



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Date:** February 5, 2020  
**Re:** HS201900015 312 Squirrel Path  
Special exception request for a Homestay  
**TMP:** 04500-00-00-011B0  
**District:** Rio Magisterial District  
**School Districts:** Greer E.S., Jouett M.S., Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exceptions:**

The applicant requests one special exception pursuant to County Code § 18-5.1.48(i)(1)(il) for a proposed homestay to modify the minimum 125 foot front, side, and rear yard required for a homestay in the Rural Areas zoning district pursuant to County Code § 18-5.1.48(j)(1)(v):

*Minimum yards . 1) In the Residential or Planned Development districts, the minimum applicable front, side, and rear yard requirements for primary structures apply to all structures used for homestays; 2) In the Rural Areas district, the minimum front, side, and rear yard shall be 125 feet from any abutting lot not under the same ownership as the homestay, for parking and for structures used in whole or in part to serve a homestay.*

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

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception with the conditions contained therein.

**Attachments:**

Attachment A - Staff Analysis  
Attachment B - Applicant's Proposed Homestay and Special Exception Application  
Attachment C - County Code § 18-5.1.48 Homestay Zoning Regulations  
Attachment D - Location Map  
Attachment E - Parking and House Location Exhibit  
Attachment F - Resolution