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February 14, 2025

ATTN: Carrie Rainey or Read Brodhead
City of Charlottesville
Neighborhood Development Services
605 E Market Street
Charlottesville, VA 22902

RE: 1010 Wertland Street – Entrance Variance Revision

Dear Ms. Rainey and Mr. Brodhead:

This letter is to request a revision to our prior request for an entrance variance along the Wertland Street elevation of the subject property.

The entrance requirement by zoning ordinance section 34-2.4.4.B.5.K mandates a street-facing entrance every 60' on a designated Side Street. This translates to a minimum of 5 entrances along the Wertland elevation.

	Primary St.	Side St.
4. TRANSPARENCY	<u>Sec. 2.10.12.</u>	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. ENTRANCES	<u>Sec. 2.10.13.</u>	
K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	<u>Sec. 2.10.14.</u>	
Front yard height (max)	4'	
Side street yard height (max)	6'	

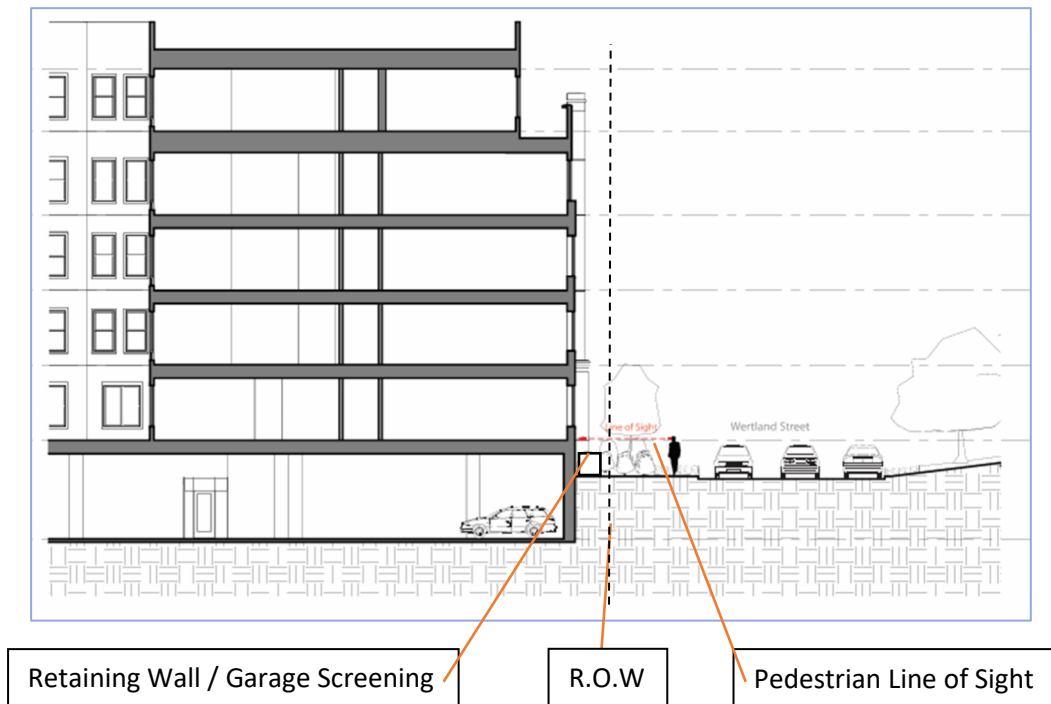
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We are requesting a variance to provide only four entry points along the Wertland Street Elevation (shown in yellow in the elevation below). Using the 60' maximum spacing required by ordinance would place a door at the center point of the façade (shown in blue in the elevation below). We request to delete this central door location. With this deletion, the maximum distance requested between entry points in 124'-1".



The topography of the site makes it challenging to add the required "blue" entrance. The ground floor designation jumps from the first retail/garage level to the second residential level, based on ordinance section 34-2.10.1.F.2 (and as shown in the diagonal hatched areas in the image above) due to this changing topography.



If an additional entrance was included at the center of the Wertland Street elevation, it would require a significant number of stairs to traverse up to the second-floor residential area or down to the garage below and would need to penetrate through the retaining wall and landscaping being provided for the purpose of garage screening to meet other portions of ordinance as shown in the street / building section above. Entry to the second floor would also cause the unusual circumstance of having a single unit with direct street access in a building of 180 apartments.

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In lieu of compliance with the required number of entrances on Wertland Street, blank wall treatments are proposed to enliven the public experience. See the images below for examples of foundation plantings and medium trees to be used for these treatments. Foundation planting species include: *Itea Virginiana* 'Henry's Garnet', *Hydrangea Quercus*, *Hydrangea Arbor*, and *Carex Mix*. Medium Tree species include: *Carpinus Caroliniana* 'Firespire', and *Nyssa Sylvatica* 'Fire Starter'.



FOUNDATION PLANTING

Screening plants located between a foundation wall with no window or door openings and the public realm.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	75%
Plant type	Screening plant
Planting frequency (min avg.)	3 per 10'
Planting area depth (min)	3'

SMALL OR MEDIUM TREES

Small trees planted between a ground story facade with no window or door openings and the public realm.



DIMENSIONAL STANDARDS	
A Treatment width (min % of blank wall width)	100%
Tree type	Small or Medium
B Planting frequency (min avg.)	5 per 100'
C Planting area depth (min)	7'

We appreciate your review and consideration. Please let us know if you need any additional information to review this requested variance.

Sincerely,

Elizabeth Chapman, AIA, LEED AP ND