

February 7, 2023

Community Development Department
401 McIntire Road, North Wing
Charlottesville, VA 22902

To whom it may concern,

After several long years of planning, designing, and permitting, my wife Ali and I have finally broken ground on a garage apartment at our primary (and only) residence in Greenwood. At the time this letter was written, the footers have been poured and the septic system installed.

When we first came across our property in Greenwood five years ago we immediately fell in love with the beautiful mountain views, the surrounding farm, and the slower pace of life. Our property is everything we have dreamed about and more, except the fact that we have outgrown it due to both a growing family, as well as aging parents. We've run out of room in our primary dwelling to accommodate both.

To mitigate the lack of space, we have decided to build an Accessory Sleeping Unit (ASU) above a much needed garage. The garage will not serve as a typical garage, but will be used as a space for Ali to process/prepare flowers and arrangements for her full-service event floral business, Steelcut Flower Co. (Ali Caddenhead LLC). The ASU is intended to host our parents to assist with childcare and eventually move them in as they begin to need assistance in their later years. The ASU will be 725 square feet and comfortably sleep two. The space will consist of one bedroom, one bathroom, and a great room/kitchenette.

To fully make this dream a reality, we hope to supplement the payment for this structure with Homestay rental income. Supplemental income from short-term stays would allow us to accommodate our family, expand Ali's floral business, and share the experience of this place we are lucky to call home. Ali and I believe that western Albemarle County has so much to offer; we love sharing the region with friends, family, and newcomers. We are proud of the area we call home and the property we maintain.

With the above in mind, we are seeking a special exception from Albemarle County to allow us to host Homestays in our newly constructed ASU.

We greatly appreciate your consideration.

Best,

Matt & Ali Caddenhead

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