

Rezoning Application for 1278 Crozet Avenue Project

1. Project proposal narrative.

The purpose of this application is to rezone the 0.897 acre property TMP 056A1-01-00-11800 from R2 to R4. The proposed use is residential.

Project overview:

Relocate the 1700's log cabin that was previously located at 6183 Rockfish Gap Tpk, Crozet, VA (adjacent to/owned by F&R) behind the existing dwelling at 1278 Crozet Avenue. See Figure 1 below.

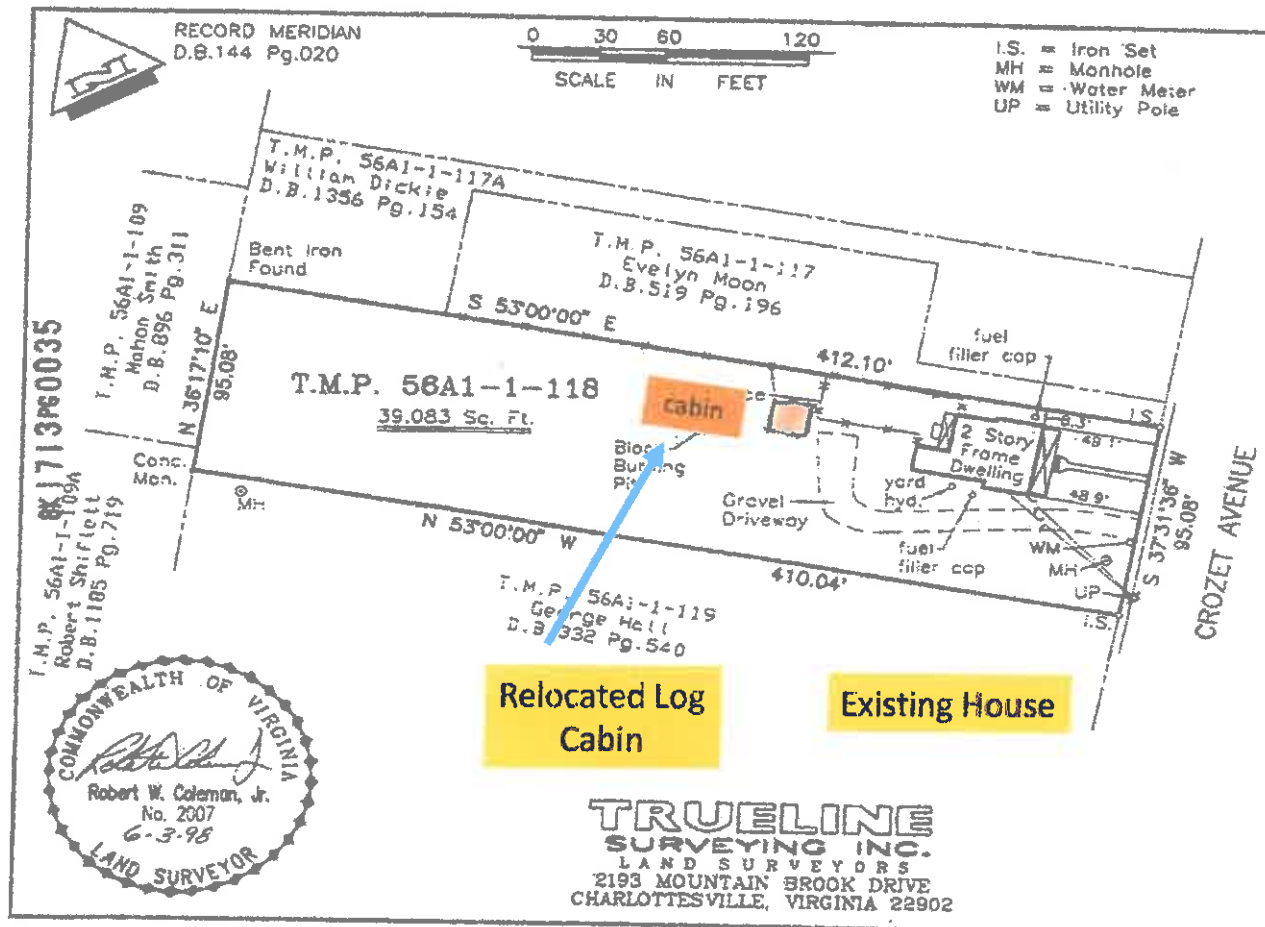


FIGURE 1: Proposed Cabin Location

Public need or benefit:

CROZET MASTER PLAN 2010

Crozet will continue to encourage a sense of community through its history

Crozet is and will continue to be a small town with a "small town feel." It will have distinct neighborhoods, a historic downtown area, and industries that support the County, state, and nation.

Neighborhood Density: This designation represents residential areas with a desired density of 3 – 6 residential units per acre.

new or infill development will be appropriate in scale and type to these existing growth patterns.

This rezoning proposal is consistent with - and advances - the "History," "sense of community," and "small town feel" aspects of the Crozet Master Plan as follows:

Both the current property, and the planned cabin relocation are significant historical structures in Crozet. Both add wonderfully to Crozet's community as well as Crozet's small town feel.

The 1278 property is currently undergoing period-correct restoration to its 1800's farmhouse-style structure (see Figure 3). I've been told that is the oldest framed home in Crozet, having been moved twice before relocating to 1278 Crozet Ave around 1870. If it wasn't for my purchase, I am certain the house would have been demolished.

The log cabin is believed to be one the oldest building in Crozet, if not the oldest, dating to the revolutionary war.

The cabin is a historically significant building. In fact, the Virginia Department of Historic Resources DHR uses a picture of the cabin on their historical resources webpage / register as its example of Virginia Landmarks which should be preserved. See the image below from the VA DHR website.

Saving this cabin is a publicly worthwhile endeavor – especially considering the new development that is occurring in Crozet. The structure will be located in the historic district – and what could be more historic than this? It is available for people to see from the road (albeit, setback a bit – but still visible), but in full view to the adjacent Greenhouse coffee shop. This adds tremendous charm and warmth to the area – as it sits wonderfully in the meadow where the small stream runs, and where the children in the neighborhood can safely play – as it is protected from traffic.

This proposed lot is a beautiful location for an incredible piece of Crozet history. If it wasn't for my purchase, I am certain the cabin would have been demolished.

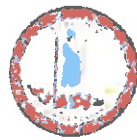
Community support

"The project is the admiration of Crozet not just for the daring in taking it on, but for the splendid authenticity of its renovation"

– Crozette Gazette, Feature Article June '16

I believe the Crozet community fully supports this project, as evidenced by the significant positive feedback I have received since the Crozet Gazette published a write-up on the cabin in June 2016; the support from the historical society; and the interest from the broader Charlottesville community (CBS has requested a television story, but I put them on hold until the cabin starts going back up).

I have spoken with all but one of my neighbors, and everyone fully supports the cabin relocation.



The Virginia Landmarks Register, also established in 1966 and managed by the Department of Historic Resources, is the state's official list of properties important to Virginia's history. The same criteria are used to evaluate resources for inclusion in the state register as are used for the National Register.

The list of
Virginia



This house, which typifies a vernacular architectural style common to Virginia, is located in the Afton-Greenwood Rural Historic District, in Nelson and Albemarle Cos.

Figure 2: CABIN TO BE RELOCATED – VA DHR Website



Figure 3: Restored House at 1278 Crozet Ave (front)

2. Consistency with Comprehensive Plan

"Neighborhood Density: This designation represents residential areas with a desired density of 3 – 6 residential units per acre." – Crozet Master Plan 2010

The proposed rezoning falls within the density guidelines. The rezoning is appropriate in size and scale to the adjacent properties as the surrounding properties are single family homes, in a neighborhood / town setting adjacent to the downtown crozet area. See pictures below, and lot sizes.

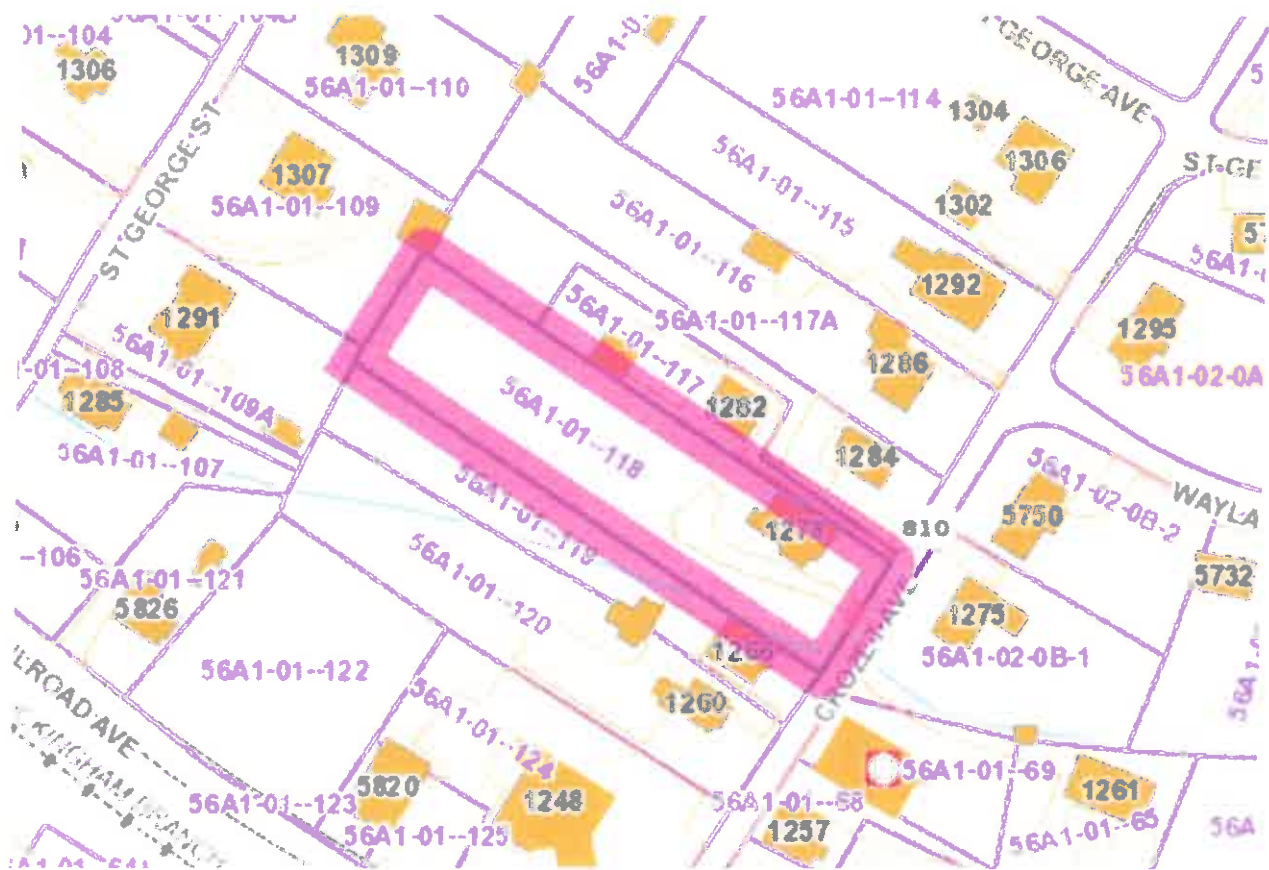
056A1-01-00-117: 0.33 acre, single family home

056A1-01-00-117A: 0.39 acre, single family home

056A1-01-00-119: 0.47 acre, single family home

056A1-01-00-109: 0.53 acre, single family home

056A1-01-00-109A: 0.42 acre, single family home





3. Impact on public facilities and public infrastructure

Not required under the application checklist.

4. Impacts on environmental features.

None that I can think of.

No grading is required for this project.

No displacement of trees, vegetation is required.

The cabin itself is quite small – approximately 20'x25'

The location identified on the plat shown above has a very slight pitch, and is currently grass.

The foundation will be VA field stone – which is local to the area.

5. Proposed proffers

Not required under the application checklist. None proposed beyond the considerable expense of dismantling and restoring the cabin.

6. Maps showing the proposed projects regional context.

Please see the responses in 1 and 2 for maps of the area, and the cabin.

7. Conceptual plan

We propose the following plan, 25' road frontage to Crozet Avenue (rt 810).

The building envelope proposed is shown in blue.

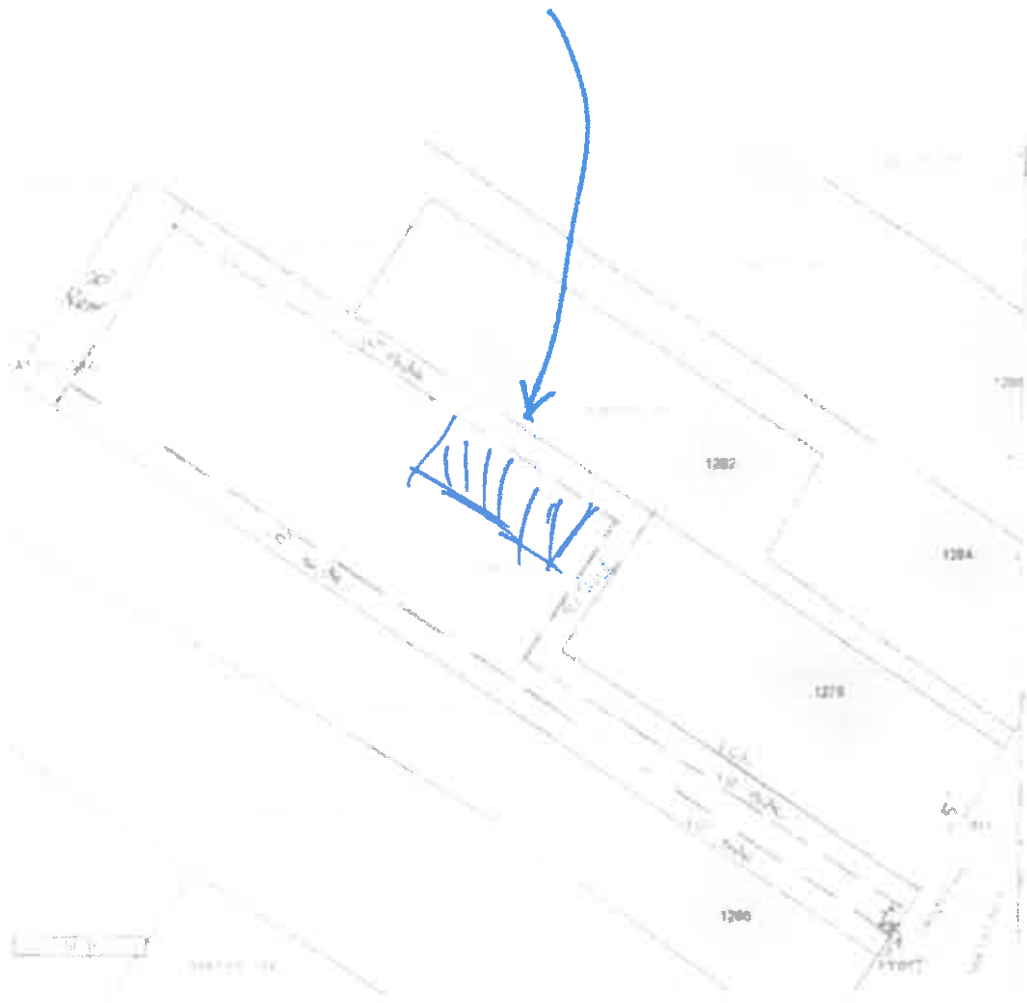
The stream buffer is shown, as taken from the Albemarle County GIS site.

- * Note that the County as permitted the relocation of the cabin in the location shown in Figure 1, and within the blue lines shown in the building envelope – and has accepted the mitigation plan with respect to the small area in which the corner of the cabin overlaid the 100' stream setback.

* AS an accessory building.



Proposed Building Envelope



Proposed building envelope



Stream Buffer