



July 30, 2018

Tim Padalino, AICP
County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: 1895 Avon Street Extended
Special Exception – Request for a modification of the 30' parking buffer - Letter of Justification
Albemarle County, VA - TM 90-35A1

Dear Tim,

Please find this letter, fees and attached Conceptual plan our request for the approval of a modification to allow an encroachment into a portion of the 30' parking buffer established between the subject property and the adjacent parcel to the south at TM 90-28 known as "Spring Hill Village", which is currently zoned Neighborhood Model District and subject to approved ZMA 2013-00017.

The previous property owners had already encroached into the 30' buffer as shown below in Figure 1. The approximate area of encroachment is approximately 2,500-sf and the length of the encroachment is approximately 165 feet measured eastward from the Avon Street Extended right-of-way line.

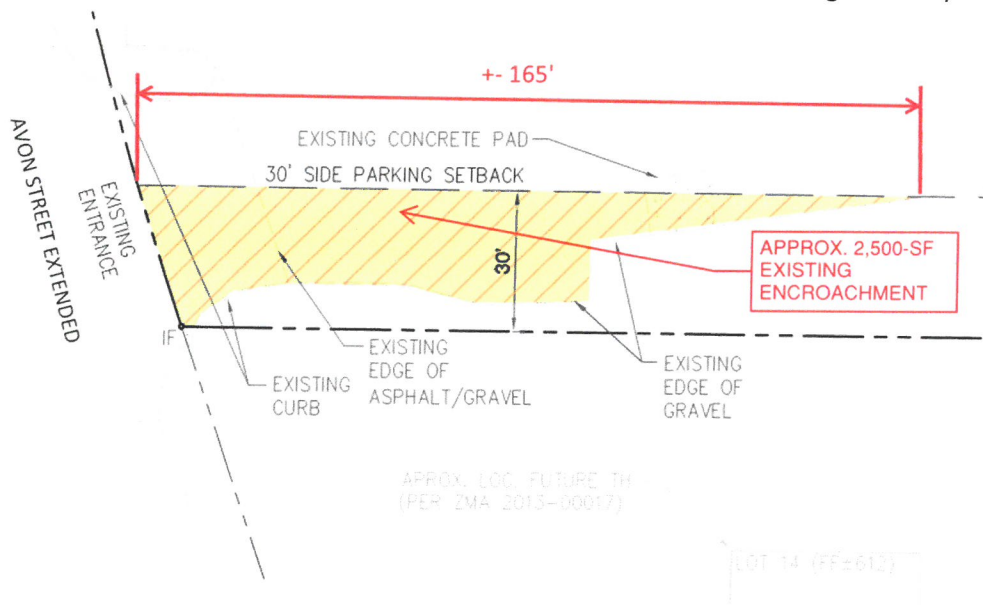


Figure 1: Existing Conditions



As part of the redevelopment of the site, the applicant is proposing to provide a portion of four (4) perpendicular parking spaces, a freestanding parking canopy, and three (3) parallel parking spaces within the 30' parking setback. This additional parking is required to support the proposed uses and is the subject of the Special Exception modification request.

To mitigate the proposed parking within the setback, the applicant is proposing the following improvements to the existing site conditions:

- 1) Shifting of the travelway on to the site by approximately 22 feet to the north.
- 2) Re-claiming of approximately 1,000-sf of previously disturbed buffer area with landscaping.
- 3) Where the existing planting strip along the southern edge of the property is less than 20'-wide, providing a double-row of evergreen shrubs (minimum height of 18") at 10' on-center in accordance with the screening requirements of Z.O. 32.7.9.7 (c) and (d).

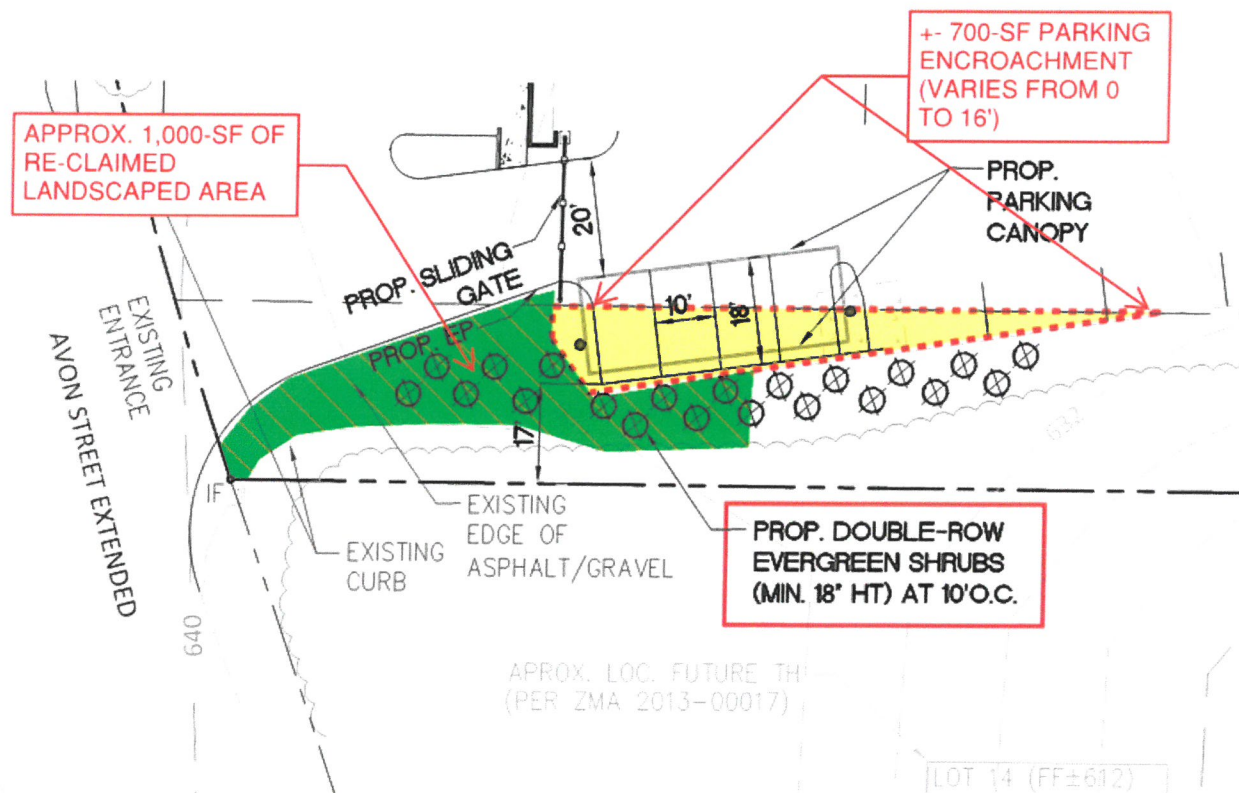


Figure 2: Conceptual Plan showing proposed mitigation

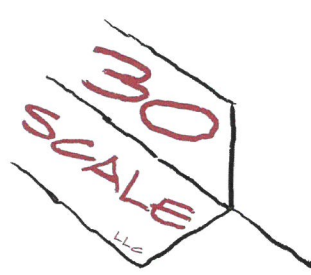


Figure 3: Rendered View

No adverse effects to adjacent properties are anticipated. A review of the ZMA for Spring Hill Village indicates that one future townhouse unit (Lot 14) is located approximately 50 feet from the common property line as shown in Figure 2 above. The first floor of the Lot 14 townhouse will be approximately 24 feet below the grade of the subject property and there are additional screening plantings proposed on the adjacent property as shown on the NMD Application Plan. (See Figure 4 below)

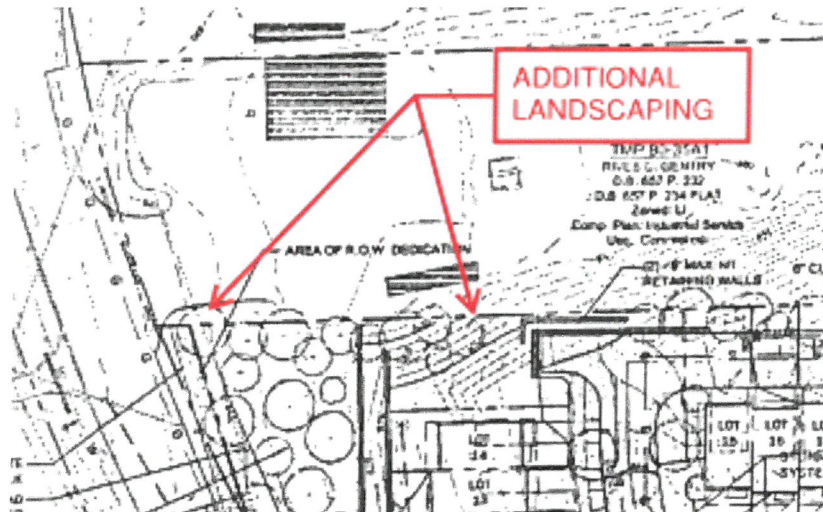


Figure 4: Excerpt from Spring Hill Village Application Plan

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Approval of the modification would also be in harmony with the intent of the zoning ordinance and the Comprehensive Plan since the proposed redevelopment will mitigate the existing conditions in the encroachment area.

I thank you for taking the time to review this request and please let me know if you have any questions or require additional information.

Sincerely,

Michael Myers, P.E., CFM

Cc: Andrea Saathoff