



**County of Albemarle**  
Community Development Department

**J.T. Newberry**  
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**To:** Albemarle County Board of Supervisors  
**From:** J.T. Newberry, Senior Planner II  
**RE:** SE-2025-00021 4250 Ivy Road (Crozet Wastewater Pump Station 2)  
**Date:** June 18, 2025  
**Parcel ID:** 058A2-00-00-024C0  
**Magisterial District:** Samuel Miller  
**School Districts:** Murray, Henley, Western Albemarle  
**Zoning District:** C1, Commercial; EC, Entrance Corridor Overlay District; FH, Flood Hazard Overlay District

**Summary of Special Exception:**

The applicant is proposing to install a 2,000-gallon fuel storage tank approximately 36 feet from a lot line. County Code § 18-5.1.20(b) requires fuel storage tanks in excess of 600 gallons to be set back 100 feet from any lot line. The applicant is requesting a special exception from the 100-foot setback requirement.

**Staff Recommendation:**

Staff recommends that the Board adopt the resolution (Attachment D) to approve the proposed special exception to allow a fuel storage tank to be located less than 100 feet from a lot line.

**Attachments:**

- A. Staff Analysis
- B. Applicant's Request
- C. Adopted Code
- D. Surrounding Location Map
- E. Proposed Resolution