

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR HS2020-00030 WINDFIELD (WINSTEAD) HOMESTAY**

BE IT RESOLVED that, upon consideration of the Memorandum prepared in conjunction with the application and the attachments thereto, including staff's supporting analysis, any written comments received, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-5.1.48 and 18-33.49, the Albemarle County Board of Supervisors hereby approves the special exception to modify the minimum 125 foot north side yard required for a homestay in the Rural Areas zoning district for HS2020-00030 Homestay Special Exception Windfield (Winstead), subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

HS 2020-00030 Windfield (Winstead) Homestay Special Exception Conditions

1. The Homestay use is limited to one (1) guest room within the existing residence as depicted on the Parking and House Location Exhibit dated April 9, 2020.
2. Parking for homestay guests is limited to the existing parking areas as depicted on the Parking and House Location Exhibit dated April 9, 2020.
3. The existing 20' vegetative buffer located along the eastern property line as depicted on the Parking and House Location Exhibit dated April 9, 2020 may not be disturbed and must be maintained with screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e).