

**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 lot sizes below 4,000 square feet in Block 27;
- to permit a building height above the maximum 2.5 stories in Block 27;
- to reduce the minimum setbacks in Block 27; and
- to allow roof overhangs and eaves to encroach the building setback in Block 27.

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. No lot size for a single family attached unit in Block 27 shall be less than 1,500 square feet.
2. No building height in Block 27 shall be greater than 3.5 stories.
3. Lots 1-9 in Block 27 shall have minimum five (5) foot front, side, and rear setbacks.
4. Lots 10-25 in Block 27 shall have minimum five (5) foot front, zero (0) foot side, and five (5) foot rear setbacks.
5. Roof overhangs and eaves in Block 27 may project up to one (1) foot into the building setback.