



COUNTY OF ALBEMARLE
Department of Community Development
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To: Albemarle County Board of Supervisors
From: Rebecca Ragsdale, Principal Planner
Date: October 3, 2018
Re: **Request for Special Exception** to reduce side setback from 10 feet to 5 feet Building Permit #B201801813AR (J. Towler)
TMP: 061Z0-02-0C-01300
Magisterial District: Rio
School Districts: Albemarle H.S.; Jack Jouett M.S.; Woodbrook E.S.
Zoning District: R4 Residential

The applicant is requesting a side setback reduction to allow construction of an 11 foot x 19 foot carport. The applicant's proposal and plans are provided as Attachment A. A location map is provided as Attachment B.

County Code § 18-4.19 requires a side setback of 10 feet for Infill lots in the R4 zoning district. County Code § 18-4.19 allows any side setback to be reduced by special exception, and the following is requested:

- 1) Modify County Code §18-4.19 to allow a reduced setback from 10 feet to 5 feet to allow a proposed carport.

Staff analysis of the request is provided as Attachment C.

RECOMMENDATION: Staff recommends that the Board adopt the attached Resolution (Attachment D) approving the special exception, subject to the condition attached thereto.

ATTACHMENTS:

- A – Applicant's Request
- B – Location Map
- C – Staff Analysis
- D – Resolution