

County of Albemarle
Community Development
401 McIntire Road
Charlottesville, VA 22902

10/6/2020

RE: **Special Exception for a Modification to the 125' setback requirement for a Homestay**
6950 Heards Mountain Road, Coveseville, VA 22931
TMP 09600-00-00-014A0

To Whom it May Concern,

I am applying for a Special Exception for a Modification to the 125' setback requirement to use my house in the Rural Area district, as a Homestay.

Setbacks:

The existing setbacks are 76' on the Northwest side, 108.7 on the Southwest side, and 94.9' on the Southeast side. (See the attached plat which was prepared in 2008 at the time of subdivision. Note that TMP numbers may have changed since this plat was prepared.)

Topography:

These (above) existing setbacks are a byproduct of the steep topography and existing orchard road. The property is 5.807 acres and is unusual in shape because it follows the contours of an existing internal orchard lane, which became the driveway for the house. The site and the position of the house on the property were chosen because the remainder of this property and most of my Dad's property, is too steep for development.

Neighbor:

My property has only one contiguous neighbor, my Dad; David G. Caughey. His property, TMP 09700-00-00-004D0 (399.28 ac) (formerly TMP 96-14 owned by my Mother, Anne F. Caughey) as shown on the attached plat from the time of subdivision), completely surrounds mine. He also owns the next closest parcel, 97-30B, which is directly on the other side of the road. He is fully in favor of the operation of my house as a Homestay. (See the attached letter from him.) These named (and other) contiguous parcels have been owned by my family on my mother's side since 1953.

There are no other contiguous neighbors.

The next closest house, which is on parcel 97-30A across the road, is jointly owned by me, my husband, my Dad and my Uncle, and is estimated to be over 600' away.

6950 Heards Mountain Road – My house

6865 Heards Mountain Road – Closest house, owned by me, my husband, my Dad, and my Uncle



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RE: **Letter in support of: Special Exception for a Modification to the 125' setback Requirement for a Homestay**

6950 Heards Mountain Road, Covesville, VA 22931
TMP 09600-00-00-014A0

To Whom it May Concern,

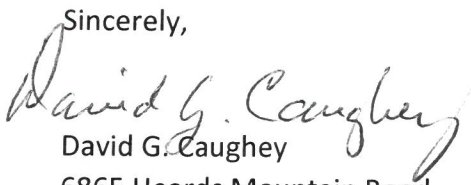
My Daughter, Susan Caughey Pierce, owner of 6950 Heards Mountain Road, Covesville, VA, is seeking a special exception for a modification to the 125' setback requirement for Homestay use of her house.

My property, TMP 009700-00-00-004D0, completely surrounds hers, and I am the only contiguous neighbor. I also own the property directly across the road, TMP 09700-00-00-030B0, and co-own the closest house, TMP 09700-00-00-030A0 with my daughter, Susan, her husband, and my brother.

I support and am fully in favor of the use of her house, 6950 Heards Mountain Road, as a Homestay. I believe this use is a benefit to my properties, to the community, and to the County of Albemarle.

I welcome contact from Albemarle County concerning this matter, and am available to assist in the review and approval of her request for Special Exception.

Sincerely,



David G. Caughey
6865 Heards Mountain Road
Covesville, VA 22931
(703) 677-7297 cell
dgcaughey@gmail.com

