



County of Albemarle
Community Development Department – Planning Division

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MEMORANDUM

To: Albemarle Conservation Easement Authority
From: Scott Clark, Secretary
Re: ACE200500003 Chester/Music Hall – Dwelling Size Request
Date: ~~March 2, 2022~~ June 2, 2022

Background

In April, 2007, the Authority and the County acquired an open-space easement on the Chester property (Tax Map 65 Parcels 11, 11B, 11C; 76.461 acres) through the Acquisition of Conservation Easements (ACE) program.

The restrictions in the easement limit the property to one main dwelling of no more than 7,000 square feet of above-ground livable space, “unless prior written approval is obtained from each Grantee.” The easement also permits two “accessory dwellings.”

The property currently has two existing dwellings:

- TMP 65-11 5381 Stony Point Pass – 3,092 square feet
- TMP 65-11B 5383 Stony Point Pass – 1,339 square feet

The owners of the property requested to build a new dwelling of approximately 12,800 square feet of above-ground livable space (see attached illustrations), to be located on TMP 65-11. In response to the discussion at the Authority’s March 2022 meeting, the owners have reduced the requested maximum to 11,500 square feet, and have further offered to impose limits of 4,500 square feet on the two permitted “accessory dwellings,” which are currently not subject to specific size limit in the deed.

Discussion

With the two existing dwellings remaining on the property, the new dwelling would become the main dwelling. The existing dwellings would then become the two permitted “accessory dwellings.”

The deed of easement does not provide specific decision-making guidelines for proposed dwellings that would exceed the established size limit. In cases like this, staff typically reviews the proposed dwelling design to ensure that it would not impact specific resources identified in the deed of easement for protection.

In this case, the deed does not identify any specific avoidance areas on the property that should not be impacted by structures. The proposed location shown on the illustrations does not impact critical slopes, stream buffers, floodplains, or designated Mountain Protection Areas. The property is located within the Southwest Mountains Rural Historic District.

The proposed building location is in the highest portion of the property, at approximately 580 feet. This is only slightly higher than the larger (and higher) of the existing dwellings, which is at approximately 568 feet.

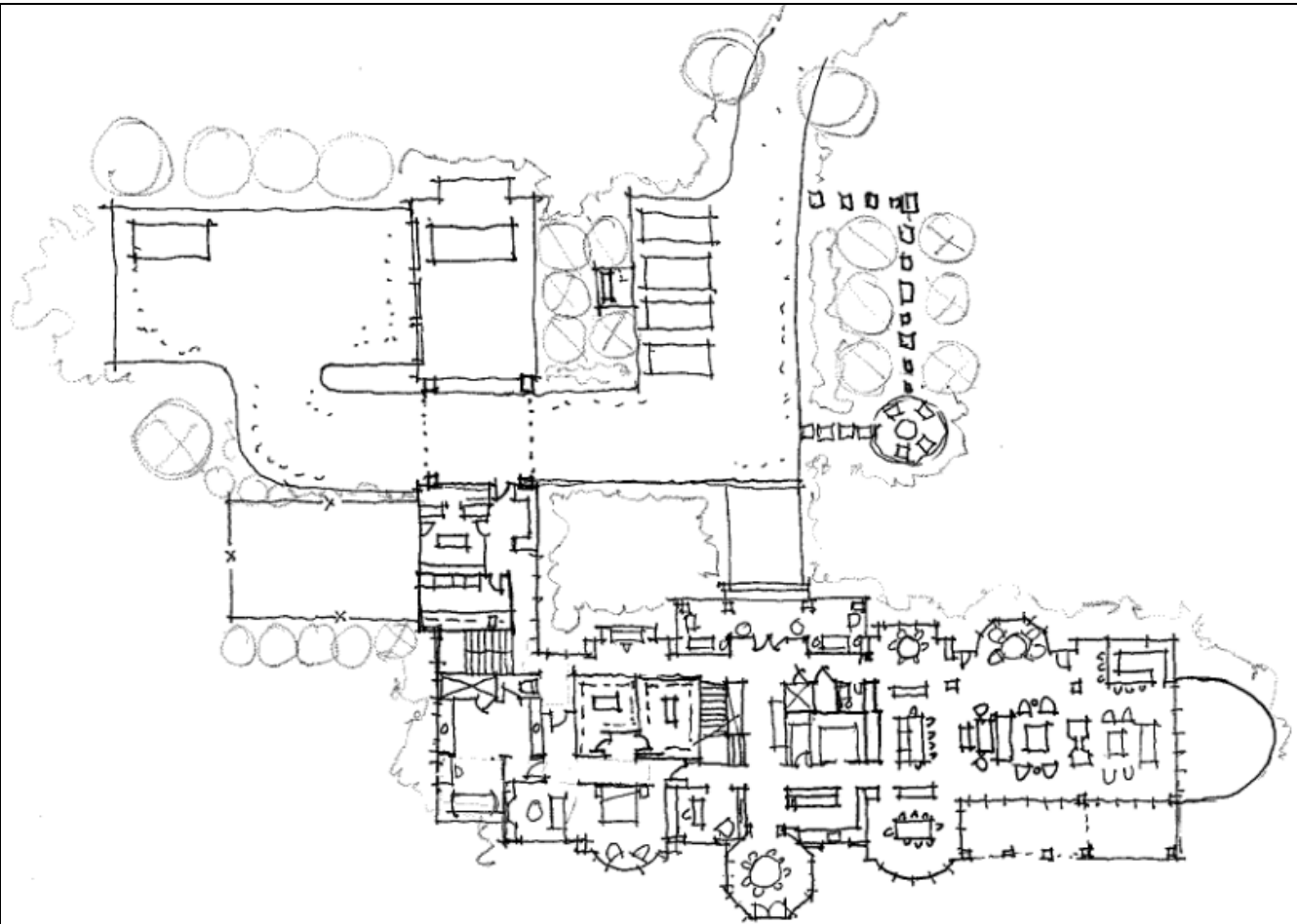
Recommendation

The estimated livable area of the proposed new dwelling is 12,802 square feet, but final architectural drawings have not been done. Staff recommends that the authority permit the dwelling to be up to ~~13,000~~ 11,500 square feet of above-ground livable space, provided that the two remaining dwellings are limited to 4,500 square feet. ~~to allow for minor changes in the final design without requiring a new approval.~~

Proposed Building Location:



Proposed Layout (Dwelling, Garage, and Driveway/Parking Area)



Manning Residence
1st Floor Plan

1st 7578 SF
2nd 5224 SF

12,802 SF

Proposed Front Elevation:



Manning Residence
Front Elevation