SNYDER
DESIGN BUILD
CHARLOTTESVILLE

30 June 2023

To: Albemarle County Board of Zoning Appeals (BZA)
From: Enoch Snyder
Re: 3676 Twin Creeks Rd.

Below and attached are documents related to our request to build a garage partially within the 25 ft front setback at 3676 Twin Creeks Road.

The owner would like to build a reasonably small garage, approximately 24x30, one story, with a hipped roof in keeping with the existing cottage. After considerable research and multiple field surveys, we have found only one appropriate location for this structure, given the restrictions of setbacks, flood plains, and utility routing. The following addresses the criteria that must be met for this application to be considered.

1.0 Granting this variance would relieve a hardship related to the physical condition of the property. The attached documents show our proposed location. It is approximately 10 ft from the side boundary line, which is no issue, but would encroach approx 20 ft on the front setback.

1.1 Utilities. One potential location would be between our proposed site and the house, but this area has a utility pole for both overhead and underground electrical service, as well as underground phone lines. We've contacted Dominion to find the cost of relocating and they quoted us approximately $35,000, which is an undue burden. Plus we would have to relocate the phone lines as well at an additional cost. Both of these utilities pass thru this parcel and on to the next residence, so relocating the utilities would have an additional negative impact on service to the neighbor. These utility routes are shown in the attached documents.

1.2 Flood plain. There appears to be space for a garage to the right of the existing cottage, but we have had the flood plain surveyed, and the surveyor flags show a minimal amount of space between the setback line and the actual, surveyed flood plain. Plus, Frank Pohl tells us that FEMA is getting ready to revise the flood plain for this area which will actually bring it *closer* to the setback line in this area. This is also shown in the attached documents.

2.0 This property of 5+ acres feels quite open and was purchased in good faith that there would most likely be room to build a small garage. No action of the applicant has done anything to exacerbate the location restrictions.

3.0 Granting this variance would not create any detriment to neighboring properties. This is a dead end private road, with only one additional residence beyond. This location tucks in nicely between existing trees and will not require removal of any existing tree canopy. Additionally, as explained in 1.1 above, there will be no interruption in utility service to this neighbor if this location is granted.

4.0 This condition is not a recurring condition, nor could it be construed to imply an approved variance for any similar conditions moving forward.

5.0 There is no change of use requested with this application. Single family, detached structure is within normal zoning allowances for this property.

6.0 No special use permit is being requested.

In summary, after all due diligence, we respectfully request that the BZA grant our application for variance to the front setback for this detached structure at 3676 Twin Creeks Road.

Please contact me with any questions or if any additional information is needed.

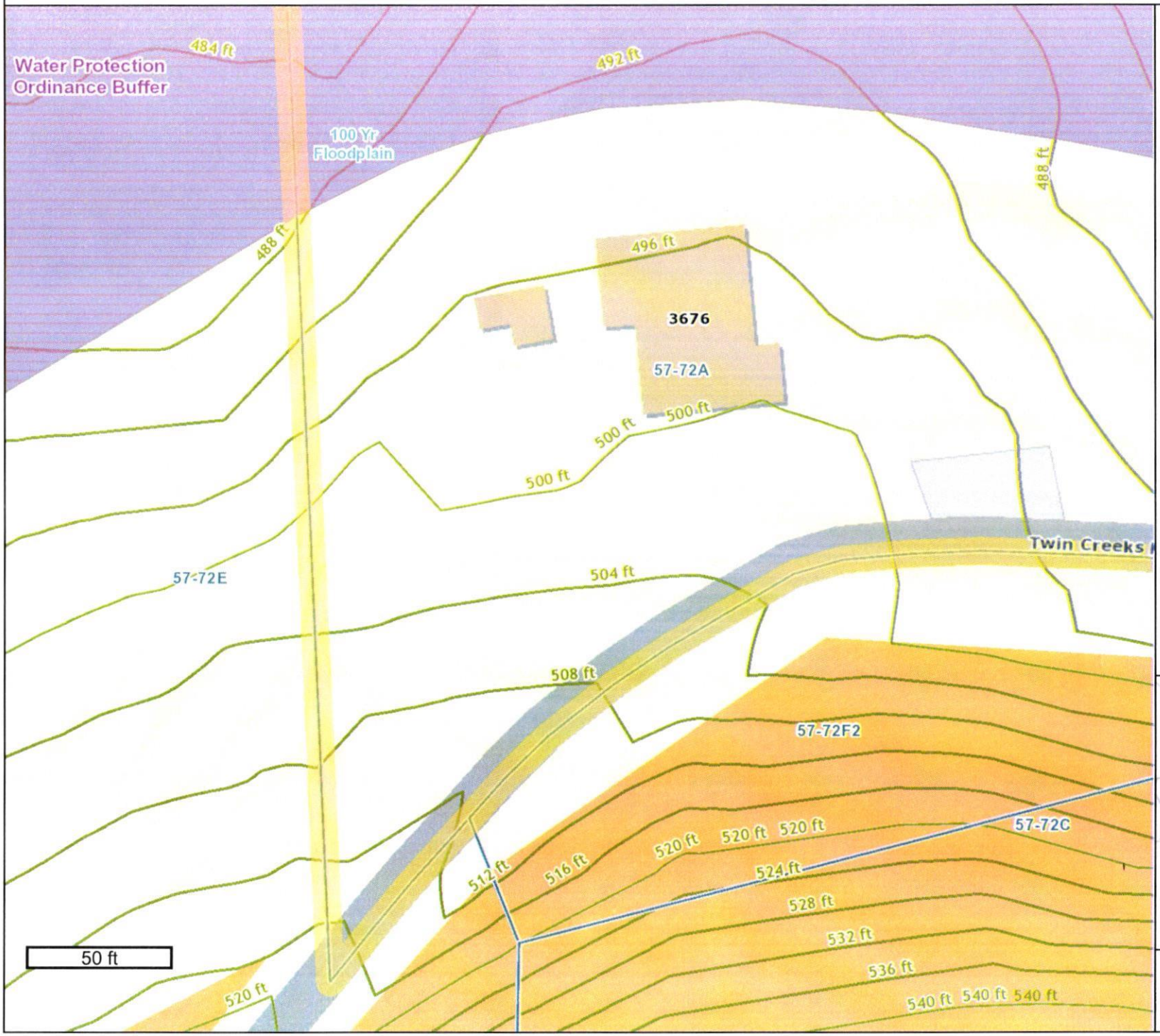
Thank you,



Enoch E. Snyder III
Snyder Design/Build, LLC

Seven attachments include:
Complete application
Critical Resource Plan at proposed location
Area map showing relationship to adjacent property
Plat
Full survey of property (1" = 30')
Larger scale survey with proposed location and utilities marked
Site photographs

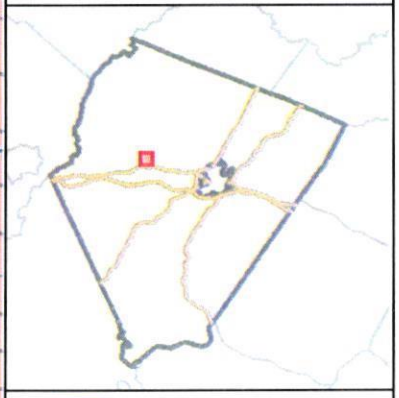
3676 Twin Creeks CRP



Legend

(Note: Some items on map may not appear in legend)

- Overlays
  - Water Protection Ordinance Buffers
- Parcel Info
  - Parcels
- Elevation
  - Y2018 Elevation Contours
    - Y2018 Elevation Contours (100 ft)
    - Y2018 Elevation Contours (60 ft)
    - Y2018 Elevation Contours (40 ft)
    - Y2018 Elevation Contours (20 ft)
    - Y2018 Elevation Contours (4 ft)
- Zoning Info
  - Flood Hazard Overlay (100 Year Flo
  - Steep Slopes Overlay
    - Critical Slopes
    - Steep Slopes - Managed
    - Steep Slopes - Preserved

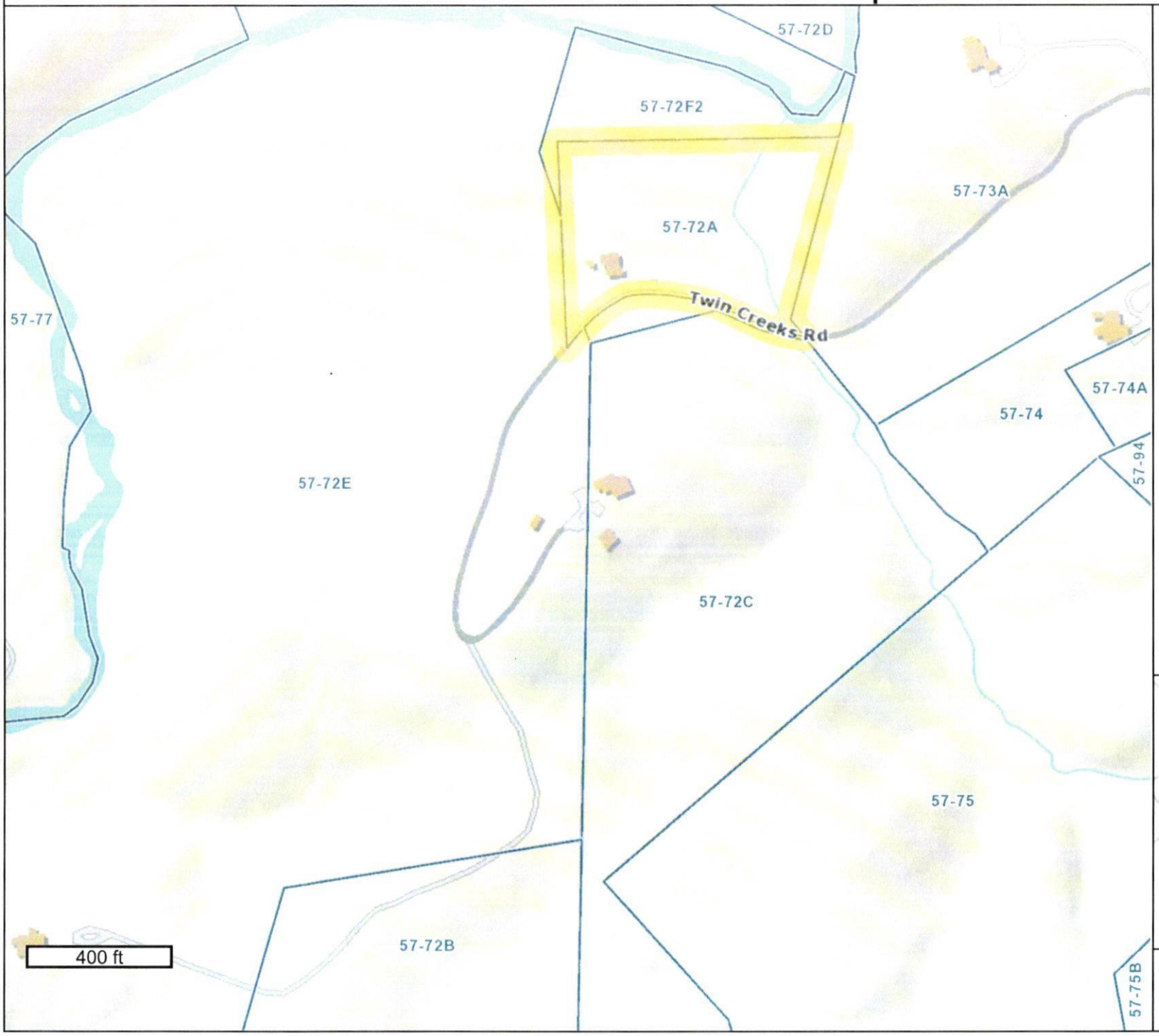


GIS-Web
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(434) 296-5832

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.
Map elements may scale larger than GIS data measured in the map or as provided on the data download page due to the projection used. Map Projection: WGS84 Web Mercator (Auxiliary Sphere) (EPSG 3857)

June 30, 2023

3676 Twin Creeks area map

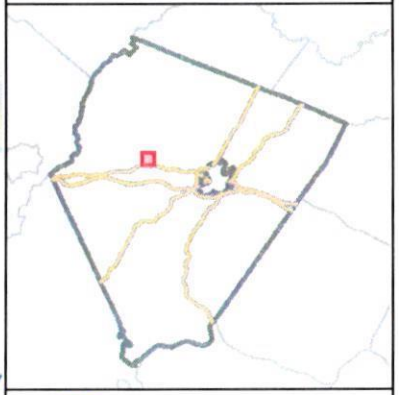


Legend

(Note: Some items on map may not appear in legend)

Parcel Info

- ☐ Parcels



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June 30, 2023

RE: 3676 Twin Creeks Rd. Repair

FP Frank Pohl <fpohl@albemarle.org>

Reply | Reply All | Forward

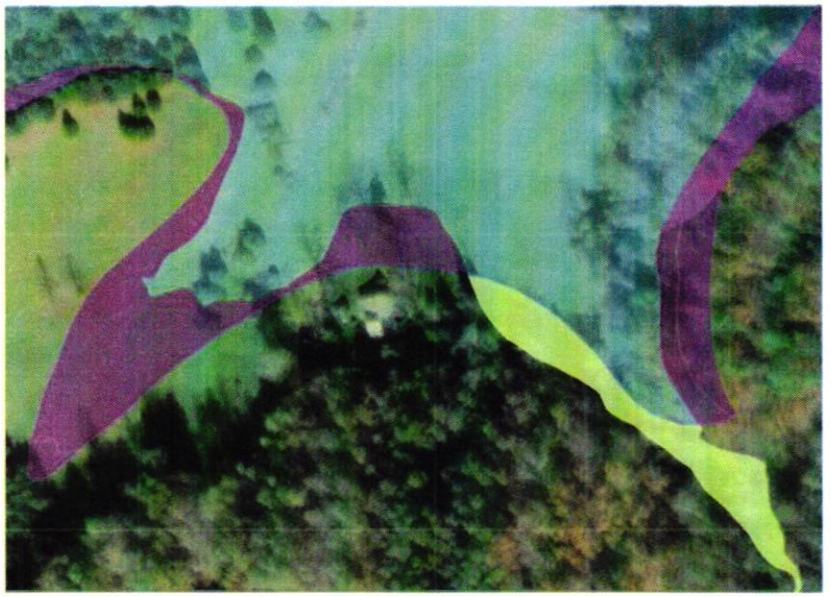
To enoch@snyderdesignbuild.com; Ethan Busching

Mon 5/15/2023 1

Cc Jeffrey Baker; Geoff Elsie

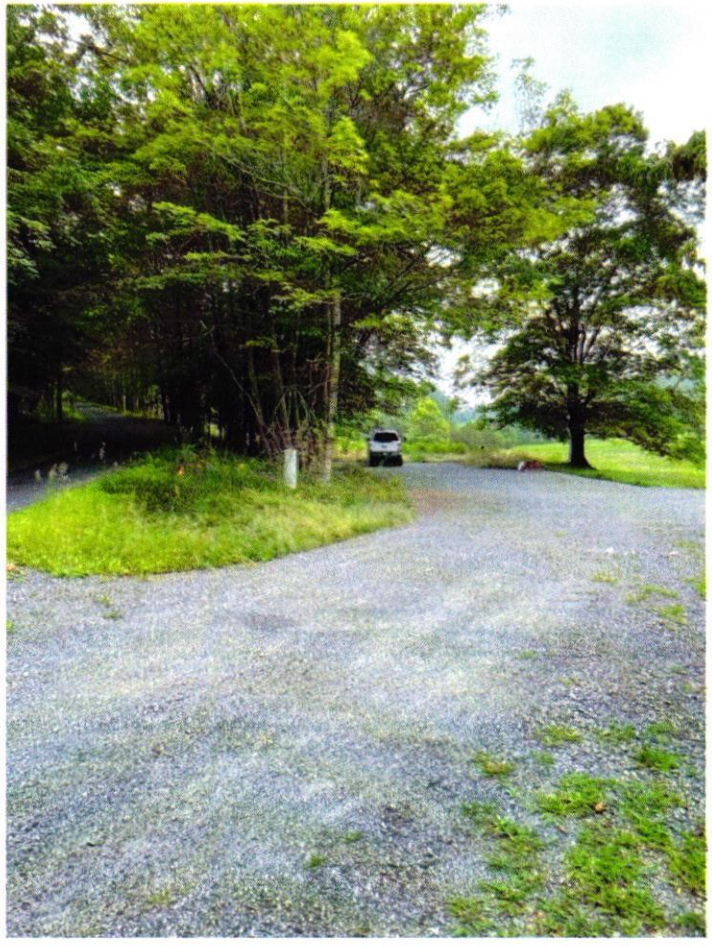
You replied to this message on 5/19/2023 1:00 PM.

There is a proposed change to the FEMA maps, see below. Purple is where it is proposed to remove the floodplain, yellow is where it is proposed to increase. Is the proposed drainfield within the purple area, roughly?

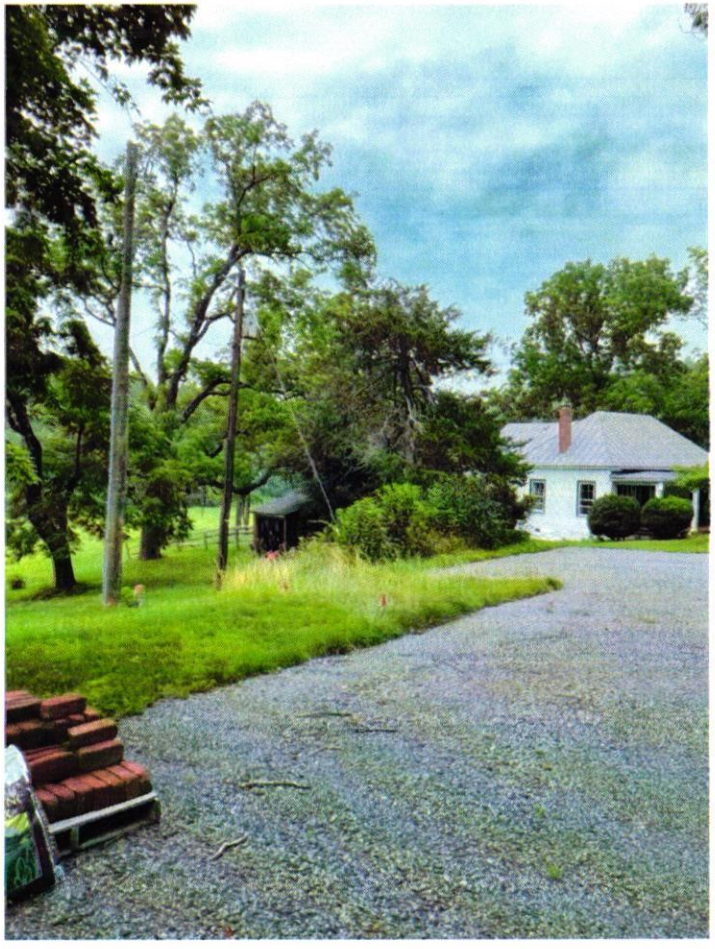


Frank V. Pohl, PE, CFM
County Engineer
Albemarle County

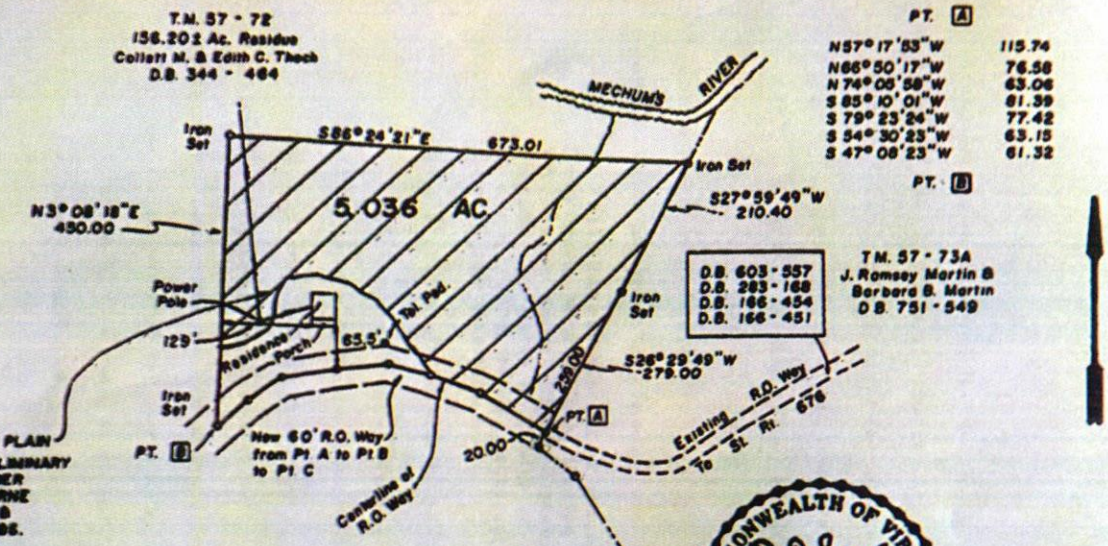
Description of increased flood plain to right of house per Frank Pohl.



Site showing proposed garage location (where truck is parked).



Site showing utility poles and pedestals.



THE DIVISION OF THE LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE CONSIDERED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF VIRGINIA, COUNTY OF ALBEMARLE, TO-WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF _____ 19__, _____ AS OWNER.

COMMISSION EXPIRES _____.

T.M. 57 - 72
156.20± Ac. Residue
Collett M. & Edith C. Thach
D.B. 344-464

APPROVED FOR RECORDATION

_____
DIRECTOR OF PLANNING

COMMONWEALTH OF VIRGINIA
R. O. SNOW
CERTIFICATE No.
54-17-3(a)13
54-17-3(b)101
CERTIFIED LAND SURVEYOR

THE LAND USE REGULATIONS LISTED BELOW ARE IMPOSED PURSUANT TO THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY. THEY ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH

A. THE 5.00 ACRE PARCEL HAS NO FURTHER DIVISION RIGHTS.

B. THE RESIDUE OF PARCEL 72 - T.M. 57 HAS 4 DIVISION RIGHTS.

NOTES:

1. THE 5.00 AC. PARCEL & THE RESIDUE OF PARCEL 72 T.M. 57 EACH HAVE 30,000 SQ. FT. OF CONTIGUOUS AREA WITH SLOPES LESS THAN 25% & NOT IN FLOOD PLAIN.
2. THIS PRIVATE ROAD WILL PROVIDE REASONALBE ACCESS BY MOTOR VEHICLE AS REQUIRED BY SECTION 18-30 OF THE ALBEMARLE COUNTY CODE.
3. THIS IS A FAMILY DIVISION IN ACCORDANCE WITH SECTION 18-56 OF THE ALBEMARLE COUNTY SUBDIVISION ORDINANCE. SUCH PARCEL SHALL NOT BE TRANSFERRED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF RECORDATION EXCEPT IN ACCORDANCE WITH THIS SECTION OF THE SUBDIVISION ORDINANCE.

PLAT OF
5.036 ACRE PARCEL
A PORTION OF PROPERTY DESIGNATED ON T.M. 57 AS PARCEL 72
THE PROPERTY OF COLLETT M. & EDITH C. THACH
LOCATED IN SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: 10-17-86

FOR

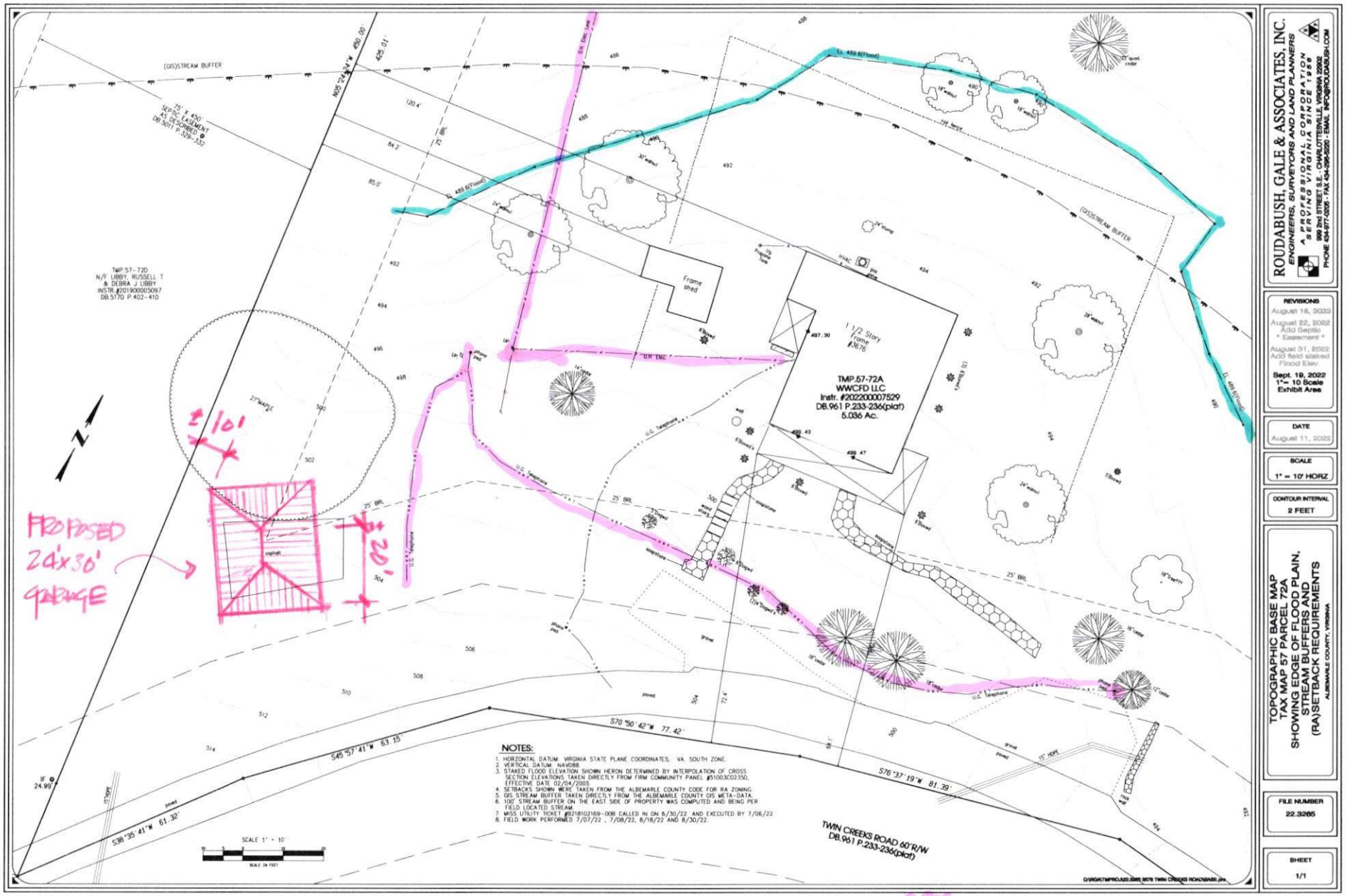
PRESLEY C THACH

R O SNOW, INC.
CHARLOTTESVILLE, VA

BOOK 961 PAGE 235

Book: 961 Page: 233 Instrument: 1987-00009808 Seq: 3

Page 1 of 1



NOTES:

1. HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATES, VA. SOUTH ZONE.
2. VERTICAL DATUM: NAVD88.
3. STAKED FLOOD ELEVATION SHOWN HEREON DETERMINED BY INTERPOLATION OF CROSS SECTION ELEVATIONS TAKEN DIRECTLY FROM FIRM COMMUNITY PANEL #5100,SC0235D, EFFECTIVE DATE 02/04/2005.
4. SETBACKS SHOWN WERE TAKEN FROM THE ALBEMARLE COUNTY CODE FOR RA ZONING.
5. GIS STREAM BUFFER TAKEN DIRECTLY FROM THE ALBEMARLE COUNTY GIS META-DATA.
6. 100' STREAM BUFFER ON THE EAST SIDE OF PROPERTY WAS COMPUTED AND BEING PER FIELD LOCATED STREAM.
7. MISS UTILITY TICKET #B218102169-008 CALLED IN ON 8/30/22, AND EXECUTED BY 7/06/22
8. FIELD WORK PERFORMED 7/07/22 ; 7/08/22, 8/18/22 AND 8/30/22.

= UTILITIES

= FLOOD PLAIN

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION SERVING VIRGINIA SINCE 1988
999 2nd STREET S.E. CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-2620 - EMAIL INFO@ROUDABUSH.COM

REVISIONS
August 18, 2022
August 22, 2022 Add Septic " Easement "
August 31, 2022 Add field staked Flood Elev.
Sept. 19, 2022 1"= 10 Scale Exhibit Area

DATE
August 11, 2022

SCALE
1" = 10' HORZ

CONTOUR INTERVAL
2 FEET

TOPOGRAPHIC BASE MAP
TAX MAP 57 PARCEL 72A
SHOWING EDGE OF FLOOD PLAIN, STREAM BUFFERS AND (RA)SETBACK REQUIREMENTS
ALBEMARLE COUNTY, VIRGINIA

FILE NUMBER
22.3265

SHEET
1/1