

**RESOLUTION TO APPROVE SPECIAL EXCEPTIONS  
FOR SP 2017-22 CHARLOTTESVILLE-ALBEMARLE SPCA  
(CASPCA) RENOVATION AND EXPANSION**

**WHEREAS**, the Charlottesville-Albemarle Society for the Prevention of Cruelty to Animals, Inc. (the “CASPCA”) submitted an application for a special use permit to expand the SPCA facility on Tax Map Parcels 04500-00-00-08600 and 04500-00-00-08800 (the “Property”) (“SP 2017-22); and

**WHEREAS**, the CASPCA filed a request for the following four special exceptions in conjunction with SP 2017-22:

- to modify the requirement of County Code § 18-4.20 that requires a 50 foot side and rear setbacks for structures;
- to waive the requirement of County Code § 18-21.7 that prohibits the disturbance of a 20 foot area between commercial and residential districts;
- to waive the requirement of County Code § 18-5.1.11(a) that soundproofed air-conditioned confinement structures for an animal shelter use be located at least 500 feet from a residential or agricultural lot line; and
- to waive the requirement of County Code § 18-5.1.11(b) that soundproofed confinement structures for an animal shelter use be located at least 200 feet from a residential or agricultural lot line.

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared in conjunction with the application, and its supporting analysis, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-5.1, 18-33.5, and 18-33.9, the Albemarle County Board of Supervisors hereby approves the special exceptions to modify the requirement of County Code § 18-4.20 and to waive the requirements of County Code §§ 18-21.7, 18-5.1.11(a), and 18-5.1.11(b), subject to the conditions attached hereto.

\* \* \*

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

## **SP-2017-00022 Charlottesville-Albemarle SPCA (CASPCA) Renovation and Expansion Conditions**

1. The installation of perimeter fencing and landscaping to enhance screening shall be the only disturbance permitted within the buffer zones.
2. On Parcel 86, no proposed building addition or new structure shall encroach closer than 40 feet to a side or rear property line, except that any fenced outdoor exercise area shall be at least 20 feet from any residential lot line.
3. On Parcel 88, no proposed structures shall encroach closer than 50 feet to a side or rear property line, except that any fenced outdoor exercise area shall be at least 30 feet from any residential lot line.
4. Prior to the issuance of a building permit, the applicant shall submit information to the satisfaction of the County Engineer and the Zoning Administrator (or their designees) that demonstrate the sound attenuation qualities of the construction materials used in the renovation of the clinic can reasonably meet the fifty-five (55) decibel sound limit in Section 5.1.11(b).