

STAFF PERSON: Syd Shoaf, Senior Planner I
BOARD OF SUPERVISORS: January 10, 2024
PROJECT: SE202300030 Old Trail Village Block 32, Lot 65 Setback Variation
PARCEL ID: 055E0-01-32-06500

Proposed variation to increase the maximum front setback permitted in the Old Trail Code of Development under County Code §18-8.5.5.3 (a)(1)

PROPOSAL

The applicant seeks a variation to increase the maximum front setback permitted by the Code of Development for Old Trail Village as it applies to Parcel ID 055E0-01-32-06500. The Code of Development permits this parcel to have a maximum front setback of 25 feet. However, under County Code §18-8.5.5.3 (a)(1), the Board of Supervisors may allow a setback variation from an approved application plan or code of development.

The site is approximately 0.34 acres and is currently undeveloped. The site is designated for a proposed single family dwelling. The variation would increase the maximum front setback from 25 feet to 50 feet because of lot characteristics and would ease the grade transition of the driveway.

CHARACTER OF THE AREA

The site is approximately 0.34 acres and is in Block 32 of the Old Trail Village. The property is zoned Neighborhood Model Zoning District and is subject to the Code of Development associated with ZMA201500001. The property has frontage on Bishopgate Place, a private street. The property is designated for a proposed single family dwelling, which is consistent with the rest of the buildings in Block 32.

ANALYSIS OF PROPOSED VARIATION

County Code § 18-8.5.5.3(c) authorizes the Board of Supervisors to grant a variation upon a determination that the proposed variation:

(1) Is consistent with the goals and objectives in the comprehensive plan;

Goal 2 of the Crozet Master Plan states, “Support existing neighborhoods and the historical context of Crozet through ensuring that new and infill development is compatible in design and scale with existing neighborhood fabric...”

The variation would help facilitate the protection of the character of the existing neighborhood by allowing better placement of the dwelling and driveway on the lot.

Relevant Neighborhood Model Principles are discussed below.

Buildings and Space for Human Scale

Maximum front setbacks are typically established to ensure a building pattern where homes are closer to the street and not set back in a suburban pattern. Other homes within the block have been able to comply with the maximum front setback. The subject lot has site challenges in meeting the maximum setback.

Relegated Parking

If the variation were approved, the design of the building would allow flexibility to relegate parking to the side or rear of the site, which would result in the fronts of buildings facing the street.

Respecting Terrain and Careful Grading and Re-grading of Terrain

If the variation were approved, the design of the site would fit into the terrain rather than flattening or disturbing the land more than needed.

Evaluation criteria is met.

(2) does not increase the approved development density or intensity of development;

The proposed increase in the maximum front setback would not increase the density or intensity of development.

Evaluation criteria is met.

(3) does not adversely affect the timing and phasing of development of any other development in the zoning district;

The proposed increase in the maximum front setback would not affect the timing and phasing of development of any other development in the zoning district.

Evaluation criteria is met.

(4) does not require a special use permit;

Not applicable. This is a proposed variation.

(5) is in general accord with the purpose and intent of the approved application.

The proposed increase in the maximum front setback would be in general accord with the purpose and intent of the approved application. The majority of the homes in the block comply with the maximum front setback. The character of the street would not be changed by granting a setback increase for this lot, considering its challenging characteristics.

Evaluation criteria is met.

RECOMMENDATION

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a variation to increase the maximum front setback on the subject parcel from 25 feet to 50 feet.