



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Andy Reitelbach, Senior Planner II
Date: March 15, 2023
Re: **SE202200069 Old Trail Blocks 33 and 34 Special Exception Request**
Parcel ID: 055E0-01-00-000A3
Magisterial District: White Hall
School Districts: Brownsville E.S.; Henley M.S.; Western Albemarle H.S.
Zoning: NMD Neighborhood Model District, in compliance with ZMA2015-00001

Summary of Request for Special Exception:

The Applicant requests a special exception to vary the Code of Development approved in conjunction with ZMA201500001 to reduce the setbacks in Blocks 33 and 34 of Old Trail as follows:

- Reduce the minimum front, side, and rear setbacks from 7.5 feet to 5 feet.
- Reduce the maximum front setback from 30 feet to 25 feet.

No increase in the maximum permitted number of units or density is requested.

This special exception is permitted under County Code § 18-8.5.5.3, which permits minor changes to Codes of Development for Neighborhood Model Districts. The Applicant requests the special exception to allow for a variety of housing options while not changing the overall density of the blocks or the permitted number of units.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception request.

Attachments:

- A – Staff Analysis
- B – Location Map
- C – Zoning Map
- D – Applicant Request, dated December 18, 2022
- E – Revised Code of Development Table 7, dated January 14, 2016; last revised December 19, 2022
- F – Resolution