



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Albemarle County Board of Supervisors
From: Syd Shoaf, Senior Planner I
Date: December 11, 2024
Re: **SE202400029 Old Dominion Village -- Setbacks**
Parcel IDs: 05600-00-00-067B0 and 05600-00-00-074A0
Magisterial District: White Hall
School Districts: Crozet E.S., Henley M.S., and Western Albemarle H.S.
Zoning: NMD – Neighborhood Model District

Summary of Request for Variation:

Under County Code §18-8.5.5.3(a)(1), the Board of Supervisors may grant a variation of an approved plan, code, or standard for minor changes to yard requirements, build-to lines or ranges, maximum structure heights and minimum lot sizes. The applicant requests a variation to vary the Old Dominion Village Code of Development approved in conjunction with ZMA202000005 (Attachment A). The proposed variation is to reduce the 15' front minimum setback on side roads to 5' for the following corner lots: Lot 1, 6, 12, 27, 81, 95, and 110.

A detailed staff analysis is provided in Attachment B.

Staff Recommendation:

Staff recommends that the Board adopt the attached Resolution (Attachment C) to approve a variation to reduce the front minimum setback on side roads from 15' to 5' for the following corner lots: Lot 1, 6, 12, 27, 81, 95, and 110.

- For Lot 1, Lot 27, and Lot 95, the front minimum setback from Capella Road would be reduced to 5'.
- For Lot 6 and Lot 12 the front minimum setback from Sirrah Lane would be reduced to 5'.
- For Lot 110, the front minimum setback from Sirrah Road would be reduced to 5'.
- For Lot 81, the front minimum setback from Altair Road would be reduced to 5'.

Attachments:

- A. Application Materials (Variation Request)
- B. Staff Analysis
- C. Resolution