. Though Mr. Harris has put down gravel on almost the entire yard at the Northfields house (a great look for the neighborhood), it would still not be enough for 20 to 25 cars which it could have on some occasions since many of the guests could be singles and not couples (bachelorette, bachelor parties, etc.) Rockbrook Manor was also a complete transformation from a small ranch house to a large 5 bedroom. (Before and After pictures for both Rockbrook and Northfields).

Another item that we would like to point out is that the Northfields subdivision was established in 1960. At the time, there were covenants recorded in the County Deed Book to protect the character of the neighborhood. (Copy Attached). The covenants include setback requirements, appropriate use only as a single-family home, and no division rights. The covenants also include a map showing that all of the lots are covered by these covenants. I am not sure how these covenants fit into the new zoning but they should be grandfathered in. Once 20 lots were developed in the early 1960's, the covenants were turned over to the Association. Our Association has run continuously since its inception and has tried to protect the neighborhood from exactly what Mr. Harris and The Manors, LLC, are trying to do.

Mr. Harris obviously knew that he was taking a risk but went ahead and built it anyway. The County has no obligation to reward his "build now and ask forgiveness later" attitude. This small corporate hotel does not belong in Northfields or in any urban neighborhood with houses close together. If this waiver is granted, it would set a dangerous precedence and will render the new regulations ineffective. We could build an apartment in our backyard shed, pave the front yard, transfer the ownership to an LLC, and rent out the entire house on a night-to-night basis while we move to a retirement home.

Thank you for establishing the new Homestay regulations. They have made a great leap forward in protecting neighborhoods and neighbors from abuses. It is our hope that you will deny this waiver. We appreciate your attention to this matter. Please call if any of our concerns need clarification (434-760-5938). We will see you at the March 4 meeting.

Sincerely,


James H. Aylor


Sherry K. Aylor

Attachments:

- Reviews from guests at Rockbrook Manor showing large numbers of guests and parties and violations
- Pictures of 2405 Northfields before and after renovations
- Pictures of 7 Rockbrook showing before and after and how dramatically the house changed
- Copy of the covenants recorded in the County deed book (358/465).



2405 Northfields Before Purchased by
Darrick Harris.



Three-car Garage with Large Living Space
Upstairs. You can also see the neighboring
house directly behind the garage which
towers over it.



The left side of the house and the Driveway
with Gravel all the way around.



The front of the house with a gravel circle and a small strip of plants. No longer a split foyer and no resemblance to the previous house for a building permit which was for an addition to the front and back of the house. Also no mention of the garage.



The right side of the house with a large gravel area. You can also see the close proximity to the neighboring home.

Rockbrook Manor, 7 Rockbrook Drive

Before and After



Comments of Concern from Guests at Rockbrook Manor

Almost all of the comments mentioned in the reviews stated that the house accommodated large groups of guests. The overriding theme was that this was a great place for large groups to gather and party. Some of the comments stated that there were 16+ guests. They also mention hosting events at the house (one of the events was even catered by the Assistant Manager). Many of these events did not include couples so would require lots of parking. Is this what the new Homestay regulations had in mind?

The bold text are direct quotes from reviews.

"We hosted our son's rehearsal dinner at Rockbrook Manor and had the Assistant Manager, Dana cater it?" (Their own description states "able to accommodate small events (only for guests renting the house), graduation, family gatherings, and other celebratory occasions for maximum of 20 to 25 guests.) Obviously, they don't enforce their own rules.

"We were able to host a bridesmaids breakfast for 16 and a small open house family breakfast the day afterwards. The house slept 10 comfortably." (Evidently 10 stayed at the house but they held two events with larger numbers attending while renting the house)

"It is also a wonderful place to host graduation parties."

"We even hosted a small and casual rehearsal dinner."

"Everything you could need for a business, bachelorette, wedding, or weekend away with a very large group."

"Perfect place for bring family and friends together for large gatherings."

"Stayed here for a wedding weekend at Pippin Hill with 19 people."

"The perfect place for large groups."

"This is a wonderful house for anyone visiting Charlottesville with a large group."

"Terry's house was such a great find for a bachelorette party."

"We had about 15 people in town for a bachelor party."

"We had 19 sleeping there, 3 were on rollaways."

"This house is PERFECT for large groups. There is parking for at least 4-5 cars in the driveway and on street."

"We rented both the house and the apartment."

"We had 16 law students"

Rockbrook Manor



Terry

16+ guests
5 bedrooms
15 beds
4 baths

Entire home
You'll have the house to yourself.

Sparkling clean
17 recent guests said this place was sparkling clean.

Terry is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Great location
95% of recent guests gave the location a 5-star rating.

STILL AVAIL - UVA GRAD 2020- 2 NIGHT MIN -BOOK NOW

Beautiful architectural home provides spacious rooms, comfortable amenities, and much more. Situated in a great location, you will feel like you are at a 5 Star resort- luxury furniture & bedding, jacuzzi tubs, gas fireplaces, wide screen high def tvs, cable, free wi-fi, beautiful sun porch/dining area, charming front porch, gourmet kitchen, game tables, arcade games, & so much more. The entire home sleeps up to 22 guests (if sharing beds).

The space

Great location! Close to wineries, breweries, downtown Charlottesville, historical sites and shopping. Bright contemporary space. Able to accommodate small events (only for guests renting the house), graduations, family gatherings, and other celebratory occasions for maximum of 20-25 people. Entire home sleeps up to 22 guests (if sharing beds). Resident Manager resides on property.

Guest access

Main Level - kitchen, dining area/ sunroom, deck, living room, family room, 2 bedrooms w/double beds. guest suite w/private bath & single sleep sofa, small guest bedroom w/2 single beds, master suite w/private bath - 2 queen beds, 1 single ottoman pullout, 1 single rollaway

Lower Level -bedroom w/queen w/sitting area & fireplace, queen sofa bed, kitchen, dining area, living room, exercise equipment, laundry room, game room, multi-purpose/theater room, bathroom, outdoor terrace space, handicapped accessible entry

Large front porch w/rocking chairs

Other things to note

No smoking on front porch allowed.

Please keep outside noise levels down after 11:00

Please bring your own towels for makeup removal

NO COACH BUSES allowed on street; NO OVERNIGHT BUS PARKING allowed

On Check-in date the guest that reserved the house will meet the Host for the check-in unless prior arrangements have been made

Amenities

Basic

Wifi
Continuous access in the listing
Cable TV
Indoor fireplace
Iron
Laptop-friendly workspace
A table or desk with space for a laptop

Essentials

Towels, bed sheets, soap, and toilet paper, dryer
In the building, free or for a fee Washer
In the building, free or for a fee TV

Heating

Central heating or a heater in the listing
Air conditioning
Hot water

Family features

Bathtub
Children's books and toys
Fireplace guards

Facilities

Free parking on premises
Free street parking

Dining

Kitchen
Space where guests can cook their own meals
Coffee maker
Cooking basics
Pots and pans, oil, salt and pepper
Dishes and silverware
Dishwasher
Microwave
Refrigerator
Oven

Stove

Guest access

Host greets you
Private entrance
Separate street or building entrance

Logistics

Long term stays allowed
Allow stay for 28 days or more

Bed and bath

Hangers
Shampoo
Hair dryer
Bed linens

Outdoor

BBQ grill
Patio or balcony
Garden or backyard

Safety features

Fire extinguisher
Carbon monoxide alarm
Smoke alarm
First aid kit

.14, 1959 and recorded September 19, 1959 in D. B. 352 p. 231, plat on p. 235 to 239.

RESTRICTIONS:

1. No building of any kind shall be erected or maintained upon the lot herein conveyed except one private dwelling designed and constructed for use by a single family and private garage and stable for the sole use of the occupants of the dwelling on the same lot. No trailers, tents or other temporary quarters shall be used as a dwelling either temporarily or permanently.

2. No residence, building or structure of any kind shall be erected upon said property, and no alterations or additions to any such residence, building or structure shall be made until after the plans thereof (including exterior color scheme, grading plan and location of such residence, building or structure) shall have been approved by Charles Wm. Hurt or anyone who has succeeded in his title to 1/3 of the lots until such time as 20 houses shall be built and occupied at which time there shall be a committee of three elected yearly by the lot owners, owner of each lot having one vote. The committee shall from then on take over authority of Charles Wm. Hurt in regard to the administration of restrictions

two and three

All houses hereafter built on lots in Block L and Block M shown on the attached plat shall have a minimum of 1400 square feet of floor space within the exterior walls exclusive of basement, garage and porches open or closed.

3. No building or any part thereof shall be erected within thirty feet of any street or road, nor within twenty feet of any side line or twenty-five feet of any rear line. No suit or action shall be filed on account of a building violating this restriction after sixty days from the completion of the building.

It shall be conclusively presumed that proper permission has been secured for any work done under Restriction 2 and that the house is located as required by Restriction 3 unless within 60 days from the completion of the work suit with a lis pendens is filed claiming a violation.

4. No re-subdivision of any part of this property by sale or otherwise shall be made unless the consent of Charles Wm. Hurt or the above committee thereto shall have been first obtained.

5. No billboards or signs of any kind shall be erected, maintained or displayed larger than one foot by two feet and no signs except "For Sale" or "For Rent" or notices of professional offices shall be displayed without the consent of Charles Wm. Hurt or the above committee.

6. All sewage disposal shall be in accordance with the specifications of the State Health Department.

7. Charles Wm. Hurt reserves for himself and the benefit of all purchase of lots in northfields, the right or easement 6 feet in width along the rear and side lines of the lot hereby conveyed for pole lines and conduits in connection with supplying light, power, water, gas, sewer and telephone service; also reserves the right of access, at all times, to such lines and conduits for purposes of construction, maintenance and repair.

8. No nuisance of any sort shall be maintained on the property hereby conveyed.

9. These restrictions shall apply for a period of twenty-five years from the first day of January, 1960, and shall be continued automatically thereafter for periods of twenty-five years, unless prior to the expiration of any twenty-five year period the owners of a majority of the net lots in Northfields shall execute and acknowledge and record in the proper Clerk's Office for a deed conveying the land, an agreement releasing the land from any or all of the above restrictions.

But the restrictions shall not prevent use of any of the land for wells and water system and sewer disposal system.

Given under my hand this 16th day of May, 1960.

Charles Wm. Hurt

(SEAL)

Rebecca Ragsdale

From: Jim & Carol Hill <jimcarhill@comcast.net>
Sent: Thursday, February 20, 2020 3:51 PM
To: Board of Supervisors members
Cc: Kildea, Kathy
Subject: Homestead Special Exception -- 2405 Northfield Road

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Members of the Albemarle County Board of Supervisors:

I was the President of the Northfield Homeowners Association for 15 years, and was the President at the time when the redevelopment of 2405 Northfield began. The Northfield Subdivision was created in the 1950s by Dr. Hurt as a very rural neighborhood of substantial homes, all of which were built on lots of at least one acre of land. The original formation documents even made allowances for a limited number of animals per lot. All the homes were on septic systems -- there even was a lake along the eastern edge of the subdivision (which was drained in the 1980s). The obvious intent of the new neighborhood development was to create a quiet, open rural residential neighborhood of single occupancy homes.

A few years ago it became obvious that the new developer of 2405 Northfield Road had no intentions of merely remodeling, expanding and updating an older home, but was looking to create something much larger in scope in a major contrast to the surrounding homes. We soon learned that the new developer was proposing to create a new facility of several buildings that would be totally out of character with the surrounding single family homes. We then watched as commercial trucks, earth moving machinery and other large pieces of equipment were being parked overnight at the site (not just during the daily work period).

We voiced our concerns over this development to several members of the Albemarle County Building Department many times, ending with Mrs. Lisa Green, Building Inspector. However, we were always told “He’s obtained all his permits and all his construction is permitted -- but we’re watching him like a hawk”. We now have this largely expanded oversized House?, a new three car garage with an entire second floor (living quarters?) and a new gazebo. The property owner, Mr. Darrick Harris, is now requesting a Homestay Special Exemption for this property. We fervently urge the Albemarle County Board of Supervisors to **reject this request.**

James R. Hill
2816 Northfield Road
Charlottesville, VA 22901

Rebecca Ragsdale

From: Ed Smith <outlook_83FCF66A4C747AD3@outlook.com>
Sent: Wednesday, February 19, 2020 4:01 PM
To: Board of Supervisors members
Subject: Reject the Special Exemption for 2405 Northfield Road

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February 19, 2020

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

Dear Members of the Board,

I write to express my concerns about and objections to the proposed exemptions to the Homestay Regulations which have been requested for 2405 Northfield Road. Since I will be unable to attend the March 4th meeting of the board, let me elaborate.

Northfields was established as a neighborhood that would embrace, and enhance family relationships and provide an environment in which children could play, people would get to know and support one another through long term relationships, and provide a sound strategy for a long term investment by families. While I fully support the existing ordinance which provides a means by which owners, who wish to rent a room or their house to supplement income in their homes, I strongly object to the proposed exemptions which will enable and encourage LLC's and other capital venture groups to invest in and speculate on properties which provide a good return on their investment. Once that door is opened, the fabric of our neighborhood will change and quickly impact property values. The present ordinance has been well thought out and should be enforced as initially passed. If the owner moved into 2405, made it his/her residence and complied with the existing ordinance, I would quickly withdraw my objections.

I do not live immediately adjacent to the 2405 property but as a nearby neighbor I am concerned with the ripple affect an exemption would have on the rest of our neighborhood. Immediately across the street from my house is an exceptionally large house for sale. It is one of the largest homes in Northfields. If the proposed exception is granted, and a precedent is set to allow LLC's and other investors to put together business plans for similar ventures, what would prevent an LLC or owner from requesting a 6, 8 or 10 bed exception? Exceptions represent a slippery slope which the board should avoid.

Finally, I am concerned with the additional traffic, and the dynamics of our neighborhood which will change if the proposed exceptions are approved. While some responsible families may rent properties such as the one at 2405, there is a very high probability that other groups, with a party atmosphere in mind, will rent the house, especially on football weekends, graduations and other celebratory events. The increased traffic, noise, and behaviors associated with large party-oriented groups is totally unacceptable in our neighborhood or other areas zoned for family dwellings. Understandably, larger groups simply create more traffic, noise, and behaviors which are inconsistent with neighborhood values. Northfields Road already has too many drivers who exceed the speed limit and we do not need more of the same.

I urge the board to deny the requested exception and help the homeowners in Northfields maintain and build upon the family oriented neighborhood which initially attracted us to Albemarle County and to this neighborhood. Thank you for considering our neighborhood needs as a part of this review process. Please contact us at 973-5525 if you have questions.

Rebecca Ragsdale

From: Andy <andykozz1@gmail.com>
Sent: Monday, February 17, 2020 5:58 PM
To: Board of Supervisors members
Subject: Reject the Special Exemption for 2405 Northfield Road

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Follow the rules. If there is an ordinance, law, rule in place ... follow it. The ordinance, law, rule was put in place for a reason. An exemption will set precedence. If you allow an exemption now you wasted time coming up with the ordinance, law, rule to begin with. Use your heads. Follow the rules.

Andy Kosiewicz
2705 Northfield Rd, Charlottesville, VA 22901
804 432-2562

Rebecca Ragsdale

From: Kent, Sarah Gregg (sgk4n) <sgk4n@virginia.edu>
Sent: Monday, February 17, 2020 4:12 PM
To: Board of Supervisors members
Subject: Homestay Special Exception Requests for 2405 Northfield Rd

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Dear Albemarle County Board of Supervisors,

As a 5-year resident of the Northfields community in Albemarle County I am writing to request that you do not grant any Homestay Special Exceptions for 2405 Northfield Rd aka Northfield Manor.

Current Homestay practices

We already have a few Homestays in the neighborhood that work quite well. In fact, they are barely noticeable since they are managed/hosted by the neighborly resident onsite homeowners and have an appropriately small number of guest rooms.

Lack of a personal homeowner

How can Northfield Manor even be considered a "Homestay" if it is no one's home? Please insist on a *resident* homeowner on the Homestay premises – it is just common sense. Homeowners value their home and community over making money from the occasional AirBnB customer.

Guest to guest room ratio

Mr. Harris' business proposal for 5 guestrooms in Northfield Manor is way beyond what we have now. He already has in place this same business plan at 7 Rockbrook Dr. so we know exactly what to expect if these exemptions are allowed. Based on advertisements for his current AirBnB/Inn on Rockbrook Dr., 5 guestrooms can host up to 22 guests at a time. With his 4+ people per guest room algorithm, I think the regulated 2 guest room maximum is already quite generous enough for any residentially zoned community like Northfields. The 7 designated parking spaces will still most likely be inadequate even for 2 guest rooms, though, if all 9 guests drive in separate cars or if they have visitors.

Guest reviews

Guests write rave reviews of their bachelorette parties, bridal showers, rehearsal dinners, reunions, catered business meetings etc. held at the unsupervised Rockbridge Manor "AirBnB/Inn." I'd like to read the neighbor's reviews! Have you canvassed the neighborhood on Rockbridge for their honest assessment of how this has worked for them?

Previous zoning violation

This building site has already sparked outrage from the Northfields community during the construction phase based on our Neighborhood Organization meeting in 2018. We invited Lisa Green, Senior Code Compliance Officer in Albemarle County, to discuss the zoning regulations to try to calm as well as educate residents. The neighbors felt Mr. Harris was in violation of our residential zoning as he was using the site to park his many large work trucks associated with his Dependable Home Improvement LLC business and also had a used car lot vibe going with a constant parade vehicles parked there day and night for weeks with "for sale" signs in the

windows. Have you spoken with Lisa Green to learn of her experience with Mr. Harris? She did eventually issue a citation but it was an ongoing cat & mouse game.

Community oversight of non-compliance

Residential zoning should not allow businesses like the proposed Northfield Manor! Per the correspondence I have been seeing from Ms. Ragsdale, Rockbrook Manor may already be out of compliance. Unfortunately, Rockbrook Manor was set up before regulations were thoughtfully and carefully established. This new expansion of Mr. Harris' businesses is in the main entrance to our community while Rockbrook is on a dead-end road with only 4 other houses. It is, quite frankly, an unfair burden on our community to have to police this "party house/boutique hotel" in our residential neighborhood. I can assure you that if this goes ahead, you will be hearing about violations as they occur from many of us as we will be watching closely. Unfortunately, it will be impossible to not to see the cars, people and general unwelcome disruption this business enterprise will bring to quiet Northfields since it is located at the main entrance.

Summary

In summary, your current Homestay regulations are exactly what is needed to prevent this unworkable and unwelcome business plan from spreading any further in residentially zoned areas of Albemarle County.

Please protect our beloved homes and pleasant lifestyle in Albemarle County. Please do not set this exception precedent for residentially zoned Homestays. Please deny the special exception requests for 2405 Northfield Rd.

Sincerely,

Sarah Kent
2513 Northfield Rd

Rebecca Ragsdale

From: Rosemary Cosselmon <Rosemary.Cosselmon@comcast.net>
Sent: Saturday, February 15, 2020 11:35 AM
To: Board of Supervisors members
Subject: 2405 Northfield Rd.

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To the Albemarle County Board of Supervisors:

I write to urge the Albemarle County Board of Supervisors to reject the Homestay Special Exception for the property located at 2405 Northfield Road.

Albemarle County went to great lengths to research and develop its current Homestay ordinance, incorporating aspects that would preserve neighborhoods while allowing homeowners to rent extra rooms in their homes. The effort was not haphazard. The initiative took place over many months, included multiple stakeholders and hearings, and ultimately resulted in a carefully crafted ordinance that set acceptable parameters for County Homestays that are safe for guests, limit impact on neighborhoods, and place no undue burden on county services.

The property owners of the structure in question did not build a house as a *home* in a residential neighborhood. They purchased an existing home that was in keeping with the general character of the Northfields neighborhood and proceeded to transition the original home and grounds into a structure which has a primary purpose of accommodating 20 or more paid guests. If the Board agrees to the requested exemptions, the line between a homestay and a hotel becomes irreparably blurred, setting a dangerous precedent. If this exception is approved, there is little to prevent additional homes in our neighborhood - or many others in Albemarle County - from being converted to Homestays with absent owners. Property values can be negatively impacted for properties in the vicinity of the subject property. Homeowners want to live in a residential neighborhood - not next door to a hotel.

I understand that the applicant, Darrick Harris, is requesting to operate this structure as his second large, whole-house airbnb rental in Albemarle County. The first property, Rockbrook Manor, 7 Rockbrook Drive, is advertised on multiple websites as able to accommodate up to 22 guests, similar to the property in question on Northfields Road. Rockbrook Manor was permitted in 2017 under the old County homestay regulations. A review of the listings on airbnb and vrbo reveal that the property was booked for large parties of up to 20-22 people nearly every weekend in 2018 and 2019. I cannot imagine the relentless disruption this causes for neighbors in terms of traffic and noise, especially in light of the close proximity of neighboring homes. I had spoke with Mr. Harris when he first began work on that property and he shared that his intent was to duplicate what he had done on Rockbrook Drive and to accommodate very large groups of people due to the income that was being generated on Rockbrook Drive.

I have lived on Northfield Rd. for over 20 years, and am deeply saddened to see what has been allowed to happen in what was a charming old neighborhood known for its modest brick homes and large lots. I am especially saddened for Mr. Harris's neighbors on either side. The 2 story brick garage that was constructed appears to be built directly on the property line and overshadows the home on that adjacent lot. Thank you for your time and consideration.

Rosemary Cosselmon
2515 Northfield Rd.

Rebecca Ragsdale

From: Carole Todd <carole.todd@me.com>
Sent: Friday, February 14, 2020 10:36 AM
To: Board of Supervisors members
Subject: Say No to Special Exemptions for 2405 Northfield Road

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Dear Members of the Board of Supervisors,

Thank you for the hard work you put into the new Homestay regulations. We can only imagine how difficult it was to craft an approach that balanced the desires of homeowners seeking to use their space for additional income with those of neighborhood residents, who are justifiably concerned about protecting the investment they have made in their houses and their community.

We are writing to urge you to reject the application from Darrick Harris to seek exceptions for 2405 Northfield Road from those well considered regulations.

Mr. Harris's desire to increase the number of guests rooms in the dwelling from two to five and be granted an exception to the regulation that the Homestay be owner-occupied **completely contravenes** the intention of the ordinance, which was drafted with the idea of keeping neighborhood impacts to a minimum. It is hard for us to understand how this dwelling would continue to fall into the category of a Homestay and equally hard to understand why the exceptions would be granted.

A homeowner who lets a room or two part of the year is one kind of short-term rental. A five-bedroom house that could conceivably house 22 people — similar to Mr. Harris's whole house rental in Stonehenge — is another all together. Just from the sheer numbers there will be more trash, more cars, more traffic, and more noise.

Aside from the pure impact of those things for our entire neighborhood, there is a significant damaging model being promoted, one that is not very neighborly.

One moves to a neighborhood with the expectation of "neighborliness." Neighborhoods are delicate things, and their social fabric can be frayed in a number of ways. Ideally, when you buy a house, you become part of a community. Neighbors are people who will help out in a pinch, support your child raising money for a band trip, help you move a heavy branch that has fallen over your driveway, or let you know when they see that your unruly Labrador retriever has escaped the fenced yard. These positive deeds are born of relationships, and each one makes neighborhoods stronger.

Our concern is that if the Board uses only the "detriment to any abutting lot" and "harm to public safety" metrics to evaluate the exceptions, members will be using too narrow of a lens to evaluate Mr. Harris's request.

Perhaps the more important yardstick is: What constitutes a good neighbor? And can an individual who never intended to live in our neighborhood, who specifically built an overlarge structure at the gateway to our neighborhood to use as a Homestay, and who now wants to be granted exceptions to regulations designed to maintain the integrity of neighborhoods, be that good neighbor?

Best regards,

Carole and Jesse Todd
2814 Northfield Road