

# MILTON RIDGE PROPERTIES, LLC.

Michael W. & Patricia S. Phillips (owners)

1819 Milton Road

Charlottesville, VA 22902

SCC ID No. S412483-2

EIN #: 46-0769006

DATE: October 27, 2020

TO: COUNTY OF ALBEMARLE, COMMUNITY DEVELOPMENT

RE: APPLICATION FOR A SPECIAL EXCEPTION FOR HOMESTAY COMPLIANCE OF REQUIRED SETBACKS

I am writing to request that I receive a special exception to the number of feet required to bring my Airbnb Barn studio into compliance. My barn studio was built as an auxiliary building on our rural 5+ acre property in 2007. It is considered a 1 bedroom, although there are no walls separating the space as such. We allow only 2 guests to stay in our Airbnb. There is parking space available right in front of the barn studio to accommodate 2+ vehicles. See drawing.

My two (2) closest neighbors in proximity to our barn studio homestay have both written letters in support of this special exemption. I have included those letters in this application. My one neighbor's house, owned by Dustin Greene, located at 1180 Milton Road, actually sits behind the barn and to the far left, across a private road (Lafayette Lane) and is about 275 feet from the closest point of our barn studio. His actual property line, though, (he actually owns 2 adjacent parcels) sits only 35 feet from the closest point to our barn studio, and thus is the reason we are asking for special exception. We feel his house is far enough away with plenty of buffering so as to not create any type of disturbances from our renting our barn studio as a homestay.

My second neighbor's house, owned by Kimberly Martin, located at 1814 Milton Road, actually sits across a main road (SR 732), and according our own rough measurements, her property line is approximately 125 feet from our barn studio. Her house actually sits about 225 feet from the closest point to our barn studio. Furthermore, the back end of our barn studio faces Ms. Martin's house. The parking area and porch to the barn studio face our main house which would add another 40 feet of buffer.

Finally, we feel our property of 5 acres sits adequately on all sides to our adjacent neighbors to support the functionality of having an Airbnb.

Respectfully,



Patricia Phillips

Dear County Board of Supervisors,

I live at 1180 Lafayette Lane immediately adjacent to 1819 Milton Road. I am writing regarding approval of the Phillips property to be included as an Airbnb. Increasing rural area setbacks on existing buildings retroactively undermines the functionality of the property.

I would recommend approval to allow the use of their property as an Airbnb. Please feel free to reach out to me if you would like further discussion in any agenda or guidance meetings.

Best Regards,

A handwritten signature in black ink, appearing to read "D. Greene", written in a cursive style.

Dustin Greene, PE

(415)420-8238

trishsphillips@embarqmail.com

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**From:** Kim Martin <kmartin2@k12albemarle.org>  
**Sent:** Sunday, October 11, 2020 8:51 AM  
**To:** trishsphillips@embarqmail.com  
**Subject:** Board of Supervisors

Dear County Board of Supervisors,

My name is Kim Martin and I reside and own the property at 1814 Milton Road. I live directly in front of the property in question at 1819 Milton Road. I am writing in regards to their Airbnb that is seeking to be approved through this county process. Although my property does not abut their property, I am in closest proximity to the building in question.

As the closest neighbor to the Phillips Airbnb, I would recommend that they are approved for the ability to use this property as an Airbnb. I trust them as neighbors and don't foresee that conducting business through an Airbnb would be any problem.

Sincerely,



Kim Martin

1814 Milton Road

Charlottesville, VA 22902