



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

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July 8, 2015

Marcia Joseph
481 Clarks Tract
Keswick VA 22947

RE: ARB201500012 All Saint's Chapel

Dear Ms. Joseph,

The Albemarle County Architectural Review Board, at its meeting on July 6, 2015, completed a preliminary review of the above-noted request. The Board took the following actions.

Regarding the Special Use Permit/Rezoning, the Board by a vote of 3:0, forwarded the following recommendation to the Planning Commission:

The ARB expresses no objection to the special use permit, subject to the following conditions:

1. Materials and colors of the addition shall be compatible with the materials and colors of the historic chapel.
2. Except for repair and maintenance of the fence where there is no substantial change in design, and except for renovation of the fence to accommodate a gate to provide access from the parking area to the existing front entrance of the chapel where the gate design is compatible in form and materials with the existing fence design, the fence and its end posts shall be retained without change.
3. If it is determined that site conditions allow, switch the locations of the primary and secondary drainfields.
4. If trees are removed or die as a result of drainfield installation, the trees shall be replaced with 2" caliper trees.
5. If clearances between the edge of the entrance drive and the property line allow, relocate the stone pier on the east side of the entrance drive.

In addition the Board, by a vote of 3:0 forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4(2), (3) and (5):
None.
- Regarding recommendations on the plan as it relates to the guidelines:
None.
- Regarding recommended conditions of initial plan approval:
 1. A Certificate of Appropriateness is required prior to final site plan approval.
 2. Indicate existing and proposed materials and colors on the elevation drawing. New materials and colors shall be compatible with those of the historic chapel.
 3. Add the standard equipment note to the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
 4. If site or exterior building lighting is proposed, show it on the plan and ensure that all related ordinance requirements are met.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Include the signed conservation checklist on the site plan. Check the boxes that apply.
 2. No grading shall begin until all trees to be saved are marked and protected with fencing.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB.

Revised drawings addressing the comments listed above are required. Include updated ARB revision dates on each drawing. Please provide a memo including detailed responses indicating how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with "clouding" or by other means will facilitate review and approval.

If you have any questions concerning any of the above, please feel free to call me.

Sincerely,

Margaret Maliszewski
Principal Planner