

1114 E High St

Detached Studio Workshop

8/12/25

To Whom it may Concern,

Our plan is to build a Studio Workshop space in the rear of our property at 1114 E High that will serve as a carpentry workshop, fitting into the use of Low-impact industrial and manufacturing (up to 4,000sf), which is by-right according to Use Permissions (page 3-7) in the 2023 Cville Development Code.

I have been informed by Zoning that our property is currently “non-conforming” because the existing building is not close enough to the fronting street, and because of the non-conforming building on the property I cannot build our by-right workshop space. To bring our property up to current code I need to either 1) demolish the existing structure and build new close to the street, or 2) build a new building in front of our existing building. Neither of these seem like great options.

Having served on the Board of Architectural Review for Charlottesville, I found it very surprising that the new zoning ordinance would be requiring any new development to tear down old buildings or to build in front of them. The East High streetscape where our office is located has long been one of my favorite blocks in Charlottesville. It’s a mix of old converted homes and new offices, nicely positioned back from the street, giving a beautiful pause to the busy surroundings along this entrance corridor. I find it completely reasonable and in keeping with Charlottesville’s goals and needs to allow these homes to thrive. The proposed structure meets a crucial need for small workshop space in the city. It is not visible from the front and doesn’t affect the entrance corridor, so I see no reason this shouldn’t be approved considering the goals of the City’s adopted zoning ordinance. I met with representatives from Planning, Zoning, Fire and other areas and nobody had any issue with this project moving forward.

As a part of our special request, we are asking that the side setback of the building be amended to 5’. We were told by zoning and staff in our pre-application meeting, as well as other correspondence, that this particular lot had a 0’ setback, and we purchased the lot based on this information. It makes sense that a 5-story building needs a transitional setback, but this is a single-story smaller structure with a flat roof. We’ve spoken with staff and received verbal approval of an alternative 5’ setback, which is in reason, and we’ve changed our plans accordingly. The transition screening will be taken care of with the existing 6-7’ solid wood fence. The adjoining neighbor is fully aware of the build and has no problem with it (he’s just glad it’s not a 5-story building). There is no room there for additional landscaping so we ask that this be approved per the plan so we can close out our development review.

Thank you for your time and attention to this.

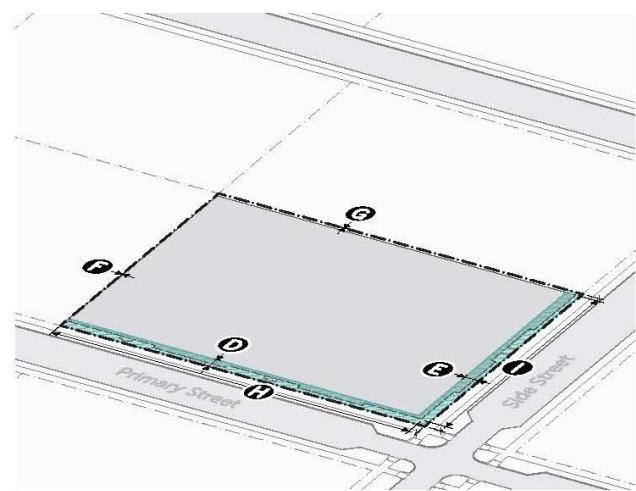
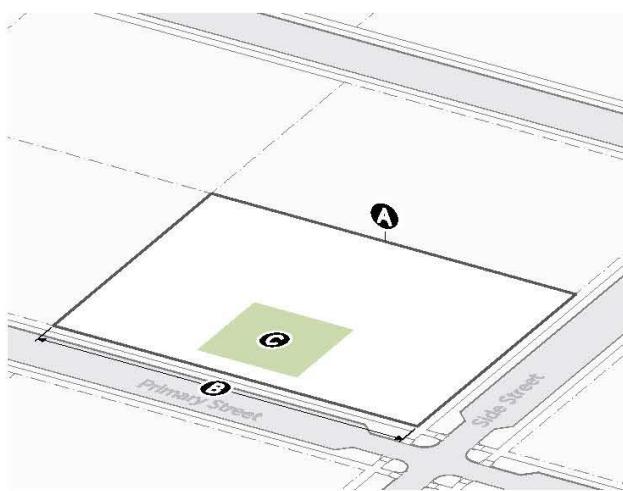
Mike Ball

mike@elementbuild.com

434-825-4196

2.4.3. **CX-5** CORRIDOR MIXED USE 5

A. LOT



1. LOT SIZE	Sec. 2.10.2.	
Ⓐ Area (min)	None	
Ⓑ Width (min)		
Front access	40'	
Side / rear access	15'	
2. DENSITY	Sec. 2.10.3.	
Dwellings per lot (max)	Unlimited	
3. COVERAGE	Sec. 2.10.4.	
Building coverage (max)	None	
Ⓒ Outdoor amenity space	10%	
4. BUILDING SETBACKS	Sec. 2.10.5.	
Ⓓ Primary street lot line (min/max)	0' / 10'	
Ⓔ Side street lot line (min/max)	0' / 10'	
Ⓕ Side lot line (min)	0'	
Ⓖ Rear lot line (min)	0'	
Alley lot line (min)	5'	
5. BUILD-TO	Sec. 2.10.6.	
Build-to width (min)		
Ⓗ Primary street	75%	
Ⓘ Side street	45%	
6. TRANSITION	Sec. 2.10.7.	
Transition type	Type B, C	
7. PARKING LOCATION	Sec. 2.10.8.	
Front yard	Not allowed	
Side street yard	Not allowed	
Side yard	Allowed	
Rear yard	Allowed	

B. BUILDING



1. HEIGHT		Sec. 2.10.9.	
Building height (max stories/feet)			
A	Base	5 / 72'	
B	With bonus	7 / 100'	
2. MASSING		Sec. 2.10.10.	
C	Building width (max)	275'	
Active depth (min)			
D	Primary street	15'	
E	Side street	9'	
3. GROUND STORY		Sec. 2.10.11.	
F	Ground story height (min)		
Residential		10'	
Nonresidential		14'	
G			
Finished floor elevation (min/max)			
Residential		0' / 6'	
Nonresidential		-2' / 6'	

4. TRANSPARENCY		Sec. 2.10.12.	
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		Sec. 2.10.13.	
K	Street-facing entry spacing (max)	40'	60'
Entry feature		Yes	Yes
6. FENCES AND WALLS		Sec. 2.10.14.	
Front yard height (max)			4'
Side street yard height (max)			6'

Use Category Specific Use	R-A	R-N-A	R-B	R-C	RX-3	RX-5	Residential Mixed Use	CX-3	CX-5	CX-8	Corridor Mixed Use	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	Use Standards
	R-A	R-N-A	R-B	R-C	RX-3	RX-5	Residential Mixed Use	CX-3	CX-5	CX-8	Corridor Mixed Use	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	
Transportation																					
Passenger terminal	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P		
Helipad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S		
Vehicle Sale & Service																					
Vehicle repair or service (up to 1 acre)	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	-	-		
Vehicle repair or service (1+ acres)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-		
Vehicle sale or rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-		
Fueling station	-	-	-	-	-	-	-	P	P	-	P*	P	P	-	-	P	P	-	-	3.4.4	
INDUSTRIAL USES																					
Industrial & Manufacturing																					
Bakery, wholesale (up to 4000 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-		
Bakery, wholesale (4000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-		
Low-impact industrial and manufacturing (up to 4000 SF)	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-	P	P	-	P		
Low-impact industrial and manufacturing (4000+ SF)	-	-	-	-	-	-	-	S	S	-	S	S	S	-	-	P	P	-	P		
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-		
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P		
Warehouse & Distribution																					
General warehouse and distribution (up to 25,000 SF)	-	-	-	-	-	-	-	P*	P*	-	P*	P*	-	-	-	P*	P*	-	-	3.4.5	
General warehouse and distribution (25,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	3.4.5	
Data center	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P	P	-	P	3.4.5	
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	3.4.5	
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-		
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-		
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	3.4.5	

KEY: P = Use permitted by right S = Special Use Permit required * = Use standards apply - = Use not allowed

Proposed Workshop at 1114 E High

Plat Showing
Park Area & Storm Drainage
Easements on 1112 & 1114 East High Street, Char-
lottesville, Virginia.

Scale : 1" = 40'

January 29, 82



R.O. Snow & R.W. Ray, Inc. P.C.
Charlottesville, Virginia

C & K Associates
D.B. 405-51

James Harold Smith
D.B. 198-212, 213(Plat)

— 35x90 Studio Workshop Space

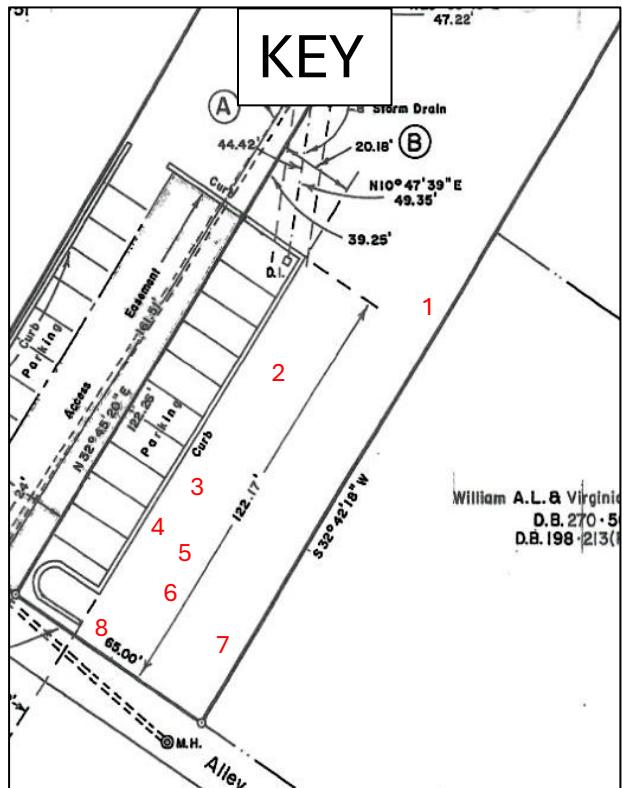
William A.L. & Virginia E.Campbel
D.B. 270-50
D.B. 198-213(Plat)

III2 East High Street
Spring Hill Associates
0.262 Ac.
D.B. 400-442
D.B. 378-305(Plgt)

1114 East High Street
High Street Land Trust
0.439 Ac.
D.B. 412:89

Tree Removal Plan

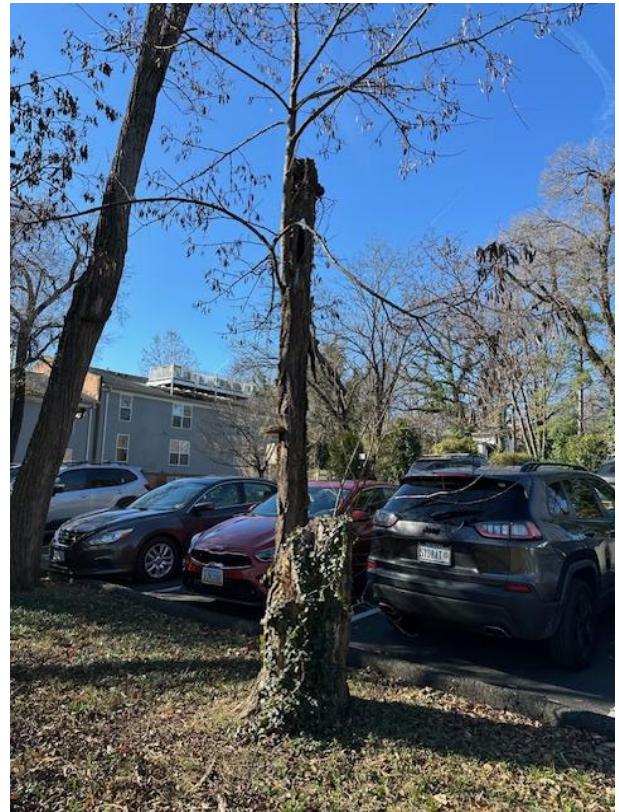
None of the trees slated for removal are in good shape. All are dead, dying, or a hazard.



Tree 1- Hickory – 17”



Tree 2- Locust - 17"



Tree 3- Locust – 11"



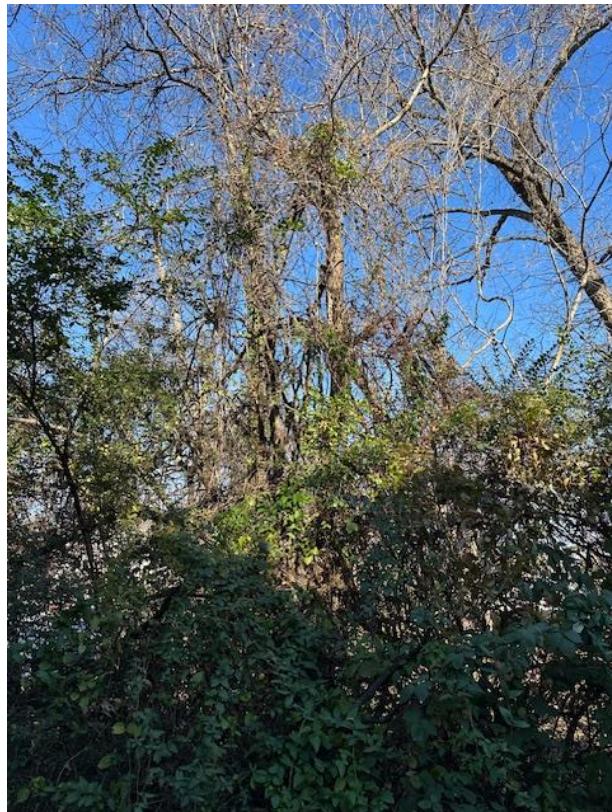
Tree 4 & 5- Locust – 14”, 15”



Tree 6- Hickory – 9”



Tree 7- Hickory – 24”



Tree 8- Ash – 8”



- Prescriptive Insulation Requirement.
 - R-30 continuous insulation entirely above roof deck or R-49 attic.
 - R-20 wall cavity
 - R-15 under slab for 24"

2021 VCC CODE



[SITE MAP](#)



FLOOR PLAN GENERAL NOTES

DRAWIN

GENERAL NOTES

A1



8" CMU FIRE WALL, FULL HEIGHT

**TYP EXTERIOR WALL
CONSTRUCTION: 1/2 INCH
DRYWALL ON 2X6 STUD WALL W/
HALF INCH ZIP WALL, RAINSCREEN,
AND FIBER CEMENT LAP SIDING,
PAINTED. INSULATION TO MEET
CITY CODE REQUIREMENTS.**

4" CONC SLAB OVER 4"

2

This architectural floor plan illustrates a shop space layout. The overall width of the building is 35'-0". The shop area is 90'-0" wide and 35'-0" deep. The plan includes two storage areas, each 8'-0" wide and 14'-3 1/2" deep. A central entrance is 5'-0" wide and 7'-0" high. The shop space contains a 34x48 shower pan, a shop sink, and a fixed workbench. The workbench is 3'-0" wide and 12'-3 1/2" deep, with a height of 5'-0". The plan also shows a 34x48 fixed workbench at the bottom, 5'-0" wide and 7'-0" high. The overall depth of the building is 35'-0".

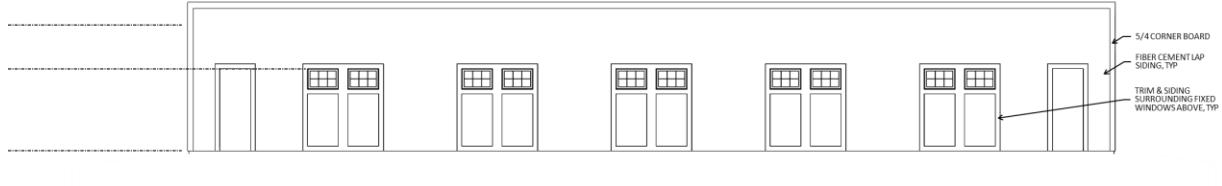
FIRST F

1

2



A1-1



WEST ELEVATION

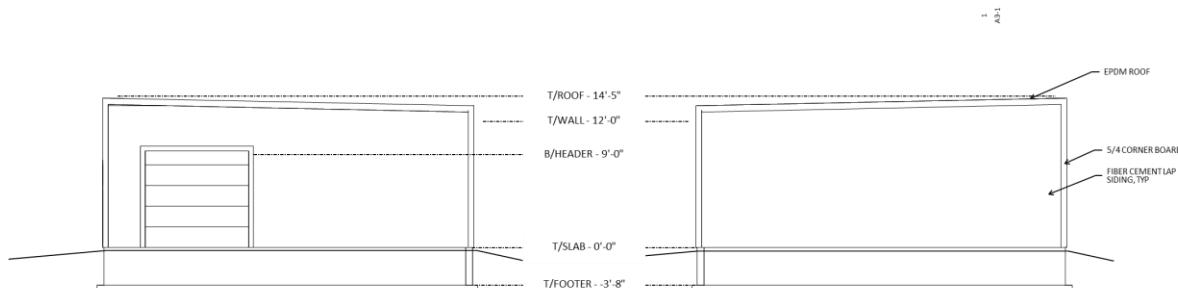
1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

A2-1



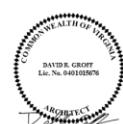
SOUTH ELEVATION

1/8" = 1'-0"

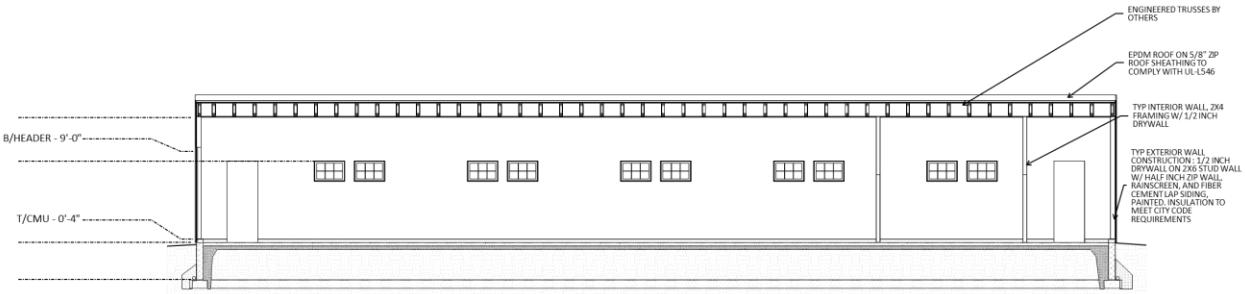


NORTH ELEVATION

1/8" = 1'-0"

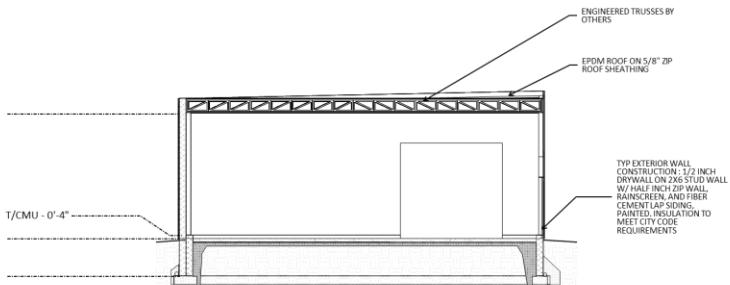


A2-2



BUILDING SECTION

1/8" = 1'-0"



BUILDING SECTION

1/8" = 1'-0"



A3-1



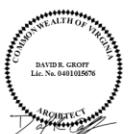
COLOR RENDERING

1/8" = 1'-0"



COLOR RENDERING

1/8" = 1'-0"



A4-1