

## Andy Reitelbach

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**From:** Howard, Alan D (ah6p) <ah6p@virginia.edu>  
**Sent:** Monday, September 21, 2020 4:23 PM  
**To:** Andy Reitelbach  
**Subject:** RE SP-2020-00015 Animal Wellness Center

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

Dear Andy Reitelbach: My wife and I have severe concerns about the proposed expansion of the Animal Wellness Center. The proposed building immediately at the Crozet Avenue road front will completely destroy the residential setting of this neighborhood. All existing buildings south of Jarman's Gap road and Tabor Street (with the exception of the garage at the immediate corner of Jarman's Gap road are well set back from the street. Up until this point the Wellness Center has been a good and welcome neighbor, but their new building would completely transform the neighborhood and lower adjacent property values, such as ours. I would guess that, even if allowed to be front and center on the street, that the building would not have the architectural style commensurate with the surrounding, much older buildings. We view this as a sneaky way to extend the commercial district to the south, and we view this with alarm. If the building were set lower on this strongly sloping site, such that the roofline were below road level, then it might be acceptable. In any case, the Wellness Center should be required to provide a hedge or other vegetation to separate it from the road. Thank you. We hope you will respond.

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Alan D. Howard  
Professor Emeritus  
Department of Environmental Sciences  
P.O. Box 400123  
Clark Hall 253  
University of Virginia  
Charlottesville, VA 22904-4123  
434-981-2035 (Cell)

5812 Dunvegan Lane  
Crozet

## Andy Reitelbach

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**From:** Howard, Alan D (ah6p) <ah6p@virginia.edu>  
**Sent:** Monday, November 30, 2020 1:53 PM  
**To:** Andy Reitelbach  
**Cc:** cynthia@crownorchard.com  
**Subject:** RE: RE SP-2020-00015 Animal Wellness Center

**CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.**

This is in response to my earlier discussion with you about the Animal Wellness Center (AWC). I had also contacted the representative for the AWC concerning the plans to construct a new building immediately adjacent to Crozet Avenue. The AWC representative professes that they are REQUIRED to place the new building immediately adjacent to the road to satisfy requirements for commercial development. The location on the west side of Crozet Avenue south of Jarman's Gap Road is characterized by structures and houses set well back from the road. Allowing new construction immediately adjacent to the road destroys the entire neighborhood in the vicinity, including the existing non-commercial residences along this strip as well as residences on the east side of Crozet Avenue. Allowing such construction devalues all properties south of Jarman's Gap/Tabor St. for several hundred yards. So, as you can infer, I object to the building placement as well as to the putative restrictions on building placement in this zone.

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**From:** Andy Reitelbach <mreitlbach@albemarle.org>  
**Sent:** Friday, September 25, 2020 5:06 PM  
**To:** Howard, Alan D (ah6p) <ah6p@virginia.edu>  
**Subject:** RE: RE SP-2020-00015 Animal Wellness Center

Good afternoon Alan,

Thank you for providing these comments. I will let the applicant know of the concerns you've raised about this proposal, as well as include these concerns in the staff report that will be prepared for the public hearings before the Planning Commission and the Board of Supervisors, who will make the ultimate decision to approve or deny the request by the Animal Wellness Center. (These public hearings have not been scheduled at this time, but I would be happy to let you know when they are.)

In addition, regarding the issues you raised about the architectural style and the vegetative buffers along Crozet Avenue, this property is located within a County-designated Entrance Corridor. This designation means that, if the special use permit is approved by the Board of Supervisors, then the County's Architectural Review Board (ARB) will review this project during the site development stage, and the Animal Wellness Center will be required to obtain a Certificate of Appropriateness issued by the ARB regarding the architecture and landscaping on the site.

Please let me know if you have any further questions or would like additional clarification.

Have a nice weekend,  
Andy

**Andrew Reitelbach**

*Senior Planner*  
[Albemarle County](#)

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[areitelbach@albemarle.org](mailto:areitelbach@albemarle.org)

434.296.5832 x3261  
401 McIntire Road  
Charlottesville, VA 22902

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**From:** Howard, Alan D (ah6p) <[ah6p@virginia.edu](mailto:ah6p@virginia.edu)>  
**Sent:** Monday, September 21, 2020 4:23 PM  
**To:** Andy Reitelbach <[mreitelbach@albemarle.org](mailto:mreitelbach@albemarle.org)>  
**Subject:** RE SP-2020-00015 Animal Wellness Center

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5812 Dunvegan Lane  
Crozet

## Andy Reitelbach

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**From:** Albemarle County <albemarleva@enotify.visioninternet.com>  
**Sent:** Monday, August 31, 2020 12:51 PM  
**To:** Andy Reitelbach  
**Subject:** SP-2008-00009 Amendment

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Message submitted from the <Albemarle County, VA> website.

**Site Visitor Name:** Clifford Fox  
**Site Visitor Email:** clifffox2@gmail.com

Dear Andy,

I am writing in support of the amendment to the existing Special Use Permit for the expansion of its business, Animal Wellness Center. The DCD needs to accommodate a broad range of neighborhood/community services and we need the flexibility to embrace a broad spectrum of business and other land use activities within the DCD. I support the expansion of the building, parking and use regime requested in the submittal. I do believe the the sound ordinance should be applied appropriately to insure greater livability and quality of life elements in the DCD. Setbacks should be flexible so long as the request does not negatively impact adjacencies. Please confirm receipt if you would. Thank you. Best regards, Cliff Fox