

February 3, 2025

Syd Shoaf
Senior Planner
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

RE: Maplewood Apartments – REQUEST FOR SPECIAL EXCEPTION
Setback Exception Request to PRD Zoning for Interior lot lines
(SE for Maplewood Apartments site plan - ZMA2021-00006)

Dear Syd Shoaf:

Please allow this letter to serve as our official request for a special exception to modify the setbacks for the Maplewood PRD as shown on the approved application plan (ZMA2021-00006). Per Section 18-8.5.5.3(a)(1) of the Albemarle County Code of Ordinances, a special exception may be granted by the board of supervisors for the modification of yard requirements from an approved site plan.

In order to accommodate the phasing of the construction of the buildings through the condominium process, interior lot lines need to be platted for the development. Creating an individual lot for each condominium building allows the builder to purchase the lot, construct the building, and then incorporate it into the condominium association. The setbacks listed in the PRD application plan were intended to be perimeter setbacks, and interior lot setbacks were never contemplated with the rezoning. If the current setbacks (perimeter setbacks) were applied to the interior lot lines, the building layouts would need to be modified to accommodate these setbacks. Therefore, we are requesting a variation to the approved PRD application to create interior lot line setbacks. The approved PRD setbacks would remain the same for the perimeter lot lines, but all interior lot lines would be subject to the proposed interior side and rear yard setbacks. The proposed interior side yard setbacks would be 5' minimum and no maximum setback. The proposed interior rear yard setbacks would be 5' minimum and no maximum setback. The front yard setbacks would remain the same. This proposed variation would not have any effect on the proposed layout of the building, travelways, parking areas, buffers, recreation areas or any other elements of the application plan. Attached is an exhibit illustrating how the interior setbacks would be applied to the site plan.

Thank you again for the consideration of this special exception request, and please contact me if you have any questions or require any further information.

Sincerely,

Scott Collins

VDOT NOTES:
1. VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.
2. A MOT PLAN SHALL BE PROVIDED PRIOR TO THE START OF CONSTRUCTION FOR ANY WORK ON EXISTING ROADWAYS THAT HAVE BEEN ACCEPTED BY VDOT. CURRENTLY, THE EXISTING ROADWAY INTERSECTIONS FOR THIS DEVELOPMENT ARE UNDER CONSTRUCTION AND HAVE NOT YET BEEN ACCEPTED BY VDOT. NO MOT PLAN IS REQUIRED AT THIS TIME FOR THE IMPROVEMENTS AT THE ENTRANCES.
3. IF A TRAFFIC MAINTENANCE PLAN (TMP) IS REQUIRED, THEN IT SHALL BE PREPARED BY AN ADVANCED WORK ZONE CERTIFIED PERSON, CERTIFICATION CARD AND VERIFICATION NUMBER IS REQUIRED ON THE TMP SUBMITTAL.

TMP.32-37C1
Mary R. & George R. Mercer
DB.3522 p.181
DB.3522 pp.189-193(BLA Plot)
DB.3522 pp.194-212(Esmt. Plot)

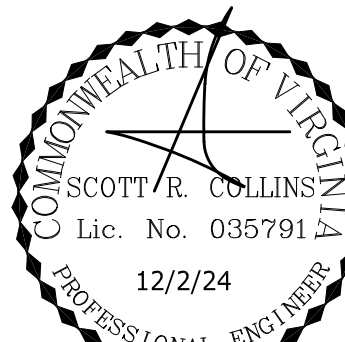
TMP.32-37C
WGN PROFFITT LLC C/O WALGREEN
WALGREENS
DB.3522 pp.189-193(BLA Plot)
DB.3522 pp.194-212(Esmt. Plot)
DB.3790 p.692

NOTES:
1. CONTRACTOR SHALL VERIFY ALL ROAD CONNECTIONS, INCLUDING RECENTLY CONSTRUCTED AREAS, VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL CONFIRM ALL UTILITY, DRAINAGE, AND ROAD CONNECTIONS, AND SHALL NOTIFY ENGINEER OF ANY TIE-IN ISSUES OR DISCREPANCIES.
3. 1 REPRESENTS ONE PROPOSED PARKING SPACE.
4. (*) REPRESENTS ONE LOWER LEVEL AFFORDABLE UNIT.
5. OVERHEAD WIRING OR OTHER OBSTRUCTIONS SHALL BE HIGHER THAN 13'-6".
6. ALL PAVEMENT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING 85,000 LBS.
7. CONTRACTOR SHALL ENSURE ALL ON-SITE UTILITIES, ABOVE AND BELOW GROUND, SERVICING ADJACENT PROPERTIES SHALL CONTINUE TO SERVICE THE ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE PROJECT TO THE FULLEST EXTENT POSSIBLE.
8. SEE SHEET 2 FOR COMPLETE PROJECT BOUNDARY DIMENSIONS AND METES AND BOUNDS.
9. CURB RADI SHOWN, REPRESENTED WITH AN 'R', DIMENSION THE FACE OF CURB.
10. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE ENTRANCE CORRIDOR.
11. ALL RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN FOR THE WALLS SYSTEM.
12. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOT FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
13. ALL PRIVATE TRAVELWAYS SHALL BE OWNED AND MAINTAINED BY THE APARTMENT COMPLEX OR HOMEOWNERS ASSOCIATION. NO PUBLIC AGENCY, INCLUDING VDOT AND THE COUNTY OF ALBEMARLE WILL BE RESPONSIBLE FOR MAINTAINING THE TRAVELWAYS WITHIN THE APARTMENT COMPLEX.
14. ALL PUBLIC WATER AND SANITARY SEWER FACILITIES SHALL BE DEDICATED TO PUBLIC USE AND THE EASEMENTS FOR THOSE FACILITIES, AS IDENTIFIED ON THIS PLAN, SHALL BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY. THE ONSITE SANITARY SEWER IS A PRIVATE UTILITY AND NO EASEMENTS ARE REQUIRED.
15. ALL PRIVATE YARD DRAIN DESIGN INFORMATION (INCLUDING INVERTS OF THE SYSTEM) SHALL BE PROVIDED BY THE CIVIL ENGINEER DURING CONSTRUCTION.

LEGEND:

- PROPOSED LOT LINES
- ORIGINAL (PERIMETER) SETBACKS
- PROPOSED INTERIOR SETBACKS

S.P.C. Grid North
Va. South Zone
EXISTING PROFFITT ROAD
STATE ROUTE 449



REVISIONS

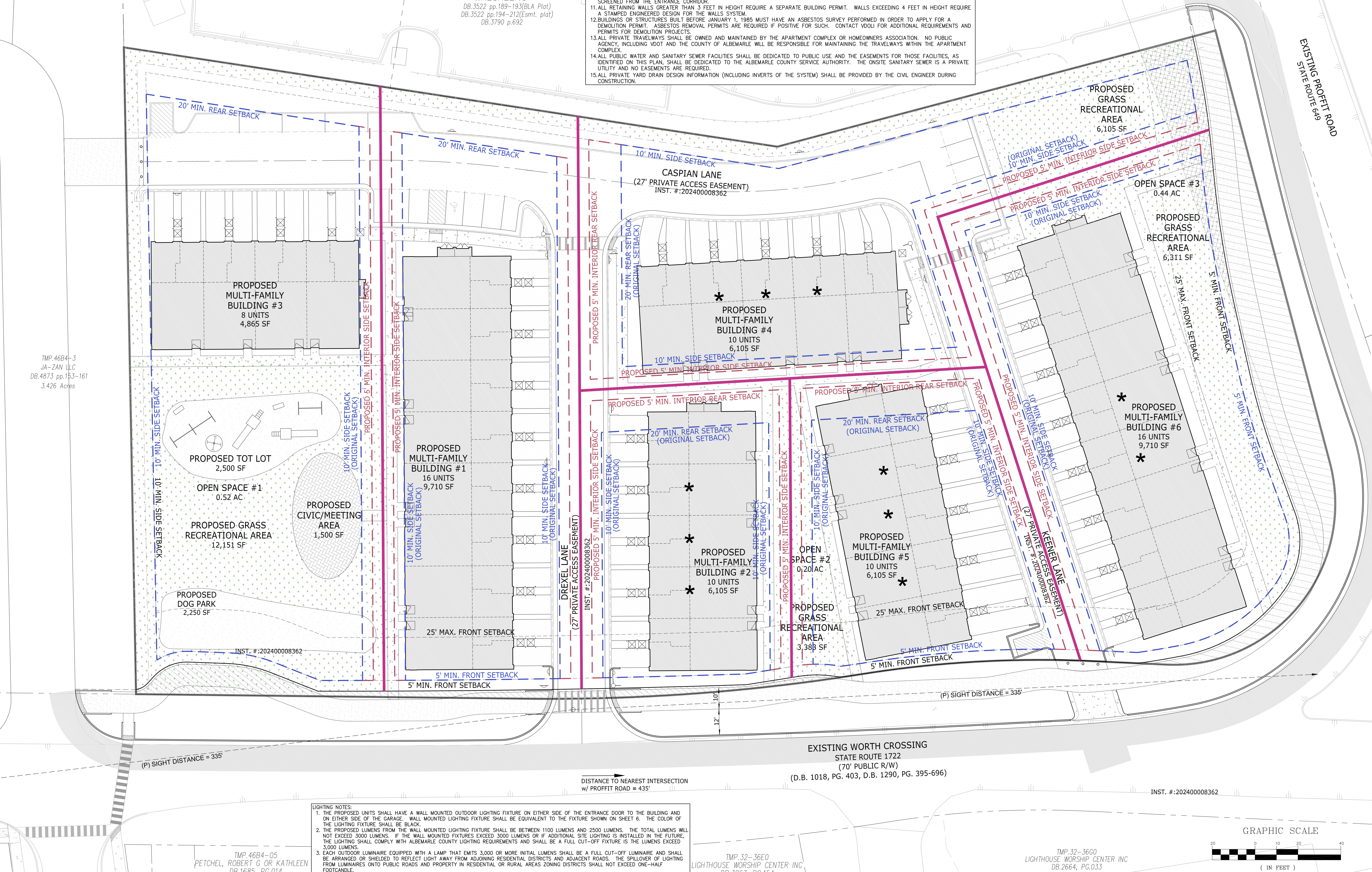
DATE	REVISION DESCRIPTION
10/28/2022	INITIAL FINAL PLAN SUBMISSION TO ALBEMARLE COUNTY
05/18/2023	REVISED PER COUNTY & ACSA COMMENTS
10/31/2023	REVISED PER COUNTY COMMENTS
12/14/2023	REVISED PER COUNTY / ARB COMMENTS
1/16/2024	REVISED PER COUNTY / ARB COMMENTS
6/3/2024	RESUBMITTAL OF FINAL PLANS FOR SIGNATURES - UTILITY UPDATES
12/2/2024	SITE PLAN SUBMITTAL FOR SIGNATURES - WITH ADDED RECORDATION INFORMATION

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

MAPLEWOOD DEVELOPMENT - FINAL SITE PLAN

LAYOUT PLAN

PROJECT	JOB NO. 202199
SHEET TITLE	SCALE 1"=20'
	SHEET NO. 3



LIGHTING NOTES:
1. THE PROPOSED UNITS SHALL HAVE A WALL MOUNTED OUTDOOR LIGHTING FIXTURE ON EITHER SIDE OF THE ENTRANCE DOOR TO THE BUILDING AND ON EITHER SIDE OF THE GARAGE. WALL MOUNTED LIGHTING FIXTURE SHALL BE EQUIVALENT TO THE FIXTURE SHOWN ON SHEET 6. THE COLOR OF THE LIGHTING FIXTURE SHALL BE BLACK.
2. THE PROPOSED LUMENS FROM THE WALL MOUNTED LIGHTING FIXTURE SHALL BE BETWEEN 1100 LUMENS AND 2500 LUMENS. THE TOTAL LUMENS WILL NOT EXCEED 3000 LUMENS. IF THE WALL MOUNTED FIXTURES EXCEED 3000 LUMENS OR IF ADDITIONAL SITE LIGHTING IS INSTALLED IN THE FUTURE, THE LIGHTING SHALL COMPLY WITH ALBEMARLE COUNTY LIGHTING REQUIREMENTS AND SHALL BE A FULL CUT-OFF FIXTURE IS THE LUMENS EXCEED 3,000 LUMENS.
3. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUT-OFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND ADJACENT ROADS. THE SPILLAGE OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE-HALF FOOTCANDLE.

TMP.32-36E0
LIGHTHOUSE WORSHIP CENTER INC
DB.3863, PG.154

TMP.32-36G0
LIGHTHOUSE WORSHIP CENTER INC
DB.2664, PG.033

