APPLICATION FOR SPECIAL EXCEPTION

Holly Hills is a proposed multi-family, townhouse and apartment community offering much-needed housing opportunities for Albemarle County citizens (the "Project"). The Project is proposed by Dominion Realty Partners LLC (the "Applicant") and Stony Point Development Group, LLC (the "Developer," and together with the Applicant, the "Joint Venture Partners").

The Joint Venture Partners have proposed a zoning map amendment that would rezone tax map parcels 04600-00-00-028A0, 04600-00-00-028B0, 04600-00-00-028I0, 04600-00-00-028J0, 04600-00-00-028K0, 04600-00-00-028E0, 04600-00-00-028F0, and 04600-00-00-028L0 (the "Property"), located in the Places29 Development Area, from R-1 Residential to Planned Residential Development ("PRD"), to allow for the development of Holly Hill Residences.

The Project will include multi-family structures that will include four stories. This same building type has become quite prevalent in the Urban ring The same types of buildings were constructed in Brookhill, which allows 4 stories and 60' building heights in the Urban density residential areas. The same building type is proposed to be constructed within the Maplewood Development, which is a PRD allowing a maximum building height of 65 feet. It is also approved to be constructed in the Victorian Heights development, which is a by-right R-15 development. Furthermore, the approved Cville Rio Road apartments within the Urban Density Residential area of Places29 Masterplan allows for 4 story and 5 story buildings, and the proposed Woodbrook apartments within the Urban Density Residential area also proposes 4 story and 5 story buildings. Based on these examples provided, this project is consistent with the current projects planned and/or under construction with the Urban Density residential areas of the Places29 Masterplan and the proposed building heights are consistent with other planned and approved projects within the Places29 Masterplan.

The step back requirements set forth in Albemarle zoning Ordinance Section 4.19 would impose a minimum of 15 foot step back for each story above three stories. These multifamily buildings will be a significant distance from adjoining residential structures. The multifamily buildings will be at least 100 feet from the entrance corridor along Route 29 North. The Applicant respectfully requests that the step back requirements set forth in Ordinance Section 4.19 be waived to allow a zero step back for buildings within the Project that are up to four stories in height.

OWNERS OF RECORD:

Frances B. and Willard Howard Birckhead Family Trust
1312-B East Market Street
Charlottesville, Virginia 22902
(434)443-0089

Rebecca Wall
200 Mayfield Lane
Waynesboro, Virginia 22980
(713) 492-6169

Old Palmyra Hotel, LLC
2121 Wisteria Drive
Charlottesville, Virginia 22911
Attention Mr. Timothy R. Slagle
(434(953-6735
slagertr@gmail.com

Peter A., and Cynthia Zoulis
8309 Colebrook Road
Richmond, Virginia 23227
(434) 443-0089

CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER
This form must accompany this zoning application if the application is not signed by the owner of the property. I certify that notice of the application for, _____**Special Exception** [Name of the application type & if known the assigned application #] was provided to _____ **Peter A., and Cynthia Zoulis** _____ [Name(s) of the record owners of the parcel] the owner of record of Tax Map and Parcel Number _____ **04600-00-00-28A0**_____ by delivering a copy of the application in the manner identified below:

_**X**_ Mailing a copy of the application to _**Peter A., and Cynthia Zoulis**_____
[Name of the record owner if the record owner is a person; if the owner of record is an entity, identify the recipient of the record and the recipient's title or office for that entity] on____ **December 15, 2023**_____ to the following address

8309 Colebrook Road
Richmond, Virginia 23227

_____ Date _____**December 15, 2023**_____ _____
[Address; written notice mailed to the owner at the last known address of the owner as shown on the current real estate tax assessment books or current real estate tax assessment records satisfies this requirement]
. _____ Signature of Applicant
_____**Steven W. Blaine**_____ Print Applicant Name
_____ Date

CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER This form must accompany this zoning application if the application is not signed by the owner of the property. I certify that notice of the application for**, Special Exception**_____ [Name of the application type & if known the assigned application #] was provided to _____**Rebecca Wall**
_____ [Name(s) of the record owners of the parcel] the owner of record of Tax Map and Parcel Number __ **04600-00-00-28E0**_____ by delivering a copy of the application in the manner identified below:

__**X**___ Mailing a copy of the application to _____**Rebecca Wall** _____
[Name of the record owner if the record owner is a person; if the owner of record is an entity, identify the recipient of the record and the recipient's title or office for that entity] on _**September 18, 2023**_____ to the following address **200 Mayfield Lane**
Waynesboro, Virginia 22980
Date _____**December 15, 2023**_____ _____ [Address; written notice mailed to the owner at the last known address of the owner as shown on the current real estate tax assessment books or current real estate tax assessment records satisfies this requirement].

_____Signature of Applicant

_____**Steven W. Blaine**_____ Print Applicant Name
_____ Date

CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER

This form must accompany this zoning application if the application is not signed by the owner of the property. I certify that notice of the application for, ___**Special Exception** [Name of the application type & if known the assigned application #] was provided to _____ **Old Palmyra Hotel, LLC**_____ [Name(s) of the record owners of the parcel] the owner of record of Tax Map and Parcel Number _____**04600-00-00-28L0; 04600-00-00-28F0**_____ by delivering a copy of the application in the manner identified below:

_**X**__ Mailing a copy of the application to _____**Old Palmyra Hotel, LLC**_____ [Name of the record owner if the record owner is a person; if the owner of record is an entity, identify the recipient of the record and the recipient's title or office for that entity] on____ _**December 15, 2023**___ to the following address:

2121 Wisteria Drive
Charlottesville, Virginia 22911
Attention Mr. Timothy R. Slagle

Date _____ [Address; written notice mailed to the owner at the last known address of the owner as shown on the current real estate tax assessment books or current real estate tax assessment records satisfies this requirement].

_____ Signature of Applicant

_____**Steven W. Blaine**_____ Print Applicant Name
_____ Date