

**SUP07-4: Robert and Tammy Falter**  
**Special Use Permit Request**  
for a  
**Bed and Breakfast in a R2 Zoning District**

**Location and Proposed Use**

The subject 2.3-acre parcel (Tax Map # 42A10 A 107) is located on South Court Street. Presently a single-family dwelling and four cottages are located on the parcel.

The parcel is zoned R2, and a bed and breakfast operation is a special use in this zoning district. The applicants are seeking to utilize three existing cottages located in the rear of the parcel for a bed and breakfast.

**Background**

Historically the subject cottages appear to have been utilized for short-term rentals. It is difficult to determine if indeed the proper permits were obtained to operate such a business in the past; regardless, provided proper oversight, it appears that such a use is appropriate for the cottages.

In 2004, Robert and Tammy Falter purchased the property and they presently live in the single-family dwelling located on the parcel. Since purchasing the property the current owners have utilized the guest cottages for personal purposes only. Recently, Mr. and Mrs. Falter decided to apply for a special use permit in order to utilize the cottages for a bed and breakfast use.

An inspection of the property by the Planning Commission indicated that the cottages are well-maintained and suited for such a use provided certain conditions are met.

**Conditions of the Special Use Permit**

The applicants have submitted a letter to the Town which lists four specific conditions as part of the special use permit application. If approved, the applicants will be required to adhere to these conditions and all other conditions relevant to bed and breakfast operations listed in Appendix A, Article IV, Section 402.2 (d) of the Town Code.

A summary of the conditions submitted by the applicants are listed below:

1. The operation will be limited to three cottages, and no more than six guests will be on the premises at one time.
2. No meals will be served on the premises.

3. A total of three off-street parking spaces will be provided on the premises for guest cottages. Guest parking spaces will be clearly identified, total 600 square feet in size, and be constructed of gravel.
4. Guests will not be allowed to park on-street.

**A copy of the applicants' special use condition letter is in this packet.**

### **Other Considerations**

- During the Planning Commission's site visit the applicant exhibited an area of the parcel that would be dedicated for parking for the bed and breakfast operation. The applicant understands the dimensional and surfacing requirements required by the Town Code for this area. It will be the responsibility of the Town's Zoning Administrator to ensure compliance with all relevant code requirements related to parking.

### **Summary**

The subject site appears to be well-suited for a bed and breakfast operation. In conjunction with provisions in the Town Code governing bed and breakfast operations, the applicant has voluntarily agreed to adhere to four specific conditions as part of the requested special use permit. These conditions give the Town a high degree of predictability in regard to the future activities on the site.

Town staff strongly believes that entrepreneurial activities such as this proposed use accentuate and promote Luray as a tourist destination. Undoubtedly such activities have a positive impact on the local and regional economy.

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Tax Map: 42A10 (A) 107  
PC Hearing: May 16, 2007