



February 6, 2017

Elaine Echols  
Albemarle County Planning Department  
401 McIntire Road  
Charlottesville, VA 22902

**RE: ZMA 201500006 – SHADWELL ESTATES  
SPECIAL EXCEPTION REQUEST FOR RECTANGLE BUILDING SITES.**

Dear Elaine;

This is a Special Exception Request per Section 4.2.2 to allow for a 30,000 square for building site that is rectangular in shape but not a perfect rectangle as required in Section 4.2.2 for the following reasons:

1. The parcel has an unusual size, topography, and shape, which does allow for a 30,000 square foot building site, but not they cannot be perfect rectangles.
2. Every effort has been made to provide perfect rectangular building sites, but no reasonable alternative building sites exist.
3. The building sites are 30,000 square feet in area and rectangular in shape. These building sites will result in less degradation of the parcel and adjacent parcels.

Please let me know if you need additional information.

Sincerely,

Timothy Miller, P.E., L.S.  
Principal