



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Francis H MacCall, Deputy Zoning Administrator
Date: October 4, 2023
Re: **SE202300029 3307 Arbor Terrace**
Parcel IDs: 046B4-01-0G-02800
Magisterial District: Rivanna
School Districts: Baker-Butler E.S., Lakeside M.S., Albemarle H.S.
Zoning: R-6 Residential

Summary of Request for Special Exception:

The applicant requests a special exception to reduce the minimum rear setback required by County Code § 18-4.19 as it applies to Parcel ID 046B4-01-0G-02800. Under Albemarle County Code § 18-4.19, R-6 Residential Non-Infill Residential lots generally must have a minimum rear yard setback of 20 feet. However, County Code § 18-4.19(2) allows any minimum setback to be reduced by special exception. The existing dwelling fronts on Arbor Terrace with the rear adjacent to open space owned by Arbor Lake Townhomes Association. The proposed special exception would reduce the rear minimum setback of 20 feet to allow the existing open-air patio to be fully enclosed with a four-season porch. (Attachment A). County Code § 18-4.11.1 allows up to a four-foot projection for covered porches, but not for fully enclosed porches.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve a special exception for a reduced 12-foot rear setback on the subject parcel, allowing the construction of a four-season fully-enclosed porch.

Attachments:

- A. Application Materials (Special Exception Request)
- B. Staff Analysis
- C. Location and Photos of site
- D. Resolution