



June 20, 2016

Rachel Falkenstein
Community Development
Albemarle County
401 McIntire Road
Charlottesville, VA 22902

RE: **APPLICATION FOR SPECIAL EXCEPTION**
ZMA 2016-09 WOOD VON STORCH REZONING
TMP 45-112 AND 112E

Dear Rachel,

In conjunction with the above referenced ZMA 2016-09, we hereby request a special exception to the Highway Commercial (HC) zoning under Chapter 18 (Zoning) of the Albemarle County Code, Section 24.2.1 (Permitted Uses, By Right), items 47, 48 and 49, which limit the gross floor area of the following approved uses to 4,000 square feet per site:

- 47. Laboratories/Research and Development/Experimental Testing
- 48. Manufacturing/Processing/Assembly/Fabrication and Recycling
- 49. Storage/Warehousing/Distribution/Transportation

The requested exception would allow more than 4,000 square feet for these uses, by right. The reason for the special exception is that the County has designated the subject properties for the uses identified in items 47, 48 and 49 and the square footage limitations are unnecessary and counterproductive to the goals of the Comprehensive Plan for these properties.

The attached application contains authorized signatures from the two property owners. Should you have any, questions or need additional documentation or justification for this request, please contact me or Steve von Storch.

Regards,

Frank R. Stoner

