



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 19, 2020
Re: HS201900019 200 Ipswich Place
Special exception request for a Homestay
TMP: 04400-00-00-09000
Magisterial District: Jack Jouett
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:

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