

Animal Wellness Center

Special Exception Application Narrative

Submitted with Special Use Permit Application SP 2020-00015 to amend SP 2008-00009

Animal Wellness Center, Inc. (“AWC” or the “Applicant”) is a veterinary clinic located in Downtown Crozet, operating at 1100 Crozet Avenue, on Tax Map Parcel 056A2-01-00-00700 (the “Property”). In the requested SP 2020-00015, AWC proposes a new structure on fronting Crozet Avenue, which may contain expanded veterinary clinic operations, including overnight boarding operations, as well as any use permitted by right in the Downtown Crozet District.

The existing SP 2008-00009 (the “2008 SUP”) authorizing the existing use of the Property provides that “any new buildings for the veterinary use will require a new special use permit.” Accordingly, AWC is requesting SP 2020-00015 to amend this provision to allow the proposed new building. However, the location of the proposed new building on the Property is subject to two separate requirements: (i) a maximum 20-foot setback for all buildings in the Downtown Crozet District from the right-of-way along Crozet Avenue, and (ii) a minimum 200-foot setback from any residential lot lines for veterinary clinics under the supplemental regulations of Section 5.1.11(b) of the County Zoning Ordinance. Because the parcel directly across Crozet Avenue is a residential parcel, it is impossible for AWC to comply with both of these setback requirements. The 200-foot minimum setback from residential lot lines may be reduced by special exception permit, whereas the 20-foot maximum setback requirement from Crozet Avenue may only be increased by variance.

Therefore, AWC respectfully requests a special exception to the 200-foot minimum setback from residential lot lines found in Section 5.1.11(b) of the supplemental regulations. The 2008 SUP was approved with a similar modification for the existing building on the Property. While the proposed new building would be closer to neighboring residential lot lines than the existing building on the Property, the proposed building would be well over 200 feet from the nearest residential dwellings, as shown in the figures below. Moreover, modification of the 200-foot setback is appropriate given that the Downtown Crozet District permits a maximum setback of 20 feet from public roads or right-of-way. As the nearest residential lot line is across Crozet Avenue from the Property, it would be impossible to construct a new building that is both no more than 20 feet from the right of way and 200 feet from this residential lot line. AWC understands that, as a condition to modifying the 200-foot setback, AWC must submit information on the construction materials proposed to meet the noise requirements of Section 5.1.11(b) before the County will issue a building permit for the Project.

Please see the following page for a diagram showing the nearest residential buildings to the proposed new building on the Property.

The parcel immediately to the south of the Property (Parcel 56-11) is County property that contains the stormwater management facility for Downtown Crozet. Although this parcel is zoned residential, the land is not used for residential purposes nor is it likely to be developed for residential uses. The public use of Parcel 56-11 provides a buffer for the proposed building, and further justifies the requested modification of the 200-foot setback.

Nearest Residential Dwellings are Beyond the 200-Foot Lot Line Setback

*The red circles show the nearest residential dwellings to the proposed structure.
The red line measures 200 feet from the Property's boundary line.*

