



July 9, 2020

Mr. Bart Svoboda  
Zoning Administrator/Director of Zoning  
Albemarle County Department of Community Development  
401 McIntire Road  
Charlottesville, VA 22902

RE: Belvedere Special Exception Variance  
Block 4 Recreational Facilities

Dear Bart:

This special exception request was designed to address the upcoming July 15<sup>th</sup> deadline for completion of the Block 4 Recreational Facilities. As you may recall, we submitted a similar request last year, pushing the completion date back one year, in order to provide SOCA time to complete their financing and start their fieldhouse project and to push start of the community center back enough to allow us to address design changes should SOCA's project get hung up.

Since then, SOCA has begun their project is now going vertical on the structure. I expect completion before the end of the year.

The developer has also been working with residents to finalize design of the community center and expects to have their buy in by the end of the summer. Attached please find pdfs of the concept layout and building elevations. We expect site plan approval will be required before starting construction. Based on this understanding, our anticipated milestones are:

3Q2020 – finalize design plan  
4Q2020 – submit for pre-ap and submit Initial Site Plan  
3Q2021 – gain site plan approval

4Q2021 – begin construction

4Q2022 - complete facility

Based on this schedule, we request the project schedule be amended to require completion of the SOCA fieldhouse by the end of 2020 and completion of the community center by the end of 2022.

Please do not hesitate to contact me with your questions and concerns.

Sincerely,

A handwritten signature in blue ink, appearing to be 'DF' or 'Don Franco', written in a cursive style.

Don Franco, PE  
Roudabush, Gale and Associates  
999 2<sup>nd</sup> Street SE, Suite A  
Charlottesville, VA 22902

**COUNTY OF ALBEMARLE****APPLICATION FOR A SPECIAL EXCEPTION**

☐ Request for a waiver, modification, variation or substitution permitted by Chapter 18 = \$457

☒ Variation to a previously approved Planned Development rezoning application plan or Code of Development = \$457

OR

☐ Relief from a condition of approval = \$457

**Provide the following****Provide the following**

☐ 3 copies of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

☒ 3 copies of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.

☒ 1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

**Project Name :** \_\_\_\_\_ Belvedere

**Current Assigned Application Number (SDP, SP or ZMA)** \_\_\_\_\_ ZMA 200400007

**Tax map and parcel(s):** \_\_\_\_\_ 61-154 AND PORTION OF 62A3-1

**Applicant / Contact Person** \_\_\_\_\_ DON FRANCO

**Address** \_\_\_\_\_ 999 2nd Street SE, Suite A **City** \_\_\_\_\_ CHARLOTTESVILLE **State** \_\_\_\_\_ VA **Zip** \_\_\_\_\_ 22902

**Daytime Phone#** ( \_\_\_\_\_ 434 \_\_\_\_\_ ) \_\_\_\_\_ 977-0205 **Fax#** ( \_\_\_\_\_ ) \_\_\_\_\_ **Email** \_\_\_\_\_ DFRANCO@ROUDABUSH.COM

**Owner of Record** \_\_\_\_\_ SEE ATTACHED

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Daytime Phone#** ( \_\_\_\_\_ ) \_\_\_\_\_ **Fax#** ( \_\_\_\_\_ ) \_\_\_\_\_ **Email** \_\_\_\_\_

**COUNTY OF ALBEMARLE****APPLICATION FOR A SPECIAL EXCEPTION****APPLICATION SIGNATURE PAGE**

If the person signing the application is someone other than the owner of record, then a signed copy of the "CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER" form must be provided in addition to the signing the application below. (page 3)

**Owner/Applicant Must Read and Sign**

By signing this application, I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner of the subject parcel(s) listed in County Records. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

  
Signature of Owner / Agent / Contract Purchaser

Steven C Kohn  
Print Name

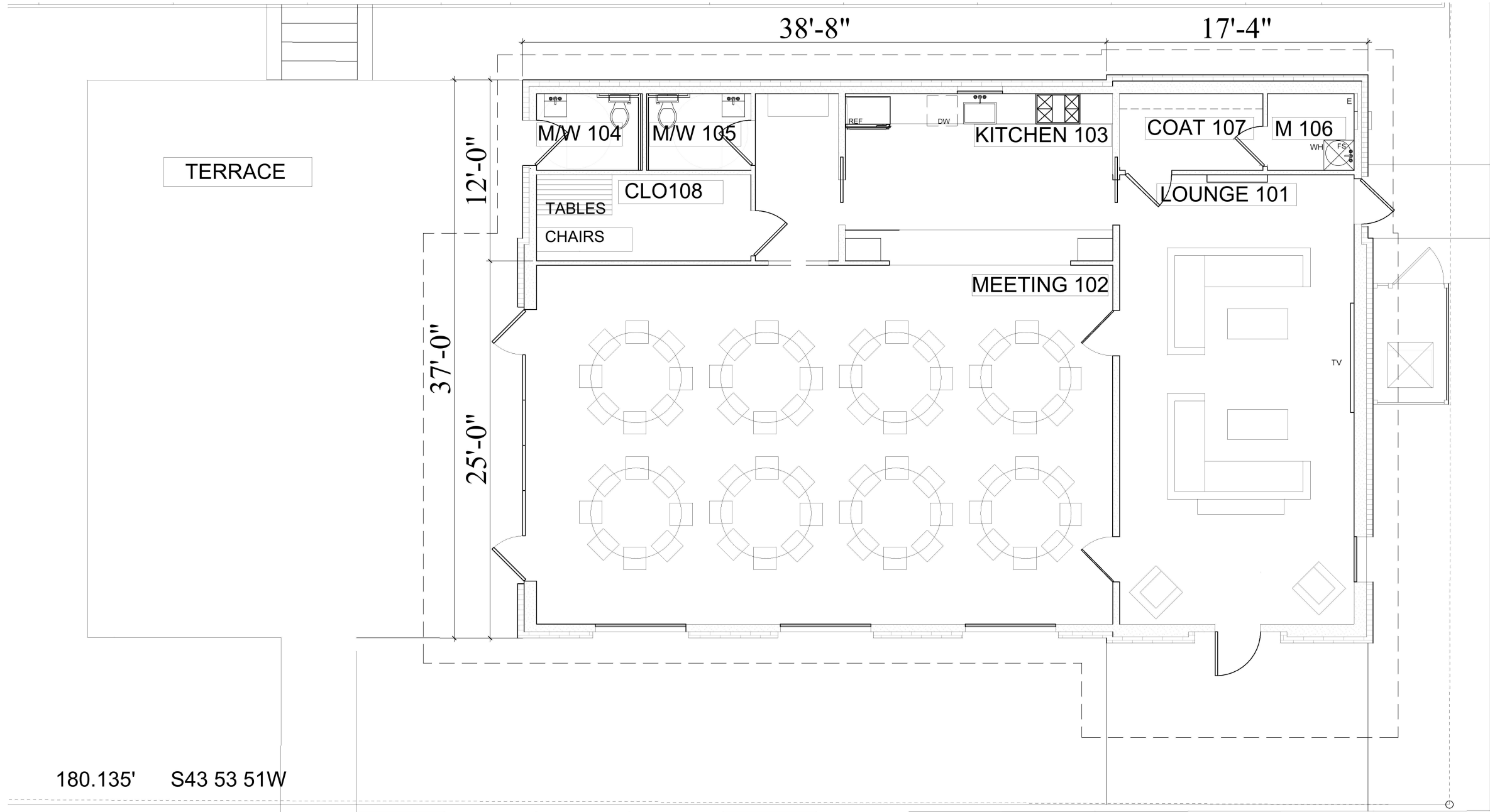
7/9/2020  
Date

434 242 6122  
Daytime phone number of Signatory

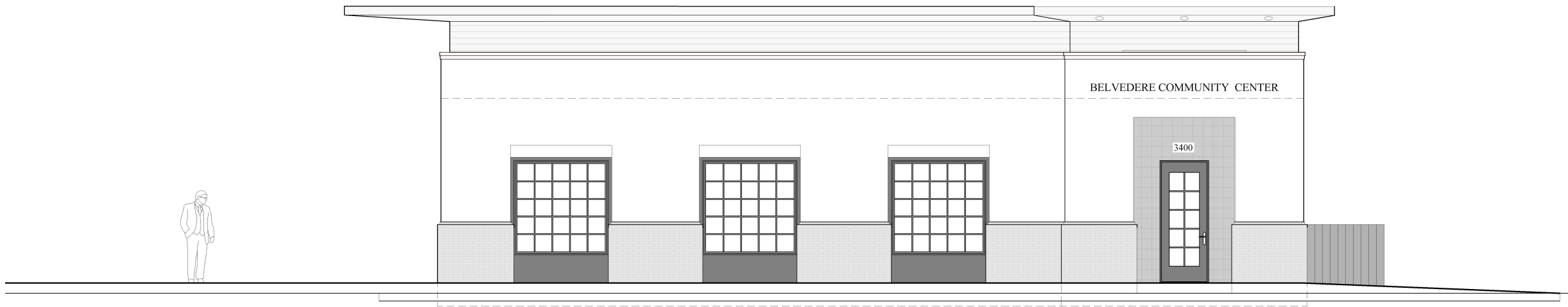
FOR OFFICE USE ONLY APPLICATION# \_\_\_\_\_ Fee Amount \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

By who? \_\_\_\_\_ Receipt # \_\_\_\_\_ Ck# \_\_\_\_\_ By \_\_\_\_\_





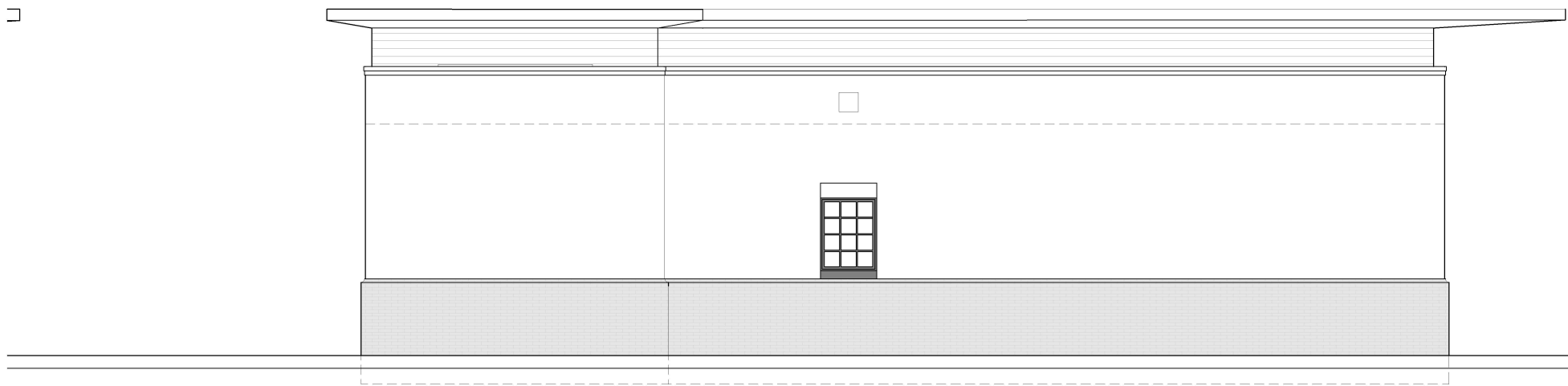
A1.0	FIRST FLOOR	1" = 4'-0"	N
1			



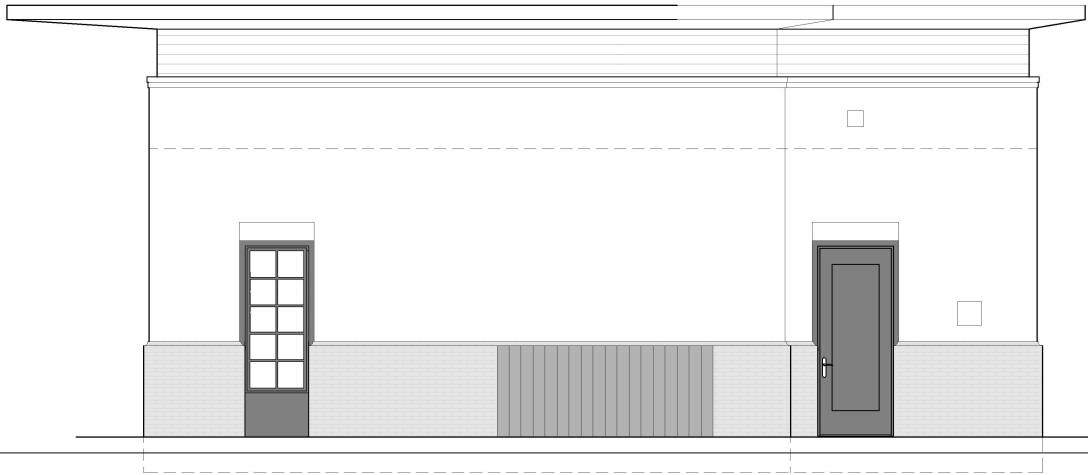
1	EAST ELEVATION	1" = 4'-0"	N
A2.0			



2	SOUTH ELEVATION	1" = 4'-0"	N
A2.0			



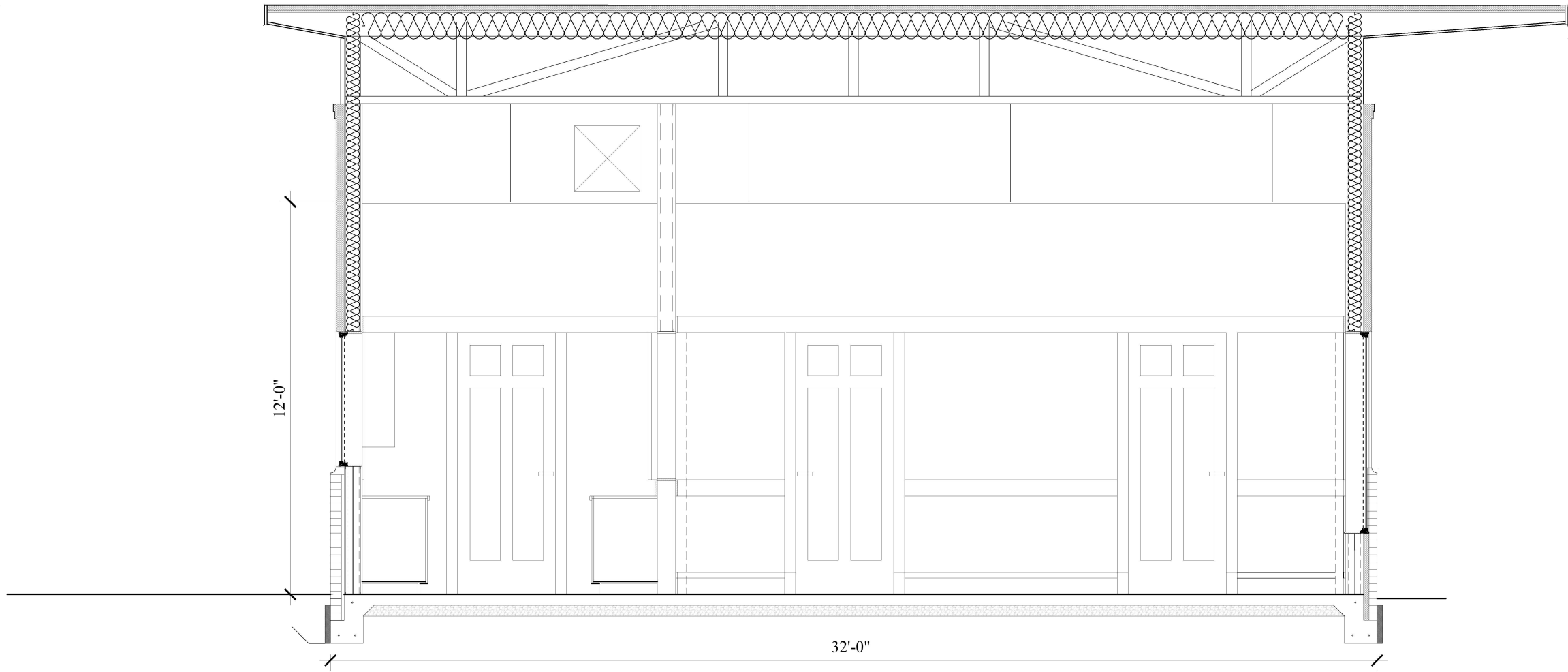
1	WEST ELEVATION	1" = 4'-0"	
A2.01			



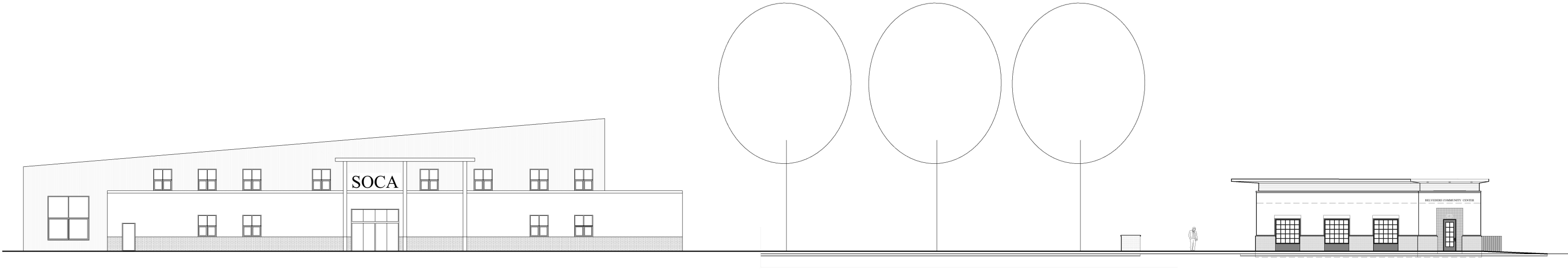
2	NORTH ELEVATION	1" = 4'-0"	
A2.01			



1	NORTH/ SOUTH SECTION	1" = 2'-0"	
A3.0			



1	EAST/ WEST SECTION	1" = 2'-0"	
A3.01			



VIEW FROM VILLAGE GREEN

<b>GROSS BUILDING AREA</b>	
FIRST FLOOR:	1795 SF
BUILDING TYPE:	A3
USE GROUP:	A3- ASSEMBLY
OCCUPANCY CAPACITY:	75
CONSTRUCTION TYPE:	TYPE III-B
PARKING REQUIRED	19
PARKING PROVIDED	19

FIRE PROTECTION	NONE
ROOF ASSEMBLY FIRE RATING	NA
ROOF FIRE CLASSIFICATION	NA
FLAME SPREAD CLASSIFICATION	NA

<b>FIRE RESISTANCE RATINGS</b>	
PRIMARY STRUCTURAL FRAME	0 HR
INTERIOR COLUMNS	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
EXTERIOR NON-BEARING WALLS	0 HR
INTERIOR NON-BEARING WALLS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR
STAIR CONSTRUCTION	0 HR
UNDER STAIR CONSTRUCTION	0 HR

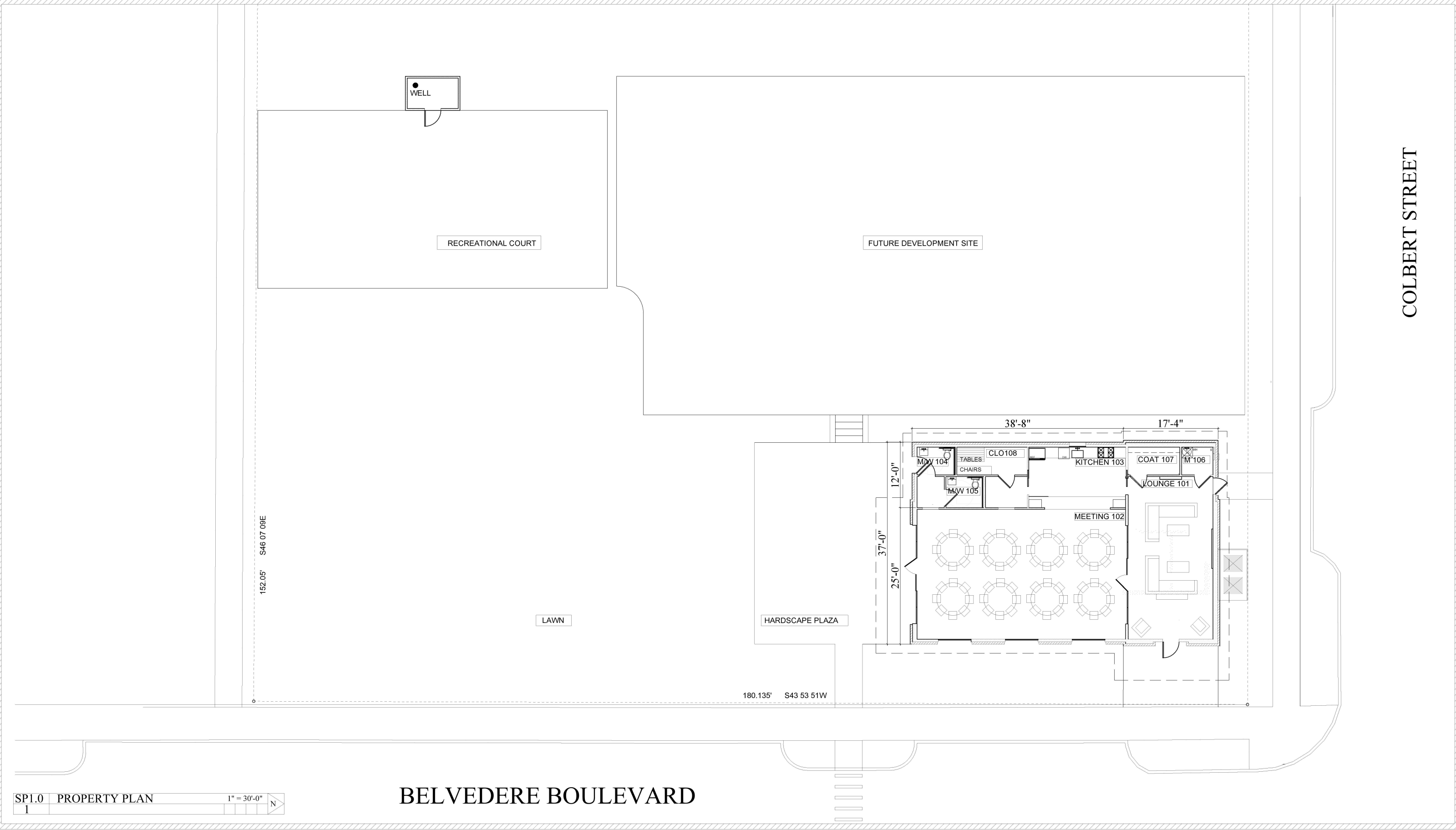
<b>SHEET SCHEDULE</b>	
CS1.0	COVER SHEET
CS1.01	SPECIFICATIONS
CS1.01	SPECIFICATIONS
CS1.01	SPECIFICATIONS
CS1.01	SPECIFICATIONS
CS1.01	SPECIFICATIONS
CS1.01	SPECIFICATIONS
SP1.0	SITE PLAN
SP1.01	PROPERTY PLAN
A1.0	FLOOR PLAN
A1.01	FLOOR PLAN DETAIL
A1.02	FLOOR PLAN DETAIL
A1.03	REFLECTED CLG. PLAN
A2.0	EAST, SOUTH ELEVATIONS
A2.01	WEST, NORTH ELEVATIONS
A3.0	N-S BUILDING SECTION
A3.01	E-W BUILDING SECTION
A3.02	WALL SECTIONS
A3.03	WALL SECTIONS
A3.04	WALL SECTIONS
A4.0	INTERIOR ELEVATIONS
A4.01	INTERIOR ELEVATIONS
A5.0	SCHEDULES
A6.0	DETAILS
A6.01	DETAILS
MEP1.0	MECH., ELECT., PLUMB. PLAN



PROJECT INFORMATION

LOCATION PLAN

SHEET SCHEDULE



SP1.0	PROPERTY PLAN	1" = 30'-0"	N
1			