

# SE 2024-05 320 Home Port Lane Homestay

APPLICANTS: JUNIOR, AUSTEN M & MARY  
KATHERINE R JUNIOR

STAFF: LEA BRUMFIELD, SENIOR PLANNER II

BOARD OF SUPERVISORS | JUNE 5, 2024



# Summary of Section 5.1.48 Homestay Regulations

Rural Area zoned parcels of 5 or more acres:

- Rental of up to 5 “guest rooms used for sleeping”
- Only permitted in single-family dwelling or accessory structures built before August 7, 2019 (unless excepted)
- Primary structure setbacks (unless excepted)
- Unhosted stays for up to 7 days/month, 45 days/year

All homestays regulations:

- Owner occupancy required (unless excepted)
- Must obtain a zoning clearance
- Parking must be on-site; street parking is prohibited
- Neighbor notice required with responsible agent contact provided
- Annual safety inspections required

## Att. E – Parking and Structures Location Exhibit

SE20240005  
320 Home Port Lane  
Homestay

★ Approximate proposed homestay location

★ Owner's residence









# Summary

## Parcel

6.93 acre parcel

Parcel contains 2 unused development rights

Accessory structure is permitted by-right

Accessory structure built before August 7, 2019 permitted as homestay by-right

## Request

Request to use accessory structure built after August 7, 2019 for a homestay

# Special Exception Factors to Consider

- i. There would be any adverse impact(s) to the surrounding neighborhood;*
- ii. There would be any adverse impact(s) to the public health, safety, or welfare;*
- iii. The proposed special exception would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and*
- iv. The proposed special exception would be consistent in size and scale with the surrounding neighborhood.*

# **SE 2024-05 320 Home Port Lane Homestay Recommended Action**

I move that the Board adopt the resolution for SE2024-05 320 Home Port Lane Homestay, attached to the staff report as Attachment F.