



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: J.T. Newberry, Senior Planner
Date: December 13, 2017
Re: Request for Special Exception to Building Site Requirements under Section 4.2.1 of the Zoning Ordinance

TMP: 08400-00-00-07100
Magisterial District: Samuel Miller Magisterial District
School Districts: Brownsville Elementary, Henley Middle, Western Albemarle High
Zoning District: Rural Areas (RA)

Summary of Request for Special Exception:

The applicant is requesting a modification to the building site requirements to construct one single-family detached residence on a currently vacant parcel. The proposed modification would permit encroachment of the residence into critical slopes to allow a primary and reserve drainfield outside of critical slopes and stream buffer.

County Code §18-4.2.1(b) allows any requirement of §18-4.2.1(a) to be waived or modified by special exception under §18-33.5 upon consideration of whether (i) the parcel has an unusual size, topography, shape, location or other unusual physical condition; or, (ii) development in a stream buffer on the parcel was authorized as provided in County Code §17-321. This request is consistent with subsection (i) in the above noted considerations. Please see Attachment B for full details of staff's analysis.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve the special exception subject to conditions.

Attachments:

- A – Application Materials (Narrative and Supporting Figures)
- B – Staff Analysis
- C – Resolution