

## PROFFER STATEMENT

ZMA No. **ZMA202300008 High School Center II at Albemarle High School**

Tax Map and Parcel Number(s): **06000-00-00-078A0 (portion)**

Owner(s) of Record: **School Board of Albemarle County, Virginia**

Date of Proffer Signature: January 3, 2024

**9.9** acres to be rezoned from **RA** to **R10**

School Board of Albemarle County, Virginia, is the owner (the “Owner”) of Tax Map and Parcel Number **06000-00-00-078A0** (the “Property”) which is the subject of rezoning application ZMA No. **ZMA202300008**, a project known as “**High School Center II at Albemarle High School**” (the “Project”).

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

1. **FUTURE USES:** Residential R-10: The use of the Property shall allow for all by right uses pursuant to Section 17.2.1 of the Albemarle County Zoning Ordinance except for the following listed uses:
  - a. Detached single-family dwellings.
  - b. Semi-detached and attached single-family dwellings such as two-family dwellings, triplexes, quadraplexes, and townhouses, provided that density is maintained, and provided further that buildings are located so that each unit could be provided with a lot meeting all other requirements for detached single-family dwellings except for side yards at the common wall.
  - c. Multiple-family dwellings such as garden apartments.
  - d. Cluster development of permitted residential uses.
  - e. Rental of permitted residential uses and guest cottages; provided that yard, area and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lot.
  - f. Group home (reference 5.1.07). (Amended 8-9-17).
  - g. Boarding houses.
  - h. Homestays (reference 5.1.48).
  - i. Family day homes (reference 5.1.56). (Added 9-11-13).
2. **SETBACK:** Construction of High School Center II shall have a minimum setback from Georgetown Green property line (TMP 060F0-00-00-00200) of 50-feet.

**OWNER:**

School Board of Albemarle County, Virginia

**OWNER:**

A handwritten signature in cursive script, appearing to read "Judy Le", is written over a horizontal line.

By: **Judy Le**

Title: **Chair of School Board, Rivanna Magisterial District**  
**School Board of Albemarle County, Virginia**