

COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION**

☐ Request for a waiver, modification, variation or substitution permitted by Chapter 18

☐ Variation to a previously approved Planned Development rezoning application plan or Code of Development

OR

☐ Relief from a condition of approval

Provide the following

- 1 copy of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

Provide the following

- 1 copy of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.
- 1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

FEE = 523.12

Application \$503 + Technology surcharge \$20.12

Project Name : _____

Current Assigned Application Number (HS, HO, CLE, SDP, SP or ZMA) _____

Tax map and parcel(s): _____

Applicant / Contact Person _____

Address _____ City _____ State ____ Zip _____

Daytime Phone# (____) _____ Fax# (____) _____ Email _____

Owner of Record _____

Address _____ City _____ State ____ Zip _____

Daytime Phone# (____) _____ Fax# (____) _____ Email _____

County of Albemarle
Community Development Department
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

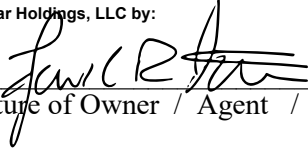
COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION****APPLICATION SIGNATURE PAGE**

If the person signing the application is someone other than the owner of record, then a signed copy of the "CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER" form must be provided in addition to the signing the application below. (page 3)

Owner/Applicant Must Read and Sign

By signing this application, I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner of the subject parcel(s) listed in County Records. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

Berkmar Holdings, LLC by:



Signature of Owner / Agent / Contract Purchaser

12/19/2023

Date

Frank R. Stoner, Managing Member

Print Name

434-245-5804

Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# _____ Fee Amount \$ _____ Date Paid _____

By who? _____ Receipt # _____ Ck# _____ By _____

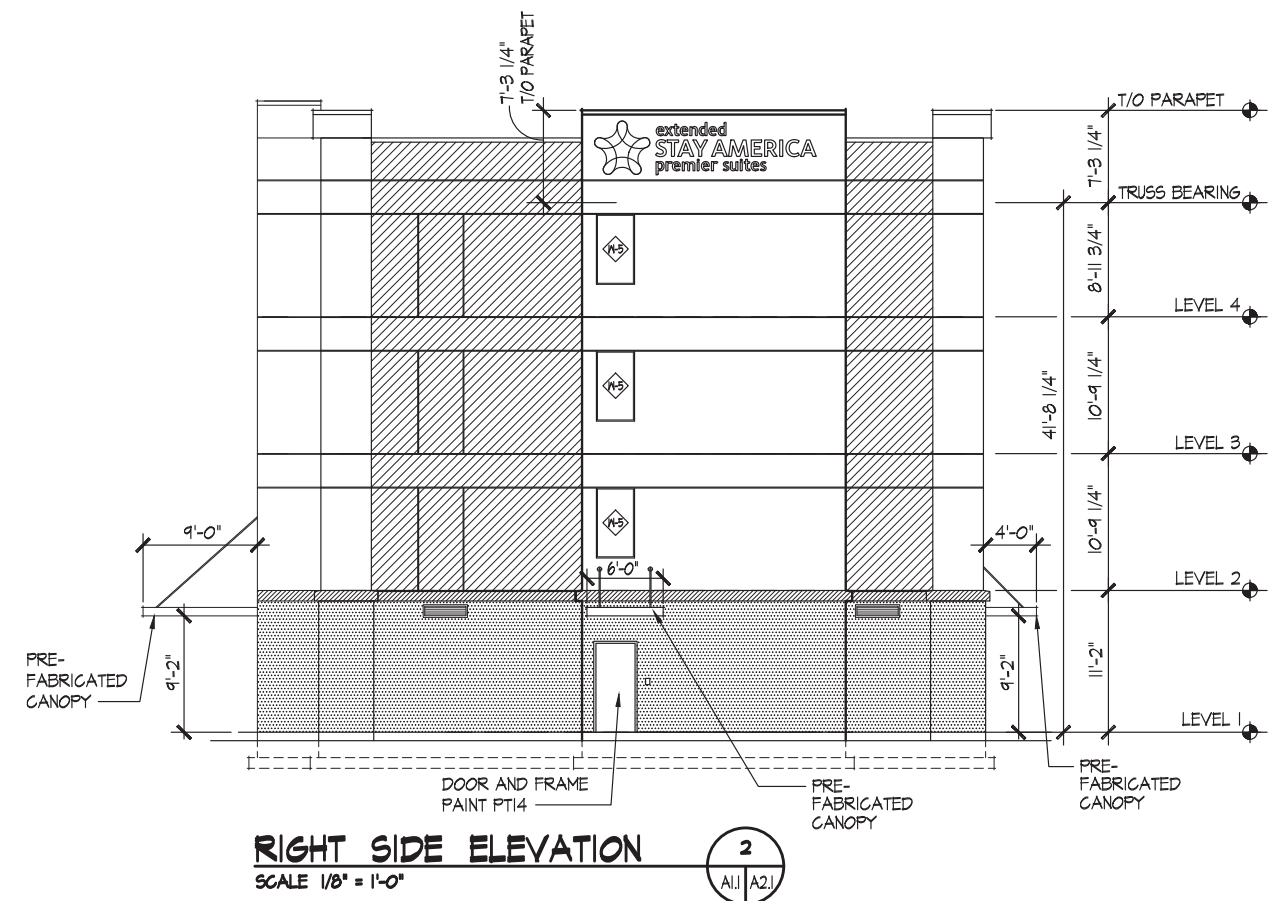
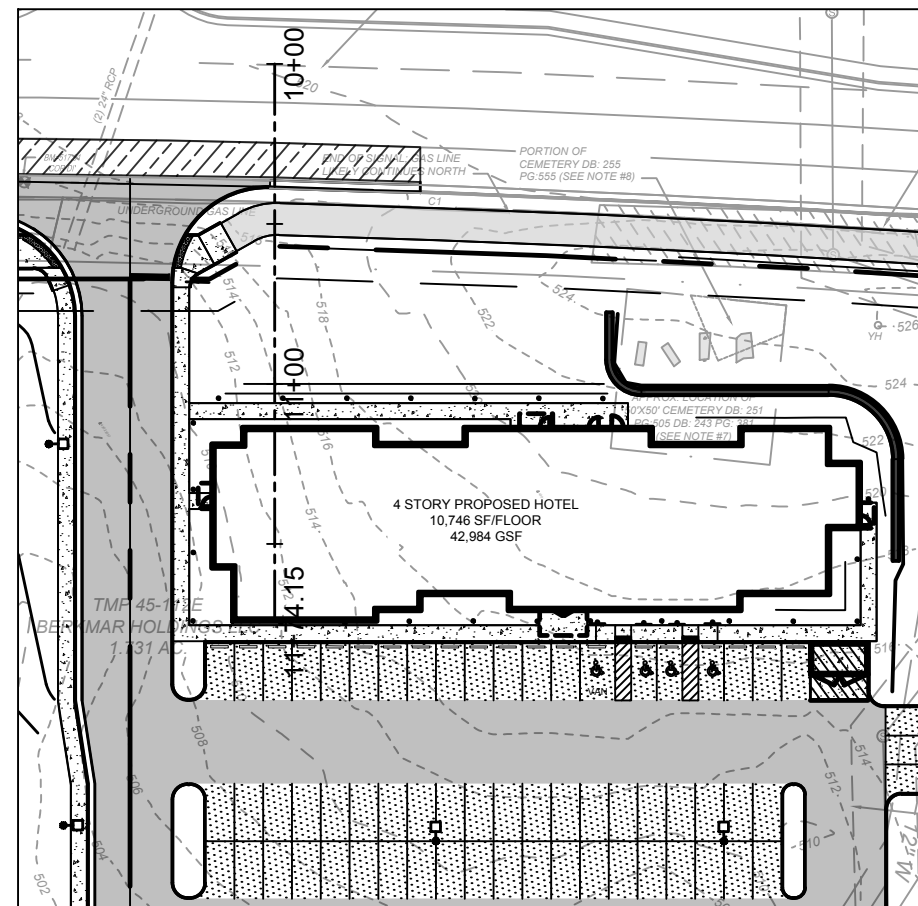
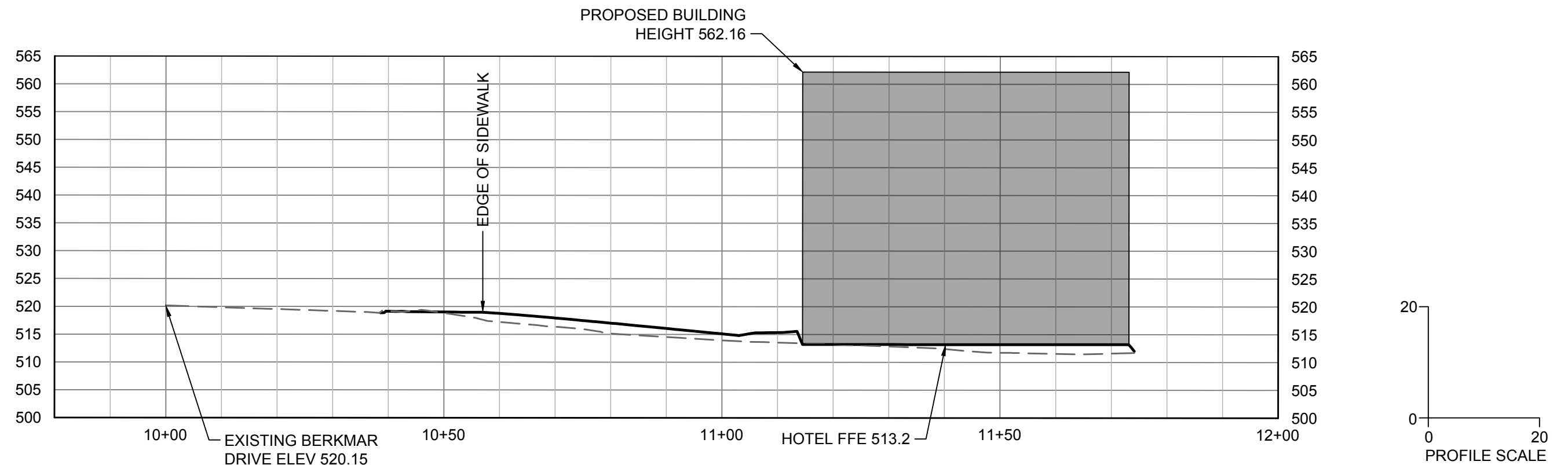
Application for a Special Exception Narrative

Berkmar Self Storage Site Plan (Hotel Building)

The applicant requests a Special Exception to Section 4.20 of Chapter 18 of the County's Code to modify the building setback and step-back requirements. Section 4.20 indicates the minimum building setback in a commercial district is 10 feet from the right-of-way and the maximum setback of 30 feet. In addition, Code indicates for each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum step-back shall be 15 feet.

This application requests a Special Exception to increase the maximum front setback requirement from 30 feet to 55 feet and to reduce the front minimum step-back from 15 feet to zero feet for the 4-story proposed hotel.

The building is proposed to be setback approximately 50 feet from the right-of-way to avoid the existing cemetery on the property which was more extensive than originally anticipated. A waiver of the step-back is requested due to the fact that the first floor of the building is approximately seven feet below road grade resulting in closer to a 3 story net height along Berkmar Drive.



HOTEL CROSS SECTION

BERKMAR SELF STORAGE - December 21, 2023



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.