



COUNTY OF ALBEMARLE

Department of Planning & Community Development
401 McIntire Road, Room 218
Charlottesville, Virginia 22902-4596
(804) 296 - 5823
Fax (804) 972 - 4012

August 29, 2000

Ivo Romensko
100 East South Street
Apartment #3
Charlottesville, VA 22902

RE: SP-2000-35 Roslyn Ridge Office
Tax Map 61, Parcel 13A

Dear Mr. Romensko:

The Albemarle County Board of Supervisors, at its meeting on August 16, 2000, unanimously approved the above-noted request. Please note that this approval is subject to the following conditions:

1. An undisturbed buffer strip of minimum fifteen (15) feet in width shall be maintained along both abutting property lines, with landscaping and screening to be approved with the site plan in accordance with Section 32.7.9. To the extent feasible, the existing vegetation shall be retained on the site. The buffer strip abutting Garden Court shall be undisturbed, with existing trees within the buffer preserved and incorporated into the landscape plan. A six-foot-high opaque fence shall be placed between the parking lot and the Townwood units.
2. All exterior lighting shall be full cutoff luminaires if the lamps emit 3,000 or more lumens. All outdoor lighting shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent streets.
3. The building shall be no more than three stories in height and designed in keeping with the character of the area, and consistent with the sketch plan named "Roslyn Ridge Offices" dated 7/11/00.
4. Building square footage shall be limited to 8,000 square feet.

In the event that the use, structure or activity for which this special use permit is issued shall not be commenced within eighteen (18) months after the issuance of such permit, the same shall be deemed abandoned and the authority granted thereunder shall thereupon terminate. For

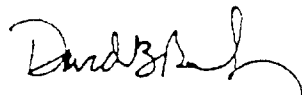
Page 2
August 29, 2000

purposes of this section, the term "commenced" shall be construed to include the commencement of construction of any structure necessary to the use of such permit within two (2) years from the date of the issuance thereof which is thereafter completed within one (1) year.

Before beginning this use, you must obtain a zoning clearance from the Zoning Department. Before the Zoning Department will issue a clearance, you must comply with the conditions in this letter. For further information, please call Jan Sprinkle at 296-5875.

If you should have any questions or comments regarding the above-noted action, please do not hesitate to contact me.

Sincerely,



David B. Benish
Chief of Planning & Community Development

DBB/jcf

Cc: Amelia McCulley
Jack Kelsey
Tex Weaver
Steve Allshouse
Bob Ball, VDOT

Solutions

Results

Results

Results

Results

Results

Results

Results

Results

Results

Results

Results

Results

Results

Results



Results

Results