



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Board of Supervisors  
**From:** Syd Shoaf, Senior Planner II  
**Date:** June 4, 2025  
**Re:** **SE-2025-00004 Maplewood Interior Setbacks**  
**Parcel ID:** 046B4-00-00-00400  
**Magisterial District:** Rivanna  
**School Districts:** Baker-Butler E.S., Lakeside M.S., and Albemarle H.S.  
**Zoning:** Planned Residential Development (PRD)

**Summary of Request for Special Exception:**

Under County Code §18-8.5.5.3(a)(1), the Board of Supervisors (Board) may grant a variation of an approved plan, code, or standard for minor changes to yard requirements, build-to lines or ranges, maximum structure heights, and minimum lot sizes. The applicant requests a variation to alter the Maplewood Planned Residential Development application plan approved in conjunction with ZMA202100006 (Attachment A). The proposed variation would establish the following interior setbacks:

- 5' minimum and no maximum interior side yard building setback
- 5' minimum and no maximum interior rear yard building setback

A detailed staff analysis is provided in Attachment B.

**Staff Recommendation:**

Staff recommends that the Board adopt the attached Resolution (Attachment C) to grant a variation to establish the following interior setbacks:

- 5' minimum and no maximum interior side yard building setback
- 5' minimum and no maximum interior rear yard building setback

**Attachments:**

- A. Application Materials (Special Exception Request)
- B. Staff Analysis
- C. Resolution