

**RESOLUTION TO APPROVE SPECIAL EXCEPTIONS
FOR ZMA200400007 BELVEDERE
TO VARY THE APPLICATION PLAN AND THE CODE OF DEVELOPMENT**

WHEREAS, the Owner of Tax Map Parcel Numbers 06100-00-00-16000, 06200-00-00-002B0, 062A3-00-00-00100, and 062G00-00-09-000A0 filed a request for special exceptions to vary the Application Plan and the Code of Development approved in conjunction with ZMA200400007 Belvedere to rearrange the maximum number of units between Blocks 7 and 9 and Blocks 4 and 6 as shown on pages 3 and 4 of the Applicant's 4-page request last revised on April 26, 2018, to modify the arrangement of greenspace, preservation space, and conservation space in Blocks 9 and 10 as shown on pages 3, 4, 5, and 6 of the Applicant's 6-page request last revised on July 17, 2018, and to modify the minimum lot frontage of Block 9 single family detached lots as shown on page 4 of the Applicant's 4-page request last revised on April 25, 2018.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the Memorandum prepared in conjunction with the special exception request and the attachments thereto, including staff's supporting analysis, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-8.5.5.3, 18-33.43, and 18-33.49, the Albemarle County Board of Supervisors hereby approves the special exceptions to vary the Application Plan and the Code of Development approved in conjunction with ZMA200400007 Belvedere, as described hereinabove, subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill	_____	_____
Mr. Gallaway	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Randolph	_____	_____

**Special Exception to Vary ZMA200400007 Belvedere Code of Development
Special Exception Conditions**

1. The special exception to rearrange the maximum number of units between Blocks 7 and 9 and Blocks 4 and 6 shall be as shown in Tables 1 and 2 on pages 3 and 4 of the Applicant's 4-page request last revised on April 26, 2018.
2. The special exception to modify the arrangement of greenspace, preservation area, and conservation area in Blocks 9 and 10 shall be as shown in Table 4 on pages 3 and 4 of the Applicant's 6-page request last revised on July 17, 2018, and in Exhibits D and E, prepared by Collins Engineering and dated April 26, 2018 and October 9, 2018, respectively, on pages 5 and 6 of the Applicant's 6-page request last revised on July 17, 2018.
3. Screening shall be installed in accordance with County Code § 18-32.7.9.7 and completed prior to a certificate of occupancy for the lot adjacent to the Conservation Area. The landscape plan for the screening must be submitted and approved prior to a building permit being issued for that lot.
4. The special exception to modify the minimum lot frontage for Block 9 single family detached lots shall be reduced from 60 feet to 55 feet as shown in Exhibit C prepared by Collins Engineering and dated April 26, 2018 on page 4 of the Applicant's 4-page request last revised on April 25, 2018.