

Narrative Description
Special Exception Request

We are requesting an exception to the 2-guestroom limitation on homestays of less than 5 acres in the Rural Area. We are requesting approval of 5 guestrooms.

Background: We live in the Franklin Subdivision. This area consists of approximately 40 single-family homes most of which are on two acre lots. The subdivision is along the western side of the Southwest Mountains, about a mile north of Pantops on Stony Point Road. The area is wooded, and most homes are separated by woods from their neighbors. We have lived in the area since building our home (1737 Franklin Drive) in 1986. We recently acquired the house next door (1757—the proposed homestay) to renovate it as it was in very poor condition and was not representative of other homes in our neighborhood. The work is now complete, and we would like to use it as a guest house for family and friends and as an occasional homestay. We recently combined our lot at 1737 and the lot at 1757 into a single 4+ acre lot.

County Regulations (Sec 5.1.4c(iii))limits the number of guest rooms to two (2) in the Rural Area if the homestay is less than 5 acres. However, the Board of Supervisors is authorized by special exception to allow up to 5 guest rooms. Section 5.1.48(d)(3) describes the relevant factors that the Board of Supervisors may consider. These include

- whether there would be any adverse impact to the surrounding neighborhood
- whether there would be any adverse impact to the public health, safety, or welfare,
- whether the exception would be consistent with the Comprehensive Plan and any applicable master or small-area plans, and
- whether the proposed special exceptions would be consistent with the size and scale of the surrounding neighborhood.

To our best knowledge, we believe that our request for approval of 5 guestrooms is justified under the foregoing criteria, as follows:

--The proposed homestay has about 4200 square feet of inside living space, 4.5 baths, 5 good sized bedrooms and several sizable interior common areas (Great Room, Family Room, Game Room, Theater Room, downstairs kitchenette, large kitchen). It also has about 1000 sq. foot exterior deck/patio, most of which is covered. Thus, there is ample interior and exterior space to accommodate guests in 5 bedrooms and thus there would be no adverse impact to those staying in the property. The home is similar in size and scale to others in the neighborhood.

--We are unaware of any other adverse impact to the health, safety or welfare that would result by the proposed exception.

--We are unaware of any inconsistency between the proposed exception and the Comprehensive Plan and any applicable master or small-area plans.

--As noted, we believe that the special exception would be consistent in size and scale with the surrounding neighborhood. In this regard, we note that there are other neighborhood homes of the size and scale of the proposed homestay and that the distance between the homestay and adjoining properties is similar to others in the neighborhood. As with other properties in the neighborhood, the proposed homestay is visually screened from its neighbors by landscaping and wooded areas.

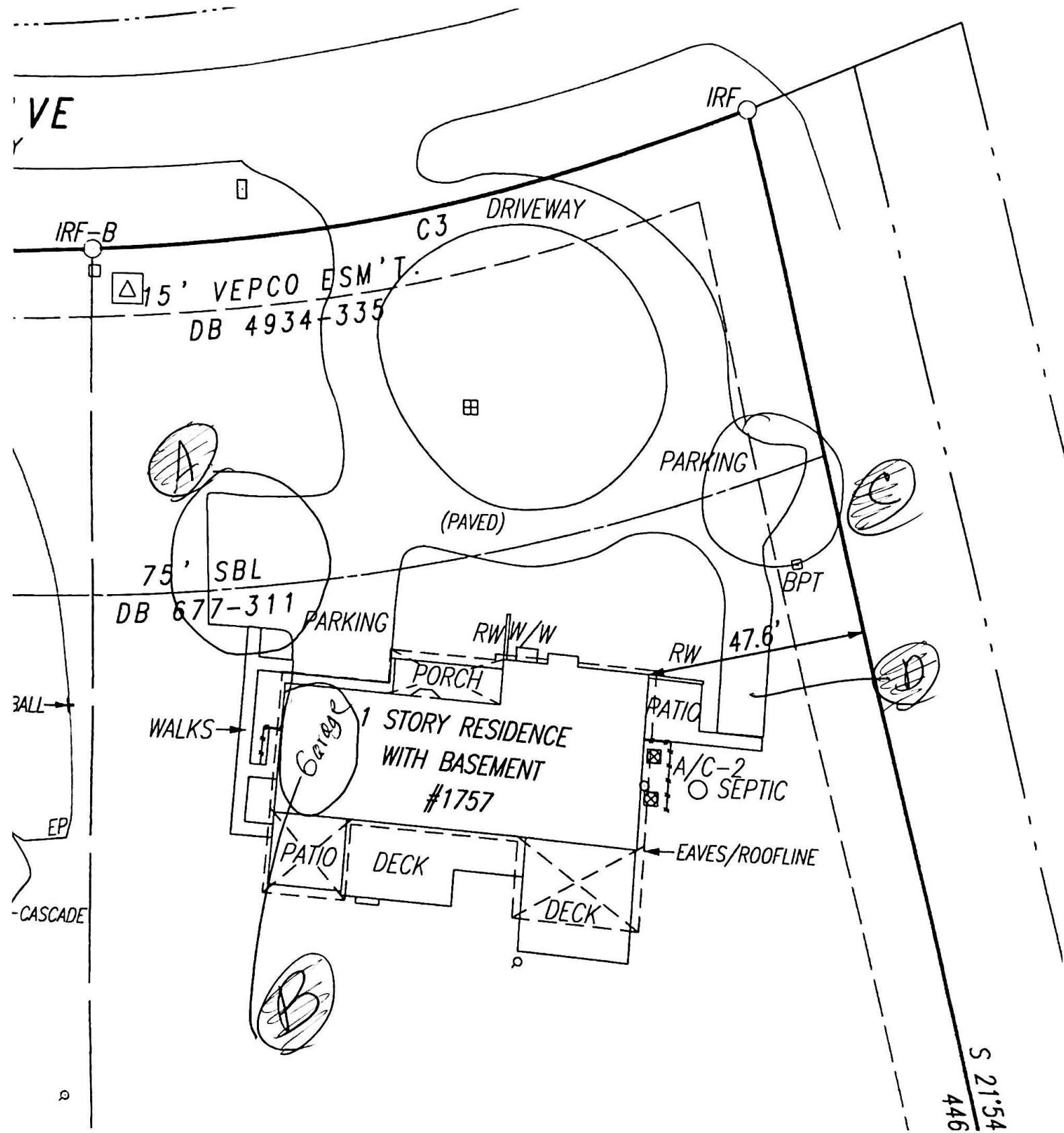
--The lot size is over 4 acres almost 1 acre of which is woods which helps maintain a sense of privacy to the proposed homestay.

We would be happy to answer any questions that you may have.

Sincerely,

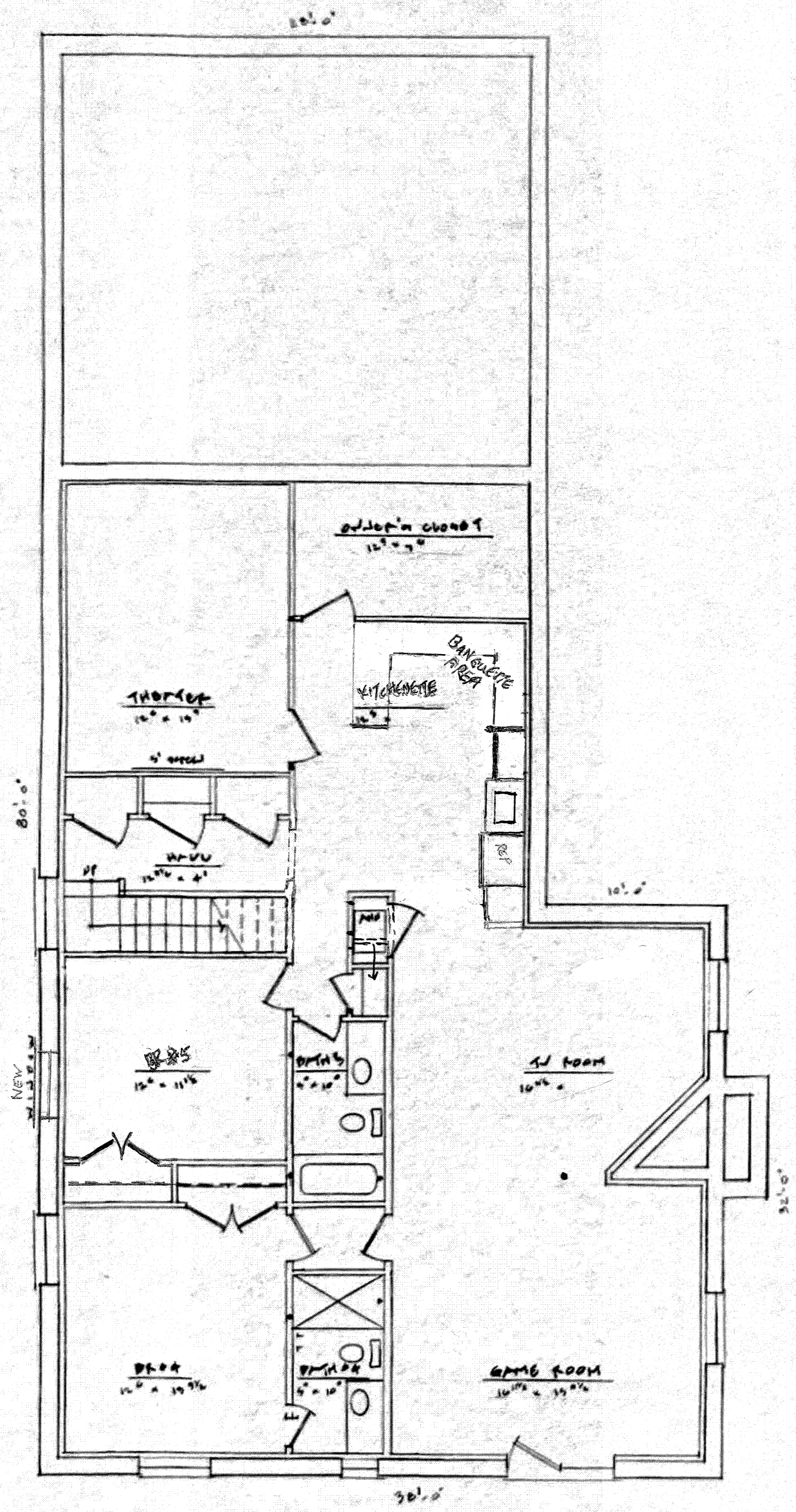
James Skeen

1757 Franklin Dr. Parcel 62-130

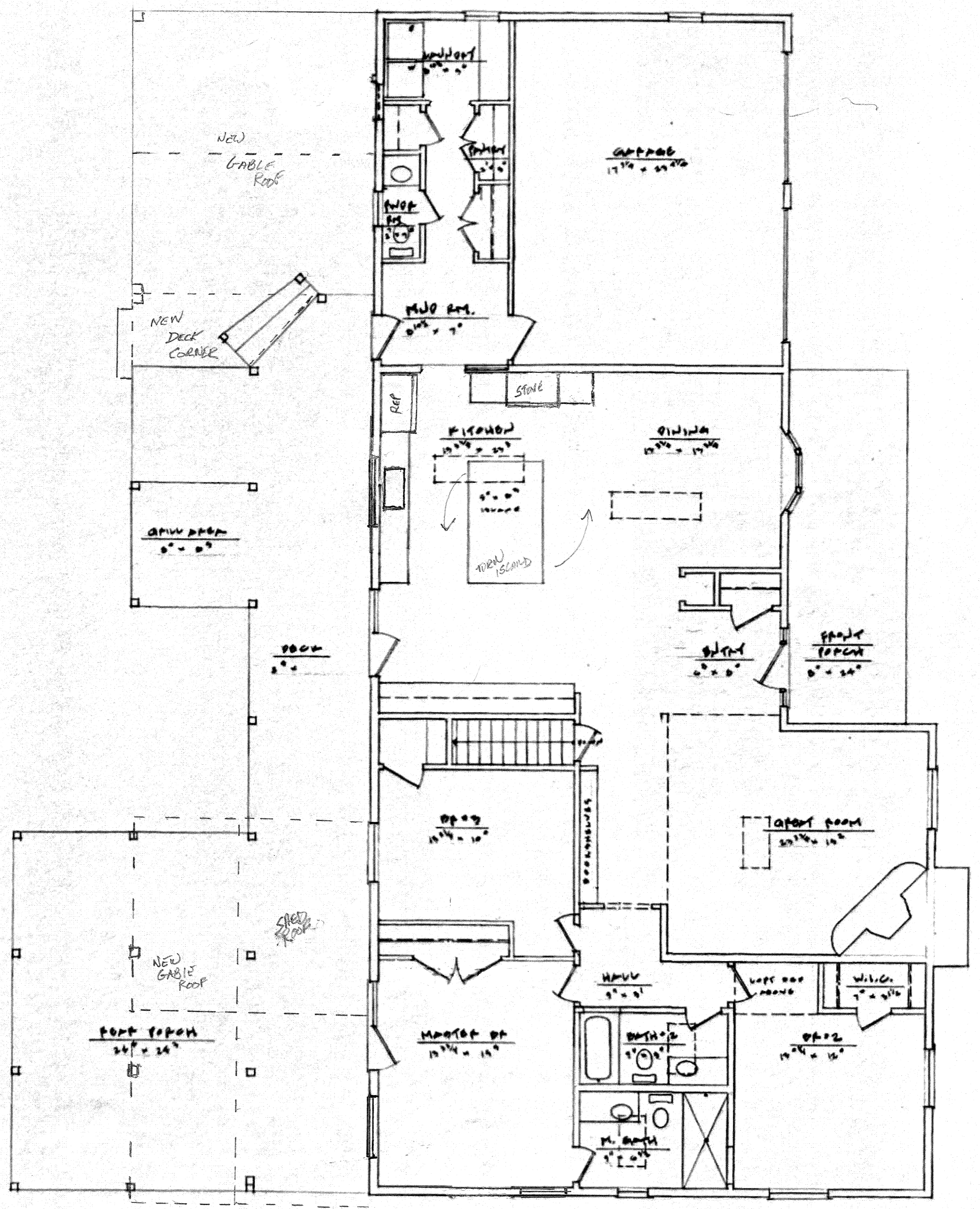


Parking - 2-3 spaces at A
 2 spaces at B (Garage)
 2 spaces at C
 1 space at D

Total - 7-8 spaces



LOWER FLOOR PLAN



MAIN FLOOR PLAN