

c/o Ms. Lea Brumfield

Senior Planner II, Zoning Division

Albemarle County Community Development Department

RE: Chapter 18-permitted request for a special exception of homestay set-back requirement

Address: 1045 Quail Hollow Lane, Charlottesville, VA 22901

Parcel: 04300-00-00-023E2

Dear members of the Zoning Division Board:


I am requesting that the Board kindly consider my request for an exception from the usual setback requirements for my finished basement apartment that I have rented out for years in a standard way (i.e. with a lease) but also would like to do so for shorter occupancy as a "homestay". I list below the reasons that I feel that this is a reasonable request and, importantly, have asked my closest neighbor, Ms. Penny Mahone of 1015 Quail Hollow Lane, who would, in theory, be the most "affected" by the homestay to send directly to Ms. Brumfield (i.e. not by me) an independent letter stating her position about my sometimes using my basement apartment as a homestay. (Of note, I would be happy to obtain other supporting letters from my other two neighbors but their properties are really far (distance-wise) from my home and there are no lines-of-sight issues with either of them.)

Mitigating factors in support of this request (I also refer you to the attached annotated pdf that is superimposed on the official GSI county map illustrating the position of my property and the adjacent home owned by the Mahones):

1. The entry to the apartment is absolutely not visible to any of our neighbors since it is around the back of the main residence.
2. (See hatched area on attached map) The apartment and its entrance are 10+ ft. below the front grade level of my residence and the private gravel path and steps leading down to the apartment run along the western and then southern side of my house. This path is near my barn and far from the Mahone's home. Importantly, most of the path's length is, again, not visible from the Mahone's home.
3. The apartment only has windows along one wall, facing South/Southwest toward my back yard (see attached photos). Thus, there is no sight line between the apartment (interior or exterior) and the neighbors.
4. There are mature trees and thick bushes, many of which are conifers, and thick bushes between the Mahone residence and my home, adding to the sense of privacy.
5. Of additional note, although some people who have expressed interest the homestay accommodation are interested in sightseeing and visiting different locations/venues in the County, the majority have inquired about longer stays (e.g. 3 to 6 weeks) due to a family member being treated at UVA Medical Center.

Please let me know if you have any questions that I can address and I am grateful for your consideration of my request.

Best wishes,



Dean H. Kedes

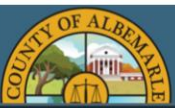
1045 Quail Hollow Lane

Attached:

- a. Annotated pdf map locating the apartment on the ground (basement) floor of my home.
- b. Photo of view from apartment.
- c. Photo of entrance to the apartment
- d. Google satellite image showing the mature tree growth around both 1045 and 1015 Quail Hollow

Additional actions:

- a. Special exception application filled out online
- b. Fee of \$457 for the application for an exception paid online



Search

Selection

Maps

Location

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https://gisweb.albemarle.org/gpv_51/Viewer.aspx?state=329838217074



1045 Quail Hollow Ln







Pathway to and view from apartment
—of note, the apartment only has windows
along the back side (Southwest) of the house