

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR ZMA 2004-00024, OLD TRAIL VILLAGE**

WHEREAS, March Mountain Properties, LLC (“March Mountain”) is the owner of Tax Map and Parcel Number 055E0-01-00-000A1 (the “Property”); and

WHEREAS, March Mountain filed an application to vary the Code of Development approved in conjunction with ZMA 2004-00024, Old Trail Village (the “Code of Development”):

- to permit an extended detention water quality pond to treat stormwater from Blocks 11, 12, 14 and 15;
- to permit lot sizes below 4,000 square feet in Block 12;
- to permit a building height above the maximum 2.5 stories in Block 12;
- to reduce the setbacks in Block 12; and
- to allow roof overhands and eaves to encroach the building setback in Block 12.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, the executive summary prepared in conjunction with the application, and its supporting analysis included as Attachment A thereto, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-8.5.5.3(c) and 18-33.9, the Albemarle County Board of Supervisors hereby approves the special exceptions to vary the Code of Development as set forth hereinabove, subject to the conditions attached hereto.

* * *

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Boyd	_____	_____
Ms. Dittmar	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Mr. Sheffield	_____	_____

ZMA 2004-24, Old Trail Village Special Exception Conditions

1. The detention water quality pond may be located as shown on the exhibit created by Roudabush, Gale and Associates, Inc., dated July 23, 2015, attached hereto.
2. No lot size for a single family attached unit in Block 12 shall be less than 1,800 square feet.
3. No building height in Block 12 shall be greater than 3.5 stories.
4. Lots 13-24 in Block 12 shall have five (5) foot front, zero (0) foot side, and five (5) foot rear setbacks.
5. Lots 8-12 in Block 12 shall have five (5) foot front, side, and rear setbacks.
6. Roof overhangs and eaves in Block 12 shall not be permitted to project further than one (1) foot into the building setback.