



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: February 17, 2021
Re: SE202000024-126 Fontana Court (Fraidon Hovaizi)
Special exception request for a Homestay
TMP: 078E0-00-00-12600
Magisterial District: Rivanna
School Districts: Stony Point E.S., Burley M.S., Monticello H.S.
Zoning District: R4 Residential

Summary of Special Exception:

The applicant is requesting a special exception pursuant to County Code § 18-5.1.48(i) for a proposed homestay at 126 Fontana Court:

1. To increase the number of guest rooms permitted in a homestay pursuant to County Code § 18-5.1.48(j)(1)(iii) from two (2) to four (4).

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

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to deny the special exception application. If the Board chooses to approve the special exception, staff recommends that certain conditions be imposed.

Attachments:

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