



SE 2024-01 1234 Carter Street Homestay

APPLICANT: THE SQUARE LLC

STAFF: FRANCIS MACCALL, DEPUTY ZONING
ADMINISTRATOR

BOARD OF SUPERVISORS | OCTOBER 2, 2024

Summary of Section 5.1.48 Homestay Regulations

Residential zoned parcels :

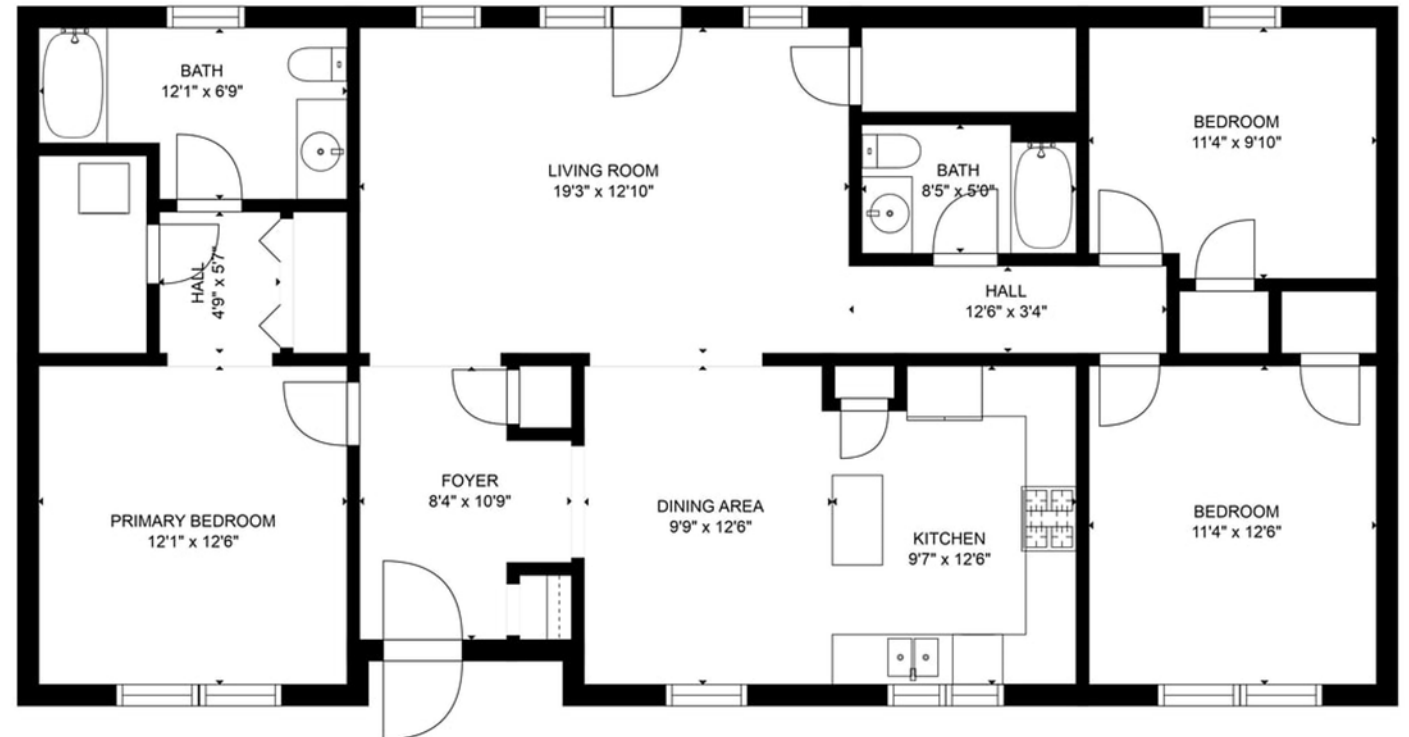
- Rental of up 2 “guest rooms used for sleeping” (unless excepted)
- Only permitted in single-family dwelling (unless excepted)
- Primary structure setbacks (unless excepted)
- No unhosted stays

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. F – Homestay Floor Plan

SE202400001
1234 Carter Street
Homestay



GROSS INTERNAL AREA
FLOOR 1: 1340 sq. ft
TOTAL: 1340 sq. ft

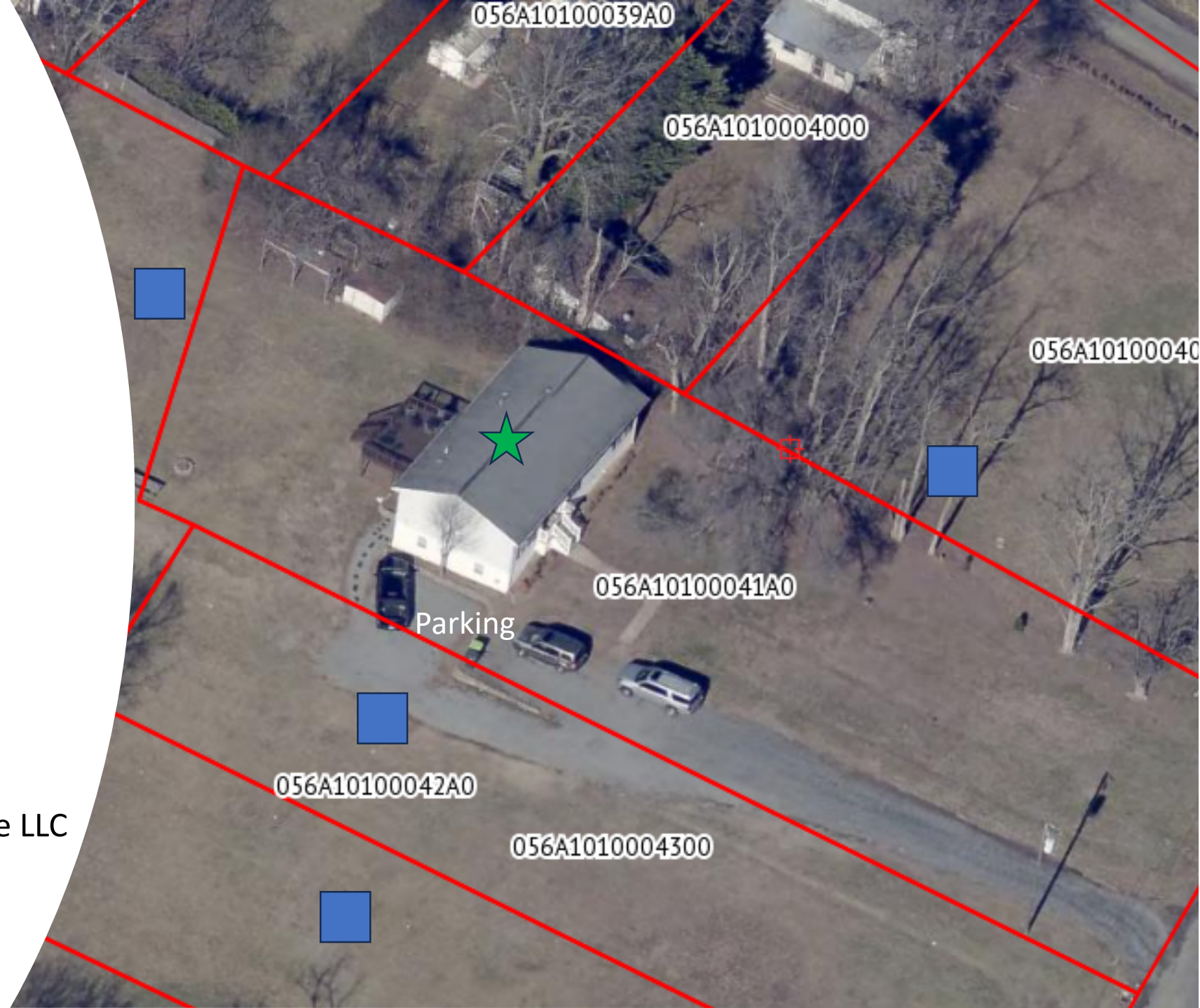
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Att. E – Parking and Structures Location Exhibit

SE2024000001
1234 Carter Street
Homestay

★ Proposed homestay location

■ Properties owned by The Square LLC



View of abutting properties





Resident manager's entrance



Summary

Parcel

0.5 acre R-2 residential parcel

Parcel contains one single-family dwelling with resident manager's quarters

Property held by an LLC

3 bedrooms on primary level

Requests

Permit a resident manager to fulfill the residency requirements for a homestay use, and
Increase permitted guest rooms from 2 to 3.

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 2024-01 1234 Carter Street Homestay Recommended Action

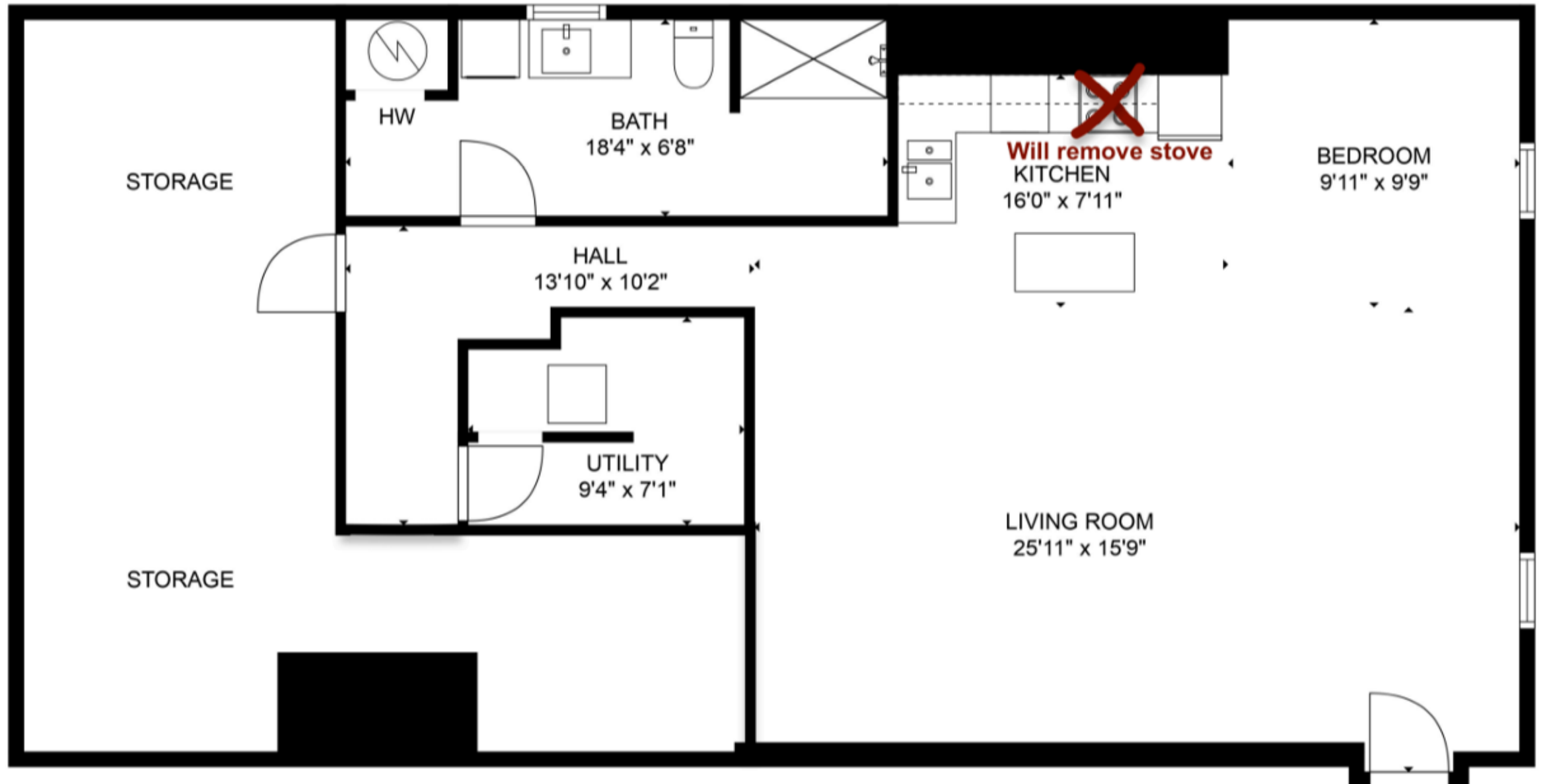
I move that the Board adopt the resolution for SE2024-01 1234 Carter Street Homestay, attached to the staff report as Attachment G.

SE 2024-01 1234 Carter Street Homestay Adopt with Conditions

I move that the Board adopt the resolution for SE2024-01 1234 Carter Street Homestay, attached to the staff report as Attachment G, with the following conditions:

[list conditions]

Pos 4.8te



Broader AREA slide