



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Andy Reitelbach, Senior Planner II
Date: March 15, 2023
Re: **SE202200043 Victorian Heights**
Parcel IDs: 045000000068C2 and 045000000068E0
Magisterial District: Rio
School Districts: Agnor-Hurt E.S.; Burley M.S.; Albemarle H.S.
Zoning: R-15 Residential

Summary of Request for Special Exception:

The Applicant requests a special exception to vary the setback and stepback requirements for a project called Victorian Heights, which is on property zoned R-15 Residential. The requests include:

1. Modification of County Code § 18-4.19(4), which states that the maximum front setback for a non-infill development may be increased by special exception to accommodate low impact design, unique parking or circulation plans, or a unique target market design, to:
 - Increase the maximum front setback for three multi-family residential buildings on Berkmar Drive from 25 feet to 38 feet for one building, 54 feet for a second building, and 71 feet for the third building.
2. Waiver of County Code § 18-4.19(5), which states that the minimum 15-foot stepback applies to all buildings on the property and may be reduced by special exception, to:
 - Waive the requirement that a stepback be provided for each story that begins above 40 feet in height or for each story above the third story, whichever is less, to allow a fourth story be constructed without a stepback.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment F) to approve the special exception request.

Attachments:

- A – Staff Analysis
- B – Location Map
- C – Zoning Map
- D – Applicant Request, dated June 28, 2022
- E – Layout Exhibit, dated June 27, 2022; last revised January 9, 2023
- F – Resolution