



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Date:** May 19, 2021  
**Re:** SE202100010 La Fourche  
Special exception requests for a Homestay  
**TMP:** 079A1-00-0A-00100  
**Magisterial District:** Rivanna  
**School Districts:** Stone Robinson E.S., Burley M.S., Monticello H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exceptions:**

The applicants have requested two special exceptions in association with the proposed homestay at 3555 Keswick Road, 3507 Keswick Road, and 1061 East Keswick Drive:

**Increase the Number of guest rooms** -Pursuant to County Code §18-5.1.48(i)(1)(i), the applicants are requesting a special exception to increase the number of permitted guest rooms from two to five.

**Reduce Required Minimum Yards** -Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicants are also requesting a special exception to reduce the 125' setbacks required by County Code 18-5.1.48(j)(1)(v).

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 F) to approve the special exceptions with the conditions contained therein.

**Attachments:**

- A. Staff Analysis
- B. Applicant's Request
- C. County Code § 18-5.1.48 Homestay Zoning Regulations
- D. Location Map
- E. Parking and House Location Exhibit
- F. Resolution