

From: Mariah Dean
1869 Taylors Gap Road
North Garden, VA 22959
Tax Map 87 Lot 18c Parcel E
HS202000026 **Special Exception to minimum 125'**

Dear Board of Supervisor Members,

I hope that after reviewing this information that you will be able grant me a special exception to the 125 foot minimum from my neighbors property line for my homestay application.

I have talked to my abutting next door neighbors (the Brays - Megan, Tony and mother-in-law Margie), and they are fine with me hosting Airbnb home stays at my house. Yes, my house is less than 125' from the property line - but our respective houses are closer to 300 feet apart. The Bray's driveway runs along the property line, but their house is far enough that we do not hear each other when we are outside.

The side of my house that is towards these neighbors is NOT the side where my sitting porches and driveway area are. These are on the other side of my house away from them, so that my house, plus my pergola, trees and fence provide a visual and sound barrier.

Based on this, I hope you will see that a homestay is not a noise or visual "detriment to the abutting lot" or the owners who reside there. Also, there is nothing to cause harm to "public health, safety, or welfare" of either party.

Here is the ordinance section and criteria I am seeking a variance to:

"§18-5.1.48(2)(v) *Minimum yards*-The minimum front, side, and rear yard for parking and for structures used in whole or in part to serve a homestay shall be 125 feet from any abutting lot not under the same ownership as the homestay use. This can be reduced under 5.1.48(i)(1(ii))."

"Special exceptions may be granted after notice to abutting property owners upon consideration of the following:

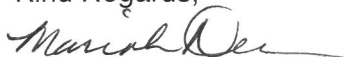
- (i) There is no detriment to any abutting lot; and
- (ii) There is no harm to the public health, safety, or welfare."

Note on Personal hardship:

I also want to mention that being able to rent out rooms in my house on Airbnb is going to help me keep my house and property from going into foreclosure. You see, before I was diagnosed with cancer, I was a successful management consultant. I had a good income. Since getting sick I can no longer travel and do this work. My plan is to use the income from Airbnb stays to pay my mortgage, and use my social security for food and utilities. I really really need to be able to do Airbnb rentals to keep a roof over my head. I am 70 years old. If I become unable to pay the mortgage and I am forced to move from this house through a foreclosure, I could end up homeless, as my social security is not enough to pay rent in the area.

Thank you so much for helping me to come into compliance through granting this exception, and making it possible for me to keep my home.

Kind Regards,



Mariah Dean