

HOMESTAY NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS

Feb. 14, 2023 (Letter to be mailed prior to application submission)
Date

Dear neighbor

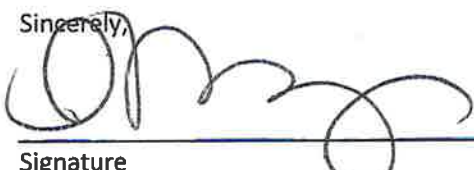
This is to notify you that a Homestay Application will be submitted for approval to the Fredericksburg Community Planning and Building Department in City Hall, 601 Caroline Street, Suite 400, Fredericksburg, VA 22401. Public comment shall be submitted in writing to the Zoning Administrator within 21 days of the date of this letter. All comments shall be sent to: Zoning Administrator.

The proposed application is attached to this letter for your review. In summary:

A "Homestay" application permits a limited portion of a dwelling to be used as a short-term residential rental, by an operator who resides in the unit in accordance with §72-42.6 (E) Homestay rules.

Here is the name and address of the applicant. Attached is the Homestay application. Please note that the applicant's emergency contact information is listed on the application.

Name of Applicant: Patricia Hemenway
Address of Applicant: 1217 Stafford Ave Fredericksburg VA 22401

Sincerely,


Signature
Patricia Hemenway

Printed Name

ENC: Homestay Application

HOMESTAY CONDITIONS

The following safety provisions should be included in each **Homestay**:

1. Smoke detectors should be located inside and within the immediate vicinity outside each bedroom.
2. A carbon monoxide detector and alarm should be installed in any Homestay containing gas appliances.
3. A Homestay should contain a fire extinguisher and it should be visible and easily accessible.
4. The Homestay operator should make available to their guests a map showing escape routes and emergency contact information in case of emergency.

Homestays shall be permitted as outlined in § 72-42.6(E), subject to the approval of the Zoning Administrator:

1. The use shall be operated by an operator who resides on the premises.
2. The use shall be operated in the principal dwelling unit, and not in any accessory building or structure.
3. A maximum of two guest bedrooms shall be offered for short-term rental, with not more than a total of four guests at any one time.
4. The Homestay use of the property for guest lodging is limited to 90 days per calendar year.
5. There shall be no more than one kitchen in the principal dwelling unit.
6. The use shall not include public assembly uses, such as receptions, weddings, funerals, or other events.
7. The Zoning Administrator shall require the operator to provide and maintain current contact information. The Zoning Administrator may require annual reports from Homestay operators to confirm compliance with the criteria in this section. The Zoning Administrator shall provide Homestay operators a list of recommended building safety provisions, after consultation with the Building Code Official.
8. Applications for Homestays shall require written notice under §72-21.9. The applicant must give all adjacent property owners written notice of the application and 21 days to respond to the homestay application.

Public comments may be submitted to:

Zoning Administrator
601 Caroline Street, Suite 400
Fredericksburg, VA 22101
Planning@fredericksburgva.gov

There is a 21 day public comment period prior to approval. Approval of this application does not guarantee approval of any subsequent application for permit or development approval.



City of Fredericksburg, Virginia



Fee (\$30.00) \$50.⁰⁰ Permit No. _____

ck 2264

Community Planning & Building Department

601 Caroline Street

Fredericksburg, VA 22404

Telephone: 540-372-1179

Email: planning@fredericksburgva.gov

HOMESTAY APPLICATION

Name of Applicant: Patricia Hemenway Telephone: 540-226-2543

Address of Homestay: 1217 Stafford Ave. Fredericksburg VA 22401

Name of Property Owner: Patricia Hemenway

Number of Rooms for Homestay: 1 Number of Occupants: 2 Maximum days / annual renting: 90

Emergency Contact Information: Home Phone: None Cell Phone: 540-226-2543

Email Address: jerseypatricia@yahoo.com

Required written notice:

1. Applicant shall provide proof of required written notice in accordance with section § 72-42.6(E).
2. Use attached letter template to provide written notice to adjacent property owners in accordance with § 72-21.9. Certified mail receipts shall be provided at the time of application.

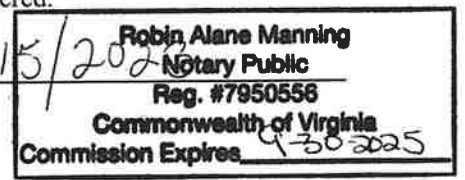
As owner(s) of the above property, I hereby authorize the use of said premises for operation of Homestay as described above.

Patricia Hemenway 2/15/2023
Property Owner/Agent Sign and Print Your Name Date

Applicant Certification

I, Patricia Hemenway, hereby apply for approval to conduct the Homestay as identified above and certify that this address is my legal residence. I have read, understand, and will abide by the conditions and restrictions on Homestay listed on the reverse. This approval is based solely on the information provided herein. If such information should be proven inaccurate at a later date, approval will be reconsidered.

[Signature]
Applicant's Notarized Signature Date 2/15/2023



CITY OF FREDERICKSBURG, COMMONWEALTH OF VIRGINIA

Subscribed and acknowledged before me this 15 day of February, 2023.

Robin Alane Manning 9-30-2025
Notary Signature and Registration Number Commission Expiration

FOR OFFICE USE ONLY

If approved, this permit shall be valid until such time that the applicant ceases operation or no long resides on the premises. No permit shall be assigned or transferred to another person. The Zoning Administrator shall have the authority to revoke any Homestay upon thirty (30) days prior written notice to the applicant that the Homestay on the premises is being conducted in violation of: 1) Section 72-42.6.E 2) Nuisance, Noise, and other City Code provisions and upon the applicant's failure to correct such violation within said thirty (30) day period. Revocation of such permit shall not preclude or limit the Zoning Administrator from seeking other remedies for zoning violations available under this Chapter.

APPROVED DENIED

Comments: _____

Zoning Administrator: _____ Date: _____