



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Lea Brumfield, Senior Planner II  
**Date:** January 20, 2021  
**Re:** SE20200020 Homestay Special Exception Dean Kedes  
**TMP:** 04300-00-00-023E2  
**Magisterial District:** Samuel Miller  
**School Districts:** Meriwether Lewis E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

Pursuant to County Code § 18-5.1.48(i), the applicant is requesting a special exception to modify County Code 18-5.1.48(j)(1)(v) to reduce the required 125-foot setback for an existing Homestay at 1045 Quail Hollow Lane to 40 feet +/- from the northeastern and eastern property lines (for the house and homestay parking) and to 118 feet +/- from the southern property line (for the house).

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 G) 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. Letter of Support
- G. Resolution