



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Syd Shoaf, Senior Planner I
Date: November 6th, 2024
Re: **SE202400021 Victorian Heights**
Parcel IDs: 045A2-00-00-00100, 045A2-00-00-00200, 045A2-00-00-00300, 045A2-00-00-00400, 045A2-00-00-00500, 045A2-00-00-00600, 045A2-00-00-00700, 045A2-00-00-00800, 045A2-00-00-00900, 045A2-00-00-01000, 045A2-00-00-01100, 045A2-00-00-01200, 045A2-00-00-01300, 045A2-00-00-01400, 045A2-00-00-01500, 045A2-00-00-01600, 045A2-00-00-01700, 045A2-00-00-01800, 045A2-00-00-01900, 045A2-00-00-02000, 045A2-00-00-02100, 045A2-00-00-02200, 045A2-00-00-02300, 045A2-00-00-02400, 045A2-00-00-02500, 045A2-00-00-02600, 045A2-00-00-02700, 045A2-00-00-02800, 045A2-00-00-02900, 045A2-00-00-03000, 045A2-00-00-03100, 045A2-00-00-03200, 045A2-00-00-03300, and 045A2-00-00-03400
Magisterial District: Rio
School Districts: Agnor-Hurt E.S., Burley M.S., Albemarle H.S.
Zoning: R-15 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 Parcel IDs 045A2-00-00-00100, 045A2-00-00-00200, 045A2-00-00-00300, 045A2-00-00-00400, 045A2-00-00-00500, 045A2-00-00-00600, 045A2-00-00-00700, 045A2-00-00-00800, 045A2-00-00-00900, 045A2-00-00-01000, 045A2-00-00-01100, 045A2-00-00-01200, 045A2-00-00-01300, 045A2-00-00-01400, 045A2-00-00-01500, 045A2-00-00-01600, 045A2-00-00-01700, 045A2-00-00-01800, 045A2-00-00-01900, 045A2-00-00-02000, 045A2-00-00-02100, 045A2-00-00-02200, 045A2-00-00-02300, 045A2-00-00-02400, 045A2-00-00-02500, 045A2-00-00-02600, 045A2-00-00-02700, 045A2-00-00-02800, 045A2-00-00-02900, 045A2-00-00-03000, 045A2-00-00-03100, 045A2-00-00-03200, 045A2-00-00-03300, and 045A2-00-00-03400. Under Albemarle County Code §18-4.19, R-15 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 Woodburn Road with access to the rear of the lots for parking from Perseus Lane, a private access easement that is an alley. The proposed special exception would reduce the rear minimum setback of 20 feet along Perseus Lane to allow planned decks to extend over driveways (Attachment A). County Code §18-4.11 allows up to a four-foot projection for covered porches, balconies, chimneys, eaves and like features. Though the applicant had sought a reduced setback of only ten feet, County Code §18-4.11.1 also restricts these features from being located closer than six feet to any lot line.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) 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 lot lines, as permitted.

Attachments:

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