



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

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May 11, 2018

Brian S Johnson, Esq.
Woods Rogers PLC
123 East Main Street, 5th Floor
Charlottesville VA 22902

RE: LZC2018-00014 - Parcel ID 07800-00-00-05300 (37.75 acres), commonly known as 1998 Hansens Mountain Road, Owner – NEIGHBORHOOD INVESTMENTS - GP LLC, 810 CATALPA COURT, CHARTLOTTEVILLE VA 22911 (the "Property")

Mr. Johnson:

In response to your request for a Letter of Zoning Compliance for the above referenced Property, please be advised of the following:

- The Property is zoned PD-SC, Planned Development Shopping Center. The permitted uses of the Property are provided in Section 25 of Chapter 18 of the Albemarle County Code ("Zoning Ordinance"). The Property is subject to the Entrance Corridor ("EC") Overlay, and the Steep Slopes Overlay Districts as described in Section 30 of Chapter 18 of the Zoning Ordinance.
- The dwelling unit ("Current Use") at 1998 Hansens Mountain Road is not a consistent use within the PD-SC zoning district. That said County records show that the Current Use was built in 1754. Dwellings are not by-right uses in the PD-SC zoning district.
- The Property and Current Use do not violate any existing Zoning Ordinance regulations and there are no special conditions or time constraints applicable to or imposed on the Property for the Current Use.
- The Property is not subject to proffered conditions that would prevent the use of the Property for the Current Use.
- The Property is subject to the following site plan, SDP2006-00030 Gazebo Plaza – Final, approved 12/26/2007. This final site plan is valid until July 1, 2020 per the Code of Virginia Section 15.2-2209.1. The development of the Property per the site plan must commence before the end of the validity period, July 1, 2020.
- The Property enjoys access to the public street, Hansens Mountain Road.
- The Property does not contain any buildings or property located in 100 Year Flood Plain as shown in the Flood Boundary and Floodway maps prepared by the Federal Insurance Administration (FIA) of the United States Department of Housing and Urban Development.

- Any change of use which require site or building modification or additions are required to comply with the applicable zoning, subdivision, building and water protection laws in the future.
- No application for rezoning of the Property, special permit, conditional use, or variance required in connection with the Property, is now pending.
- The parking requirements for the Current Use of the Property is two parking spaces per dwelling unit. This parcel meets the parking regulations.
- This office has no record of an open violation for the Property.
- Copies of any applicable records may be obtained via the noted links or from this office with a request through the department's Records Manager, Paul Bjornsen, at pbjornsen@albemarle.org once they have been approved or issued.

Please contact me if you have questions or require additional information.

Sincerely,



Francis H. MacCall
Principal Planner
Designee to the Zoning Administrator

Attachments:

Links shown can be copied and pasted into web browser

Zoning Map – <http://gisweb.albemarle.org/Map/Viewer.aspx?state=284815122333>

SDP2006-00030 -

<http://www.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SDP200600030%22%7d>

County Code website: <http://www.albemarle.org/countycode>