



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: David Benish
Date: February 20, 2019
Re: **Request for Special Exception to Vary ZMA200400007
Belvedere Code of Development (Variation #58)**
Magisterial District: Rio
School Districts: Albemarle H.S.; Jack Jouett M.S.; Woodbrook E.S.
Zoning District: NMD Neighborhood Model

The Applicant is requesting a special exception to vary the Belvedere Code of Development approved with ZMA200400007. County Code § 18- 8.5.5.3 allows minor variations to codes of development and application plans, provided major elements and features remain the same. The applicant's requested changes are summarized below.

- Clarify that chain link fence is prohibited on residential lots but permitted in other areas to fence facilities and other spaces (such as stormwater management facilities, dog park, tot lots, etc.);
- Modify required dimensions for front porches to allow more flexibility in design to better address townhouse/attached unit designs;
- Modify review processes for the Belvedere community's internal *Architectural Standards/Review Committee* (as shown on Attachment B);
- Simplify the document by combining two redundant sections addressing carriage houses (no substantive changes to the guidelines occur with the change);
- Delete vinyl as a permitted siding material;
- Update the Sustainability/Energy Efficiency construction standards to also accept other construction standards equivalent to EarthCraft;
- Make other technical corrections/updates (references to current owner's names; update terminology, etc.).

Staff analysis of the request is provided as Attachment B.

RECOMMENDATION: Staff recommends that the Board adopt the attached Resolution (Attachment C) approving the special exception.

ATTACHMENTS:

- A – Staff Analysis
- B – Revised Architectural Standards
- C – Resolution