

SE 2024-14 6316 Estes Lane Homestay

APPLICANTS: DAVID RICKARD AND SUSAN
BAKER

STAFF: LEA BRUMFIELD, SENIOR PLANNER II

BOARD OF SUPERVISORS | SEPTEMBER 4,
2024



Summary of Section 5.1.48 Homestay Regulations

Rural Area zoned parcels of 5 or more acres:

- Rental of up to 5 “guest rooms used for sleeping”
- Only permitted in single-family dwelling or accessory structures built before August 7, 2019 (unless excepted)
- Primary structure setbacks (unless excepted)
- Unhosted stays for up to 7 days/month, 45 days/year

All homestays regulations:

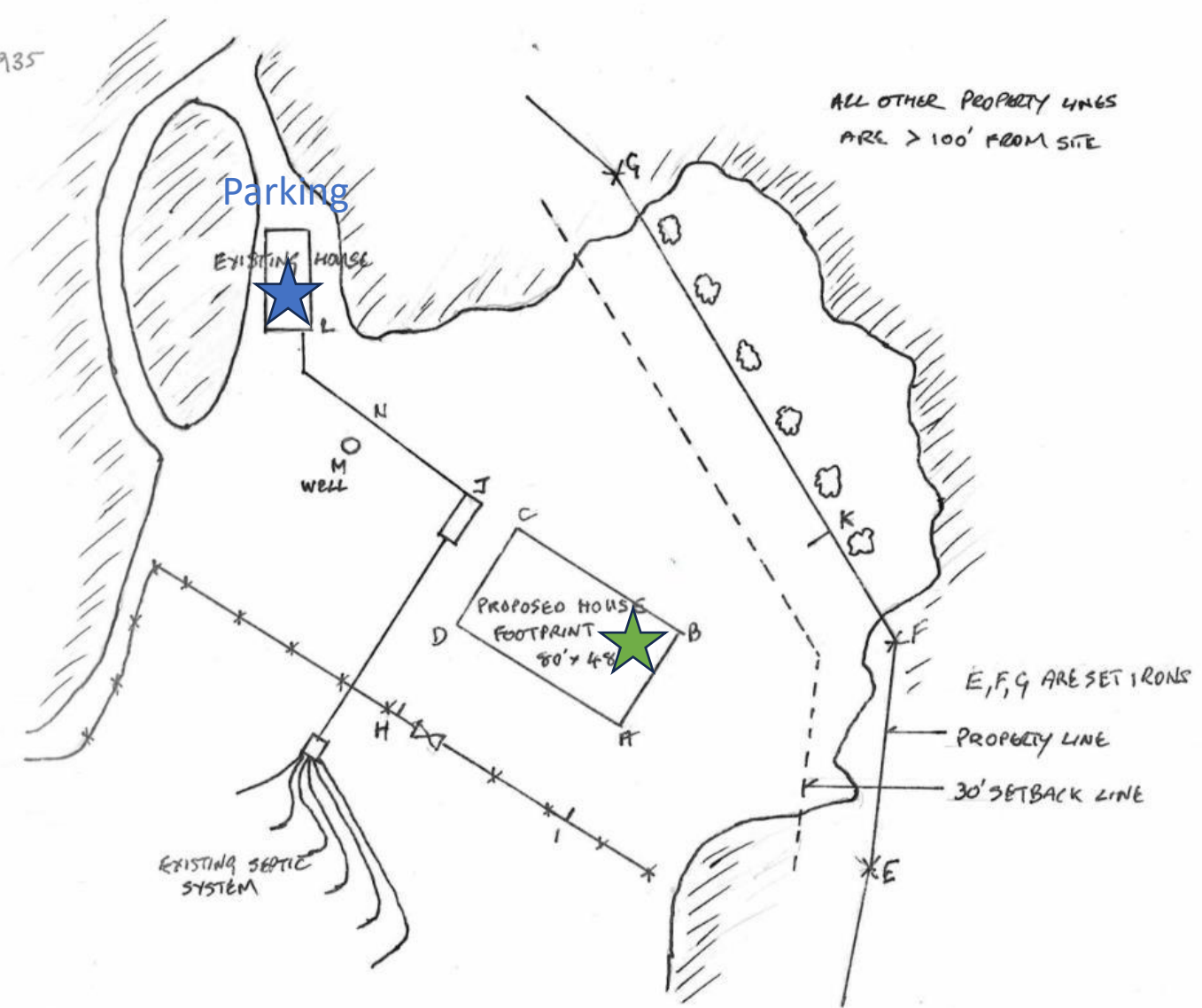
- Owner occupancy required (unless excepted)
- Must obtain a zoning clearance
- Parking must be on-site; street parking is prohibited
- Neighbor notice required with responsible agent contact provided
- Annual safety inspections required

Att. E – Parking and Structures Location Exhibit

SE202400014
6316 Estes Lane
Homestay

- ★ Existing structure proposed homestay location
- ★ Owner's residence under review

PLAT NORTH
TM-19-1C
LH DYKE VA 22935
BAKER
FEB 2024
SCHEMATIC ONLY
45', A-145'
E 120'
88'
160'
18'
58'
LINE OF TREES
WOODED
BOARD FENCE



Att. E – Parking and Structures Location Exhibit - aerial

SE202400014
6316 Estes Lane
Homestay

★ Existing structure proposed homestay location

★ Owner's residence under review





Location of
second
dwelling to
be built

Pole barn



Summary

Parcel

26.87 acre parcel

Parcel retains unused development rights

880 sf structure may be converted to accessory structure by-right

Accessory structure built before August 7, 2019 permitted as homestay by-right

Request

Request to use accessory structure built after August 7, 2019 for a homestay

Special Exception Factors to Consider

- i. There would be any adverse impact(s) to the surrounding neighborhood;*
- ii. There would be any adverse impact(s) to the public health, safety, or welfare;*
- iii. The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- iv. The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*

SE 2024-14 6316 Estes Lane Homestay Recommended Action

I move that the Board adopt the resolution for SE2024-14 6316 Estes Lane Homestay, attached to the staff report as Attachment F.

