

6.22.21

Ridenour – Application for a Special Exception – Description:

We have an existing artist studio/guesthouse at 3 Buck Mountain Rd in Earlysville, VA that we hope to turn into a unique homestay. The location is ideal for visitors who are looking for a peaceful respite in the country but with easy access to both downtown Charlottesville, UVA, the airport, Shenandoah National Park and numerous local amenities.

We are looking to start a homestay in order to provide additional income to help pay for home improvement projects on our house and property. In addition, we are currently not able to take full advantage of the guesthouse, and therefore hope to rent the space to provide a unique opportunity for travelers looking for a well-designed space to relax and unwind for a short trip.

We are requesting a waiver for the following sections:

1. Use of an accessory structure for a homestay for residence zoned rural areas less than 5 acres.
  - a. The structure is an existing artist studio/guesthouse built by previous owners.
  - b. The structure has convenient access to the street, convenient parking, and will abide by all requirements for homestays.
2. 125ft setback from parcel boundaries for residence zone rural areas less than 5 acres
  - a. The structure has limited setbacks on two sides but significant screening to the north. A recent storm took out numerous large trees along the south property line which are in the process of being replaced to provide as dense of buffer as possible.