

Blairbrook Farm, LLC  
1618 Hobart Street, NW  
Washington, DC 20009

October 25, 2023

County of Albemarle  
Community Development Department  
401 McIntire Road  
Charlottesville, VA 22902  
Attn: Ms. Lea Brumfield, Senior Planner

Re: Homestay Zoning Special Exception Application for Blairbrook Farm---6712 Jarmans Gap Road, Crozet, Virginia—Tax Map Parcel 05500-00-00-02400

Dear Ms. Brumfield,

Enclosed is our application for a Homestay Zoning Special Exception to permit a homestay in the farmhouse located at the above address and, pursuant to County Code 18-5.1.48(b)(2), permit the current tenant in the rental cottage located on the property to serve as resident manager to fulfill the residency requirements for a homestay use. The intended homestay is a 4 BR farmhouse, constructed in 1910, located in the center of a 22 acre farm located approximately 2.6 miles west of the town of Crozet, in the White Hall Magisterial District of Albemarle County.

The property is located in the Rural Area as designated by the Comprehensive Plan. The farmhouse intended for homestay use is in a secluded area separated by good distances from nearby residential properties. *See* enclosed aerial photographs. The northern boundary of the property is the CSX railway line. The parcels to the west, and immediately north of the CSX railway line, are orchards operated by the Chiles family. The nearest neighbors to the east are located approximately 260 yards from the farmhouse and separated by several pastures and wooded creekbeds. The nearest neighbor to the south, across Jarmans Gap Road and Licking Hole Creek, is located approximately 200 yards from the farmhouse. There is ample parking in the rear of the farmhouse to accommodate homestay guests. *See* aerial photograph showing parking locations.

In addition to the 4BR farmhouse, there is a rental cottage located at the entrance to the property. The cottage is rented to Sarah Eagleburger, who would act as the on-site resident agent for the homestay. Ms. Eagleburger is a long-time Albemarle County resident who has herself operated rental properties, so she will provide a knowledgeable and experienced presence on-site for homestay guests. The business management, cleaning services, and other homestay property management services would be provided by professional hospitality management company BeStillGetaways (BSG) which manages a number of homestays in the greater Albemarle/Central VA region, so that homestay guests and adjacent property owners will at all times have both on-site and professional off-site managers available as needed.

My husband and I purchased this 22 acre farm in late August, and intend for it to be our permanent home in retirement. As we are still a few years away from full retirement, and thus unable to visit the property as much as we ideally would like, we would like to make the farmhouse available for homestay use. The property is isolated, scenic, and its surrounding pastures will remain in open space and/or agricultural use. Our intent is to provide an upscale homestay experience providing accommodations for visitors coming to western Albemarle for weddings at the area's numerous vineyards, as well as those seeking to enjoy other

AERIAL PHOTOS OF PROPERTY—6712 Jarmans Gap Road



PARKING DIAGRAM-----Special Exception Application for Homestay

6712 Jarmans Gap Road, Crozet VA--- Tax Map Parcel 05500-00-00-02400



Parking located behind rear of house

Location of Resident Manager Cottage



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March 27, 2024

County of Albemarle  
Community Development Department  
401 McIntire Road  
Charlottesville, VA 22902  
Attn: Ms. Lea Brumfield, Senior Planner

Re: Homestay Zoning Special Exception Application for Blairbrook Farm---6712 Jarmans Gap Road,  
Crozet, Virginia—Tax Map Parcel 05500-00-00-02400

Dear Ms. Brumfield,

Pursuant to our phone conversation last month, I am writing to update our homestay application with respect to information regarding our new resident managers. On April 1<sup>st</sup>, Dan Miller and Rya Turner will be moving into the rental cottage at Blairbrook.

Both Dan and Rya are both Albemarle County natives who have lived and worked in the central Virginia area for most of their lives. Dan and Rya have been living in Crozet for several years, and so are very familiar with the immediate environs around the property. Dan currently works at Heygion Farm and so is familiar with the management of farm properties. My husband Murphy and I are delighted to have them as tenants.

Also, as described in my original application, in addition to Dan and Rya being on-site, the business management, cleaning services, and other homestay property management services would be provided by professional hospitality management company BeStillGetaways (BSG). BSG manages a number of homestays in the greater Albemarle/Central VA region, so our homestay guests and adjacent property owners will at all times have both on-site and professional off-site managers available as needed.

Please do not hesitate to contact me with any questions. I can be reached at 202-413-2288.

Sincerely,



Laurie Ballenger, Manager  
Blairbrook Farm, LLC