

# 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.

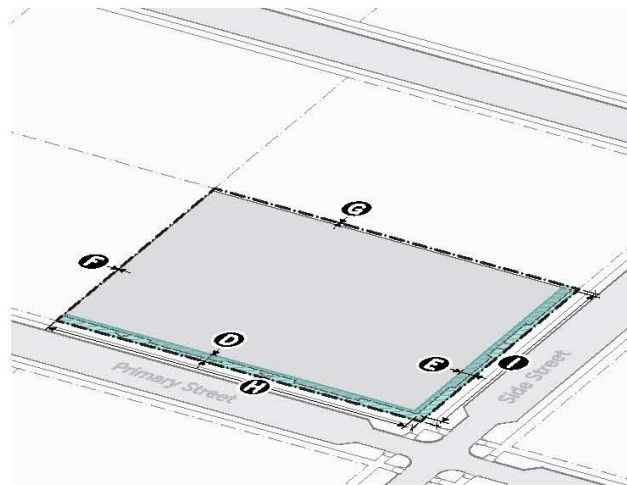
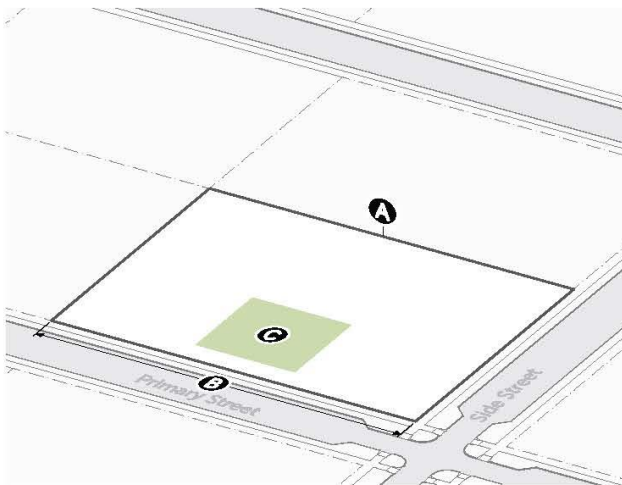
Mike Ball

[mike@elementbuild.com](mailto:mike@elementbuild.com)

434-825-4196

## 2.4.3. CX-5 CORRIDOR MIXED USE 5

### A. LOT



1. <b>LOT SIZE</b>	<a href="#">Sec. 2.10.2.</a>
Ⓐ Area (min)	None
Ⓑ Width (min)	
Front access	40'
Side / rear access	15'
2. <b>DENSITY</b>	<a href="#">Sec. 2.10.3.</a>
Dwellings per lot (max)	Unlimited
3. <b>COVERAGE</b>	<a href="#">Sec. 2.10.4.</a>
Building coverage (max)	None
Ⓒ Outdoor amenity space	10%

4. <b>BUILDING SETBACKS</b>	<a href="#">Sec. 2.10.5.</a>
Ⓓ 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. <b>BUILD-TO</b>	<a href="#">Sec. 2.10.6.</a>
Build-to width (min)	
Ⓗ Primary street	75%
Ⓘ Side street	45%
6. <b>TRANSITION</b>	<a href="#">Sec. 2.10.7.</a>
Transition type	Type B, C
7. <b>PARKING LOCATION</b>	<a href="#">Sec. 2.10.8.</a>
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

## CX-5

## 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'

	Primary St.	Side St.
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	Residential				Residential Mixed Use		Corridor Mixed Use			Node Mixed Use				Industrial Mixed Use		Special		Use Standards	
	R-A	RN-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	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

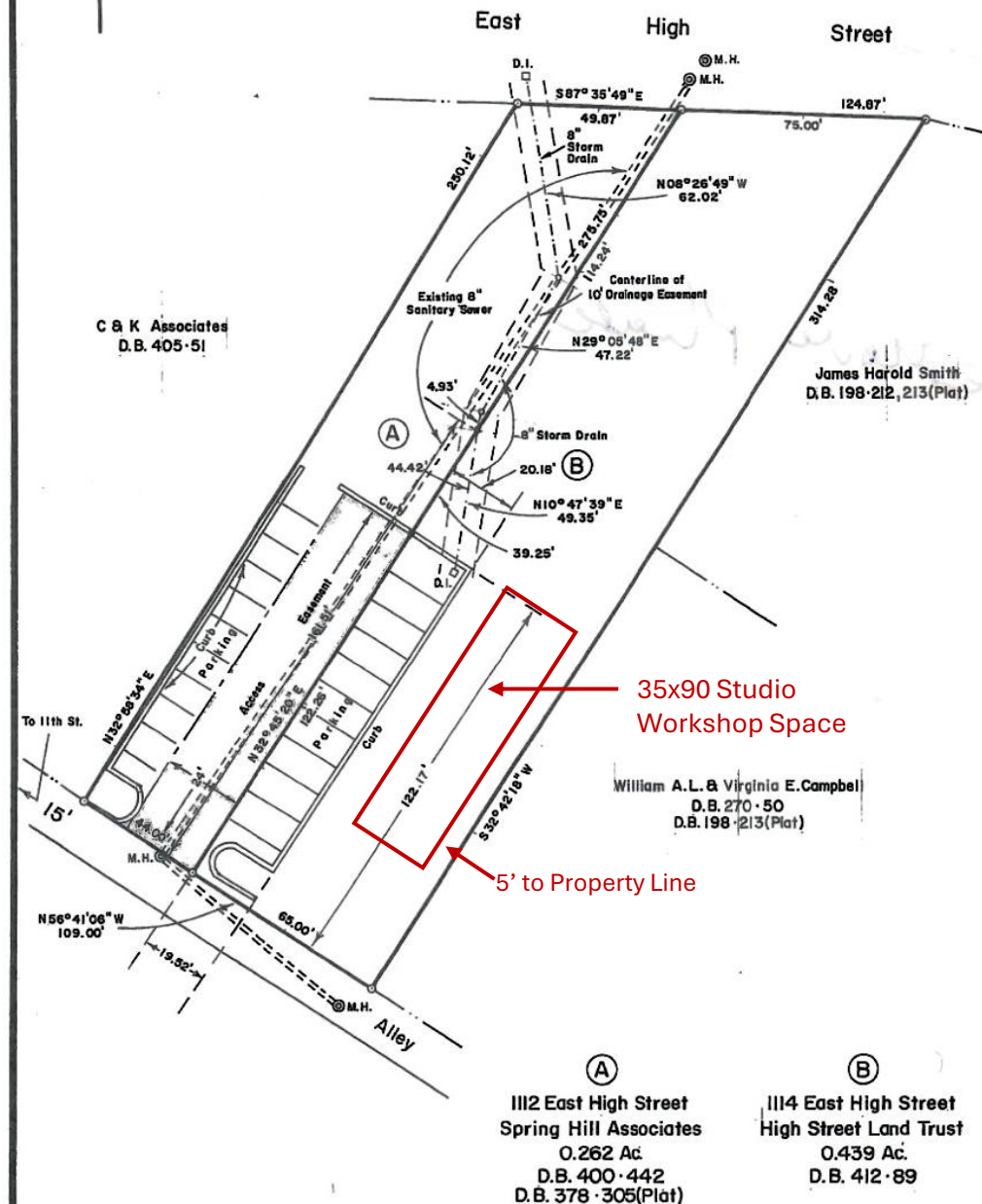
Plat Showing  
Park Area & Storm Drainage  
Easements on 1112 & 1114 East High Street, Char-  
lottesville, Virginia.

Scale: 1" = 40'

January 29, 82

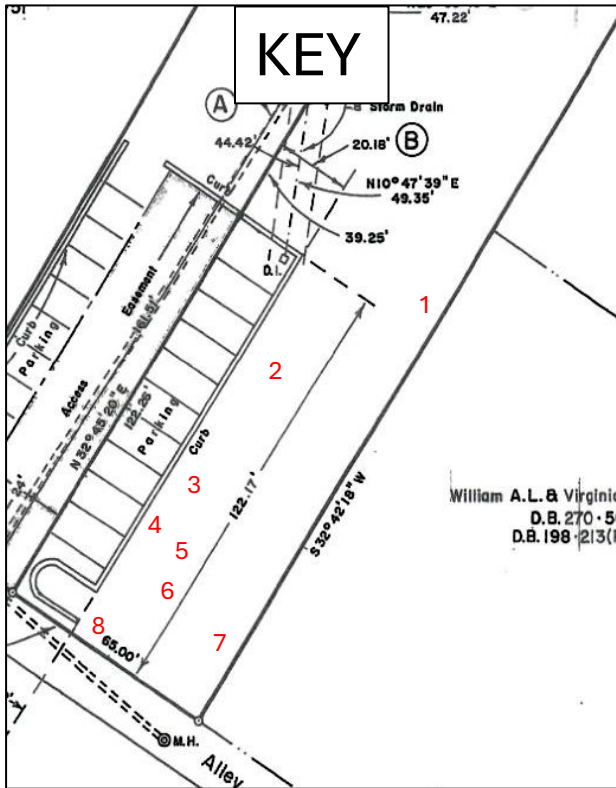


R.O. Snow & R.W. Ray, Inc. P.C.  
Charlottesville, Virginia



# 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"





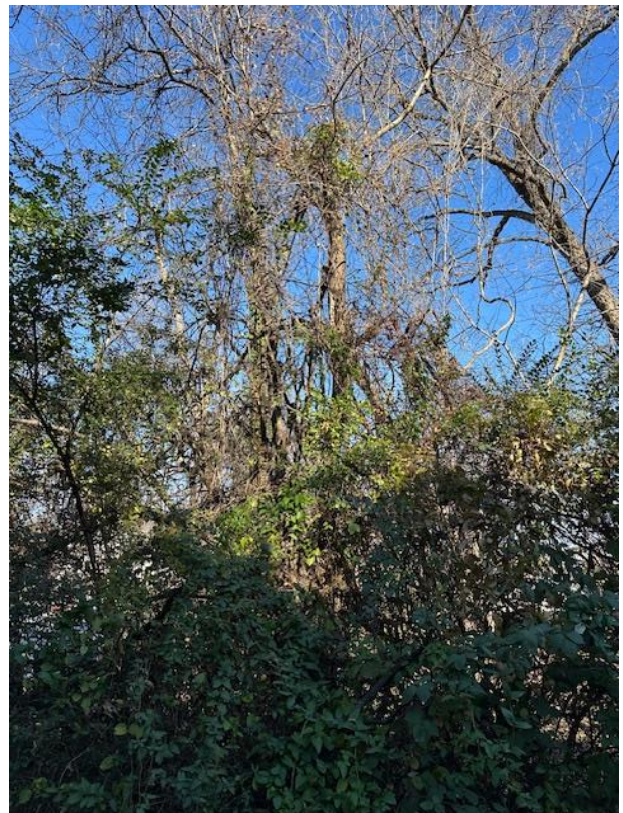
Tree 4 & 5- Locust – 14”, 15”



Tree 6- Hickory – 9”



Tree 7- Hickory – 24”

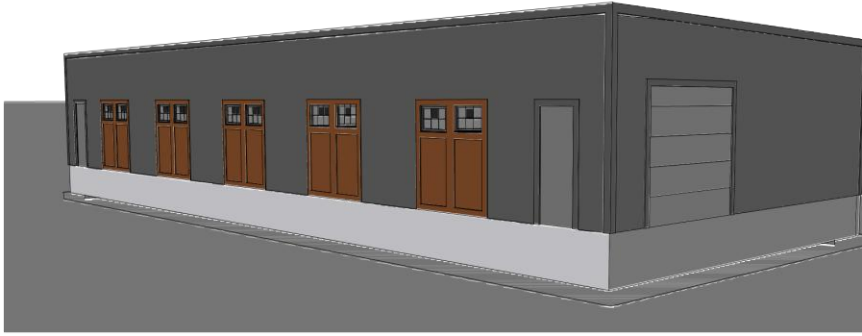


Tree 8- Ash – 8”



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"

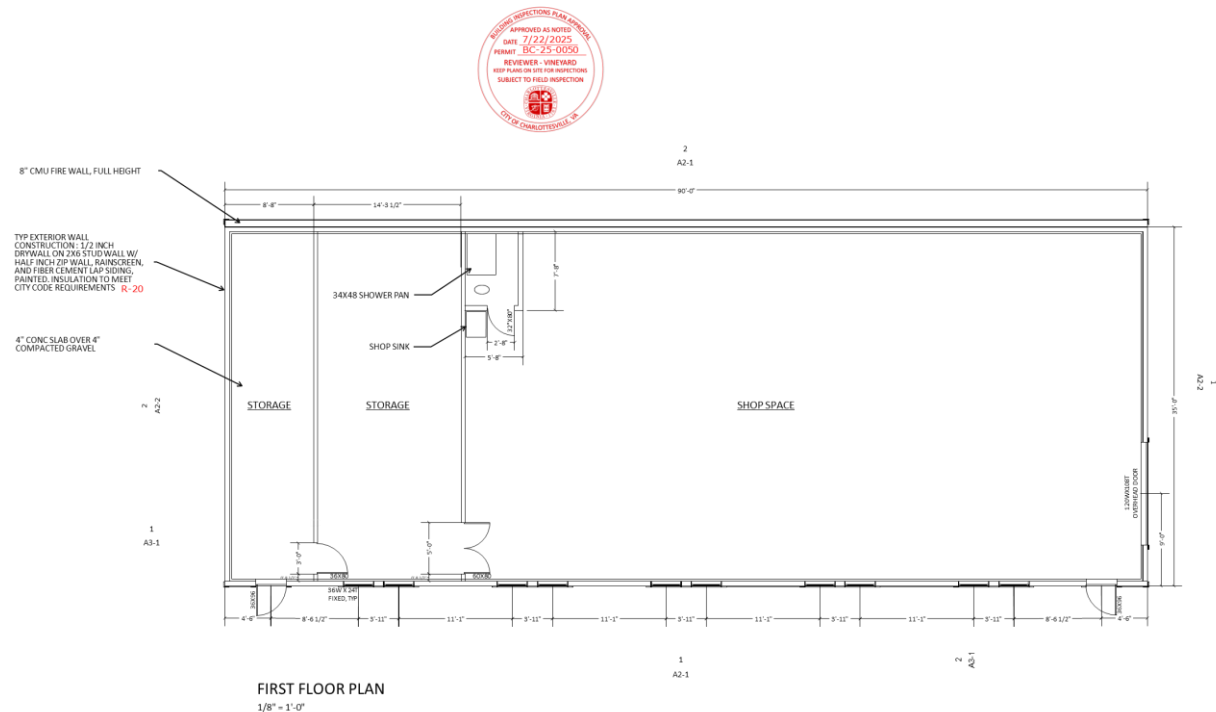
2021 VCC CODE



<div><div>SITE MAP</div><div></div></div>	<div><div>FLOOR PLAN GENERAL NOTES</div><div><p>A. SCALE: Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the architect before proceeding.</p><p>B. COORDINATE: All dimensions shall comply with applicable national, state and local building codes.</p><p>C. JOINTS: All dimensions shall comply with applicable national, state and local building codes.</p><p>D. DIMENSIONS: All dimensions indicated on plan are from face to face of stud, joist or other structural member unless otherwise noted.</p><p>E. PARTITIONS: Partitions shall be shown as light gray lines on the floor plan and the junction shall be indicated by a dot.</p><p>F. FINISHES: All finishes and materials shall be fully coordinated from view where required to support and hang ceiling, provide and locate metal ceiling partitions for light-weight metal ceiling panels.</p><p>G. FINISHES: All finishes and materials shall be fully coordinated from view where required to support and hang ceiling, provide and locate metal ceiling partitions for light-weight metal ceiling panels.</p><p>H. FINISHES: All finishes and materials shall be fully coordinated from view where required to support and hang ceiling, provide and locate metal ceiling partitions for light-weight metal ceiling panels.</p><p>I. FINISHES: All finishes and materials shall be fully coordinated from view where required to support and hang ceiling, provide and locate metal ceiling partitions for light-weight metal ceiling panels.</p><p>J. FINISHES: All finishes and materials shall be fully coordinated from view where required to support and hang ceiling, provide and locate metal ceiling partitions for light-weight metal ceiling panels.</p><p>K. 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ADJACENT BUILDING WILL BE OCCUPIED BY THE TENANT DURING THE ENTIRE LENGTH OF THIS PROJECT.</p><p>2. ALL WORK TO BE SCHEDULED FOR NORMAL OPERATING HOURS. COORDINATE THE TIMING OF NEW CONSTRUCTION AND PROTECTION OF EXISTING BUILDING ELEMENTS TO REMAIN WITH TENANT AND BUILDING MANAGEMENT PER BUILDING STANDARD PROCEDURES.</p><p>3. CO-ORDINATE ENTIRE PROJECT SCHEDULE AND SPECIFICATIONS WITH TENANT OF 1114 E HIGH. ALL PORTIONS OF THIS PROJECT SHALL COMPLY WITH BUILDING STANDARDS.</p><p>GENERAL NOTES</p><p>4. LIGHTING LAYOUT BY ELECTRICIAN. VERIFY LOCATIONS OF ALL SWITCHES, OUTLETS, AND LIGHTS WITH OWNER PRIOR TO ROUGH-IN.</p><p>5. FOUNDATION DESIGN AND DOWNPOUT EXTENSION DRAWING TO EXIST TO GUYLIGHT.</p><p>6. VERIFY SIZING OF ALL HEADERS &amp; ENGINEER PRIOR TO FRAMING.</p><p>7. FOOTER BEING AND REBAR DETAILS TO COMPLY WITH ALL CHARLOTTESVILLE CITY BUILDING CODES.</p><p>8. ALL DIMENSIONS ARE TO ROUGH FRAMING.</p><p>9. SEE FLOOR PLANS FOR WINDOW AND DOOR SIZES.</p></div></div>
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<div><div>AREA CALCULATIONS</div><div><table><tr><td>SHOP SPACE:</td><td>2190 s.f.</td></tr><tr><td>BATHROOM:</td><td>376 s.f.</td></tr><tr><td>STORAGE:</td><td>770 s.f.</td></tr></table></div></div>	SHOP SPACE:	2190 s.f.	BATHROOM:	376 s.f.	STORAGE:	770 s.f.	<div><div>CODE INFORMATION</div><div><p>BUSINESS ADDRESS: 1114 E HIGH ST CHARLOTTESVILLE, VA 22902</p><p>CONSTRUCTION TYPE: TYPE V</p><p>USE GROUP: F1</p><p>FIRE PROTECTION: NON-SPRINKLERED</p><p>OCCUPANCY: PART-TIME USE, 1-3 PEOPLE</p></div></div>																
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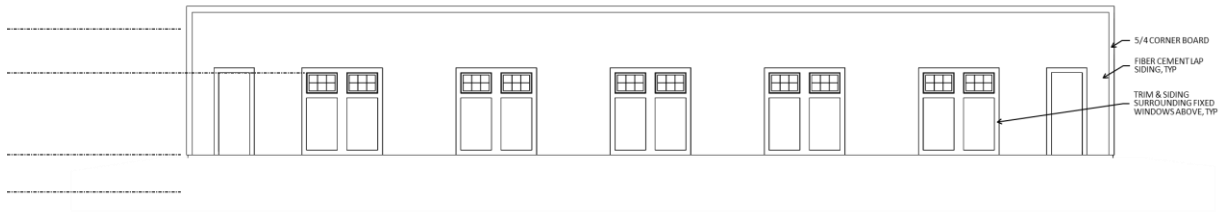


A1



A1-1





WEST ELEVATION  
1/8" = 1'-0"

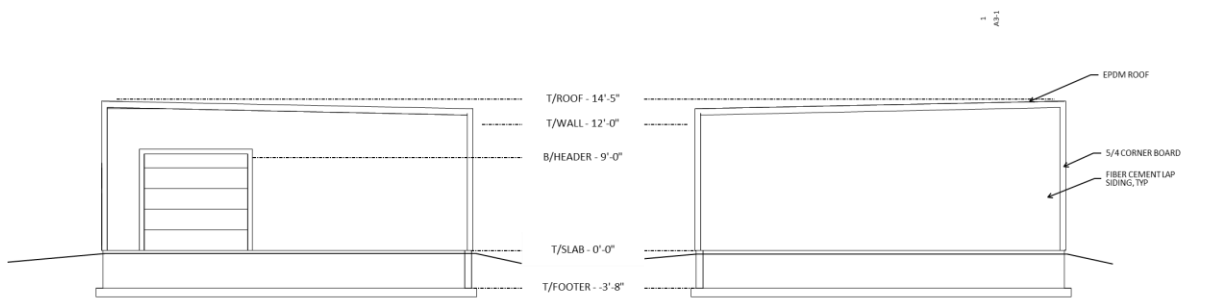


EAST ELEVATION  
1/8" = 1'-0"

1/8" = 1'-0"



A2-1



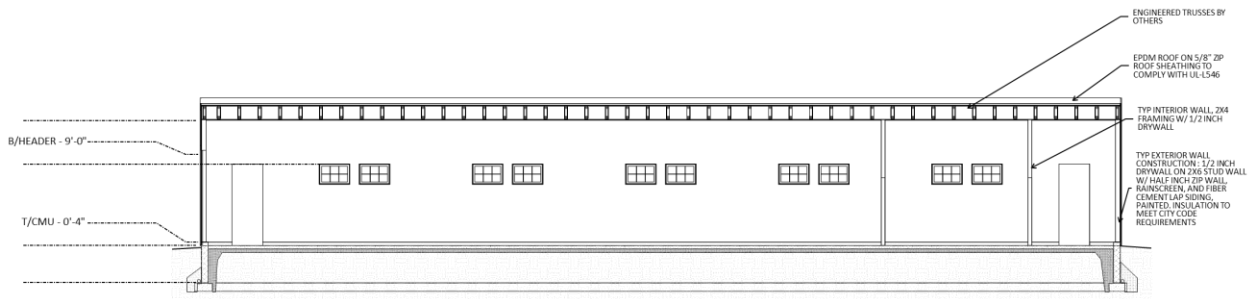
SOUTH ELEVATION  
1/8" = 1'-0"



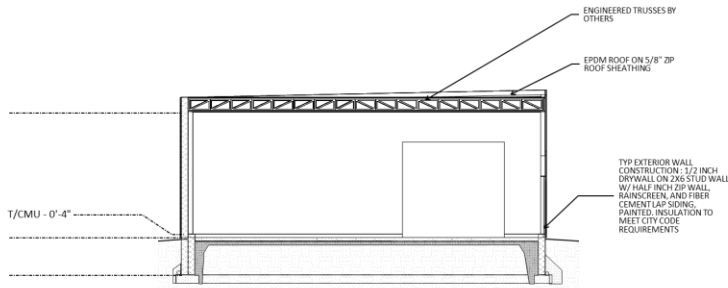
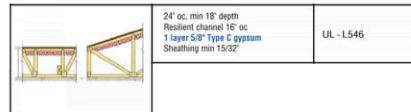
NORTH ELEVATION  
1/8" = 1'-0"



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