

January 7, 2024

County of Albemarle
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

***RE: Request for Special Exception
Woodbrook Crossing Executive Suites: SDP 1999-97; SDP 2002-81***

Dear Syd Shoaf,

Please allow this letter to serve as an official request for a Special Exception to allow encroachment into an existing 20' use buffer on TMP 45-91B+ to accommodate access to a new proposed dumpster location. This request is being coordinated with the proposed development of the Woodbrook Apartments residential community on the adjacent property.

Per Section 18-21.7(c) of the Albemarle County Code of Ordinances, a special exception may be granted by the board of supervisors to allow clearing, grading and construction activities within the 20' use buffer.

The use buffer was initially required as a buffer between the existing commercial use and the adjacent residential property, TMP 45-90, which has an approved ZMA and site plan under review to be developed into a multi-family housing community. In order to accommodate the development, the existing dumpster located on TMP 45-91B+ will be relocated to TMP 45-90. This special exception request will allow access to the new dumpster location through the existing parking area. A plan showing the proposed encroachment has been provided with this submission. New landscape screening will be provided between the properties as part of the Woodbrook Apartments development.

Please let me know if you have any questions or require any additional information.
Sincerely,

Chuck Rapp

Chuck Rapp, AICP/ASLA



WOODBROOK APARTMENTS
SDP 2024-00049

EXISTING DUMPSTER LOCATION,
TO BE REMOVED

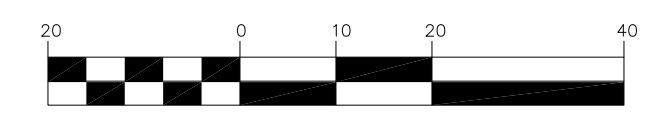
PROPOSED DUMSTER LOCATION,
SEE WOODBROOK SDP 2024-00049

ENCROACHMENT INTO 20' USE BUFFER
TO ACCOMMODATE DUMPSTER

EXISTING PARKING AREA

EXISTING OFFICE BUILDING PER SDP 1999-97

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REVISIONS

REVISION DESCRIPTION	DATE
SPECIAL EXCEPTION REQUEST	12/30/2024

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTEVILLE, VA 22902 - 434.293.3719

PROJECT NAME: **WOODBROOK CROSSING**
SHEET TITLE: **SPECIAL EXCEPTION PLAN**



JOB NO.	XXXXXX
SCALE	1"-20'
SHEET NO.	1