



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Tim Padalino, AICP
Date: March 7, 2018
Re: Request #1 for Special Exception to Vary the application plan approved in conjunction with ZMA 2013-00016 Avinity Estates regarding "Street Design – Landscaping Easement"
and
Request #2 for Special Exception to Vary the application plan approved in conjunction with ZMA 2013-00016 Avinity Estates regarding "Yard Requirements – Front Yard Setbacks"

Tax Map Parcel(s): 09100000001400 (portion), 091000000016A0, 091000000016C0, and 091000000016E0
Magisterial District: Scottsville Magisterial District
School Districts: Monticello H.S.; Walton M.S.; Cale E.S.
Zoning District: PRD Planned Residential Development

Summary of Requests for Variations:

The subject properties for the "Avinity Estates" development are zoned PRD Planned Residential Development, per approved ZMA-2013-00016. Special exceptions to vary from the provisions contained on the approved ZMA application plan for properties in the PRD district may be granted by the Board of Supervisors, pursuant to County Code §§ 18-8.5.5.3 and 18-33.5.

The applicant (Mr. Scott Collins, P.E., Collins Engineering) has requested two special exceptions to vary the application plan approved in conjunction with ZMA-2013-00016 Avinity Estates:

1. Variation request to modify (reduce) the width of the landscaping maintenance and access easement from ten (10) feet to six (6) feet, pursuant to County Code §18-8.5.5.3(a)(5); and
2. Variation request to modify (reduce) the depth of the front yard setback for portions of structures that are not garages from eighteen (18) feet to six (6) feet, but still require a minimum setback dimension of eighteen (18) feet between the sidewalk and all garages, pursuant to County Code §18-8.5.5.3(a)(1).

Please see Attachment B for full details of staff's analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the two special exceptions.

Attachments:

- A – Application Materials (Applications for Special Exceptions and approved ZMA Application Plan)
B – Staff Analysis
C – Resolution