

**STAFF PERSON:**  
**BOARD OF SUPERVISORS:**

**Cameron Langille**  
**October 16, 2019**

**Staff Report for Special Exception #3 to Vary the Code of Development for Blocks 4 and 8  
approved with ZMA201500007 Brookhill**

**VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT**

The variation request has been reviewed for zoning and planning aspects of the regulations. Variations are considered by the Board of Supervisors as Special Exceptions under County Code § 18-33.43 and §18-33.49. Staff analysis under County Code § 18-8.5.5.3(c) is provided below.

The applicant is requesting a change to the Code of Development (COD) for Brookhill, specifically the density ranges and maximum number of dwelling units permitted in Blocks 4 and 8, as specified in Section 2.3.1 and Table 5 of the COD. The maximum number of dwelling units possible in Block 4 will be reduced by 76 units, and the maximum number of dwelling units in Block 8 will be increased by 76 units. Similarly, the residential density range of Block 4 will be reduced to coincide with the increased density range of Block 8.

- 1) The variation is consistent with the goals and objectives of the comprehensive plan.**  
The variation is consistent with the comprehensive plan.
- 2) The variation does not increase the approved development density or intensity of development.**  
The variation request only redistributes 76 units among the affected blocks, resulting in minor changes in density among the blocks. The intensity of the development will not be affected. The overall density and total number of dwellings possible in Brookhill will remain unchanged.
- 3) The variation does not adversely affect the timing and phasing of development of any other development in the zoning district.**  
The timing and phasing of the development is unaffected.
- 4) The variation does not require a special use permit.**  
A special use permit is not required.
- 5) The variation is in general accord with the purpose and intent of the approved rezoning application.**  
The changes requested are minor and the major elements of the Brookhill application plan and Code of Development will remain in place.