

**RESOLUTION TO APPROVE
SE202300049 BERKMAR SELF STORAGE SETBACK MODIFICATION
AND STEPBACK WAIVER**

WHEREAS, upon consideration of the staff reports prepared for SE202300049 Berkmar Self Storage Setback Modification and Stepback Waiver and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in Albemarle County Code §§ 18-4.20 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that:

1. The maximum front setback should be increased by special exception to accommodate unique parking or circulation plans on the subject parcel; and
2. The proposed special exceptions are consistent with the intent of the Highway Commercial (HC) zoning district and the Neighborhood Model Principles of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves special exceptions on Parcel 04500-00-00-112E0 both (a) to modify the 30-foot maximum front setback requirement of County Code § 18-4.20 to 55 feet and (b) to waive the 15-foot stepback requirement for the proposed hotel.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Mr. Pruitt	_____	_____