

**RESOLUTION RECOMMENDING APPROVAL OF A REQUEST FOR A SPECIAL EXCEPTION PERMIT (“SEP”) FOR PROPERTY LOCATED AT 323 2<sup>nd</sup> STREET SE**

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**WHEREAS**, 323 Owner LLC (“Landowner”), is the current owner of a lot identified on 202 City Tax Map as Parcel (City Parcel Identification No. 280113001), having an area of approximately 0.73 acres (31,800 square feet); (“Subject Property”); and

**WHEREAS**, Landowner desires to install new mechanical equipment on the roof of the Subject Property and utilize existing screening that is insufficient under current regulations (“Project”); and

**WHEREAS**, therefore, the Landowner is requesting a SEP pursuant to City Code §§ 34-4.7.4.C.2. (Roof Mounted Equipment Screening) and 34-5.2.15, which states a SEP may be granted to alter physical dimensional standards; and

**WHEREAS**, specifically, Landowner is seeking allowance for installation of rooftop-mounted mechanical equipment by granting a modification to City Code § 34-4.7.4.C.2, reducing the required screening height from six (6) inches above the tallest point of the equipment to the height of the existing forty-eight (48)-inch parapet wall; and

**WHEREAS**, the Project is described in more detail within Landowner’s application materials submitted in connection with Application PL-26-0084 (“Application”), as required by City Development Code § 34-5.2.15.B.2 (collectively, "Application Materials").

**NOW THEREFORE, BE IT HEREBY RESOLVED**, by the Planning Commission of the City of Charlottesville, Virginia (“PC”), upon consideration of the recommendation in the City Staff Report discussing the Application, the Application Materials, and the factors set forth within City Development Code § 34-5.2.15.D, that it finds and determines that recommending approval of the proposed SEP to the Council of the City of Charlottesville, Virginia, would serve the public necessity, convenience, general welfare, or good zoning practice; and

**BE IT FINALLY RESOLVED**, by the PC that it formally recommends City Council approve the Application allowing the installation of rooftop-mounted mechanical equipment by granting a modification to City Code § 34-4.7.4.C.2, reducing the required screening height from six (6) inches above the tallest point of the equipment to the height of the existing forty-eight (48)-inch parapet wall, subject to the following condition:

a. The size and location of the equipment will be consistent with the materials submitted in Applications BC-26-0035 and BC-26-0037 dated March 4th, 2026, and March 5th, 2026, respectively.

Adopted by PC  
August 11, 2026



PC Clerk