



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Planning Manager
Date: March 19, 2025
Re: **SE202400036 Belvedere 4B**
Parcel IDs: 062A3-00-00-001B5, 06100-00-00-160R5
Magisterial District: Rio
School Districts: Agnor-Hurt E.S., Burley M.S., Albemarle H.S.
Zoning: R-4 Residential

Summary of Request for Special Exception:

The applicant requests a special exception to reduce the minimum rear setback required by County Code § 18-4.19 as it applies to lots with rear alley access and parking. (Attachments A and B) Under Albemarle County Code § 18-4.19, R-4 Residential Non-Infill Residential lots generally must have a minimum rear yard setback of 20 feet. However, County Code § 18-4.19(2) allows any minimum setback to be reduced by special exception. The proposed units front on public streets with access to the rear of the lots from alleys. The proposed special exception would reduce the rear minimum setback of 20 feet to 10 feet to allow planned decks and covered porches to extend over driveways.

Staff analysis is provided as Attachment C.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve a special exception for a reduced 10-foot setback on the subject parcels, allowing the projected features to be as close as six feet to the access easement, as permitted.

Attachments:

- A. Special Exception Request
- B. Proposed Plan
- C. Staff Analysis
- D. Resolution