

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SE2021-00018 BEAUCHAMPS HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2021-00018 Beauchamps Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-5.1.48 and 18-33.49, the Albemarle County Board of Supervisors hereby finds that the requested special exceptions would cause (i) no detriment to any abutting lot and (ii) no harm to the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED that in association with the homestay at 943 Jefferson Lake Drive, the Albemarle County Board of Supervisors hereby approves the special exceptions to: 1) allow up to five guest rooms, rather than the two otherwise permitted; 2) modify the minimum 125 foot eastern and western yards otherwise required for a homestay in the Rural Areas zoning district; and 3) waive the owner occupancy requirement to allow a resident manager for the homestay, each subject to the conditions attached hereto.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of ____ to ____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

SE 2021-00018 Beauchamps Homestay Special Exception Conditions

1. Parking for homestay guests is limited to the existing parking areas, as depicted on the Parking and House Location Exhibit dated May 10, 2021.
2. Homestay use is limited to a total of five (5) guest rooms, all of which must be within the existing dwelling, as depicted on the Parking and House Location Exhibit dated May 10, 2021.
3. The existing buffer and screening located along the northern and eastern property lines, as depicted on the Parking and House Location Exhibit dated May 10, 2021, must be maintained, or equivalent screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e) must be established and maintained.