



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
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**To:** Albemarle County Board of Supervisors  
**From:** Rebecca Ragsdale, Principal Planner  
**Date:** October 20, 2021  
**Re:** SE202100034 - 3393 Loch Brae Lane (Blue Mountain Haven)  
Homestay  
**TMP:** 05800-00-00-003J1  
**Magisterial District:** Samuel Miller  
**School Districts:** Meriwether Lewis E.S., Henley M.S., Western Albemarle H.S.  
**Zoning District:** RA Rural Areas

**Summary of Special Exception:**

The applicants are requesting one special exception for a homestay at 3393 Loch Brae Lane.

**Reduce Required Minimum Yards.** Pursuant to County Code § 18-5.1.48(i)(1)(ii), the applicants are requesting to modify County Code § 18-5.1.48(j)(1)(v) to reduce the required 125-foot setback to 119 feet +/- from the eastern property line and to 124 feet +/- from the southern property line for the homestay structure.

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 exception with the condition contained therein.

**Attachments:**

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