



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Mariah Gleason, Senior Planner II
Date: February 7, 2024
Re: **SE202300040 Glenbrook at Foothills Phase IV**
Parcel IDs: 056A2-01-00-062R0
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., Western Albemarle H.S.
Zoning: R-6 Residential

Summary of Request for Special Exception:

The applicant is requesting a special exception to reduce the minimum rear setback required by County Code § 18-4.19 as it applies to proposed Lots 118 and 121-133 of Glenbrook at Foothills Phase IV (existing Parcel ID 056A2-01-00-062R0). Under Albemarle County Code § 18-4.19, R-6 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 lots front on Park Ridge Drive, a public road, with access to rear-loading driveways from an internal travelway and parking area.

This proposal is to allow rear decks to extend over driveways and into the rear yard setback. County Code § 18-4.11.1 allows up to a four-foot projection for covered porches, balconies, chimney, eaves and like features, but restricts these features from being located closer than six feet to any lot line. Because the proposed decks would extend farther into the rear setback than is permitted, the applicant is seeking a special exception to reduce the rear minimum setback from 20 feet along the internal travelway to 10 feet, to allow planned decks and covered porches to extend over driveways and into the rear setbacks on proposed Lots 118 and 121-133 (Attachment A).

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 proposed Lots 118 and 121-133 of Glenbrook at Foothills Phase IV (as shown in Attachment A), allowing the projected features to be as close as six feet to the lot lines.

Attachments:

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