County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To:	Albemarle County Board of Supervisors
From:	Syd Shoaf, Senior Planner I
Date:	August 16, 2023
Re:	**SE202300023 Dunlora Park Phase II**
Parcel IDs:	062F0-04-00-02900, 062F0-04-00-03000, 062F0-04-00-03100, 062F0-04-00-03200, 062F0-04-00-03300, and 062F0-04-00-03400
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 Parcel IDs 062F0-04-00-02900, 062F0-04-00-03000, 062F0-04-00-03100, 062F0-04-00-03200, 062F0-04-00-03300, and 062F0-04-00-03400. 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 Rio Road and Varick Street with access to the rear of the lots for parking from Lindley Place, an access easement that is an alley. The proposed special exception would reduce the rear minimum setback of 20 feet along Lindley Place to allow planned decks and covered porches to extend over driveways (Attachment A). County Code § 18-4.11.1 allows up to a four-foot projection for covered porches, balconies, chimney, eves and like features. Though the applicant had sought a reduced setback of only five 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