

**RESOLUTION TO APPROVE SPECIAL EXCEPTIONS
FOR SE2021-00030 RAMSAY COTTAGE HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE2021-00030 Ramsay Cottage 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 18-33.9, 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 Ramsay Cottage Homestay, the Albemarle County Board of Supervisors hereby approves the special exceptions (i) to increase the number of permitted guest rooms to three (3); (ii) to modify the minimum 125-foot eastern yard required for a homestay in the Rural Areas zoning district; and (iii) to allow occupancy by a tenant resident manager, all of which are 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 2021-00030 Ramsay Cottage Homestay Special Exception Conditions

1. Parking for homestay guests is limited to the existing parking area as designated on the House and Parking Location Exhibit dated August 18, 2021.
2. Homestay use is limited to a total of three guest rooms, all of which must be within the Ramsay Cottage, as currently configured and depicted on the House and Parking Location Exhibit dated August 18, 2021.
3. The existing screening, as depicted on the House and Parking Location Exhibit dated August 18, 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.
4. A boundary line adjustment subdivision between Tax Parcel IDs 07000-00-00-005 and 007000-00-00-005A0 must have been approved and recorded before the issuance of either (i) a zoning clearance for the homestay use of the Ramsay Cottage and/or (ii) a building permit to convert the existing Artist's Studio to a single-family dwelling. An accompanying plat must demonstrate that existing and proposed structures fully comply with County Code § 18-10.4 (Area and Bulk regulations).