



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Syd Shoaf, Senior Planner I  
**Date:** January 10, 2024  
**Re:** **SE202300030 Old Trail Village Block 32, Lot 65 Setback Variation**  
**Parcel IDs:** 055E0-01-32-06500  
**Magisterial District:** White Hall  
**School Districts:** Brownsville E.S., Henley M.S., and Western Albemarle H.S.  
**Zoning:** Neighborhood Model District

**Summary of Request for Variation:**

The applicant requests a variation to increase the maximum front setback permitted by the approved Code of Development for Old Trail Village (ZMA20150001), zoned Neighborhood Model District, as it applies to Parcel ID 055E0-01-32-06500 in Block 32. Table 7 of the Code of Development permits a maximum front setback of 25 feet for this specific block.

Under County Code §18-8.5.5.3(a)(1), the Board of Supervisors may authorize a setback variation from an approved application plan or code of development. The proposed variation would increase the maximum front setback from 25 feet to 50 feet to ease grade transition of the driveway for a proposed single-family dwelling. Application materials are provided in Attachment A and a detailed staff analysis is provided in Attachment B.

**Staff Recommendation:**

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

**Attachments:**

- A. Application Materials
- B. Staff Analysis
- C. Resolution to Approve