

Date 10/27/25
Project 25022 – Premier Apartments
Subject Special Exception - Stepback

To whom it may concern,

We wish to request a special exception for the stepback requirements of the approved Code of Development at the Premier Circle site at parcel 061M0-00-00-00600 associated with ZMA 2020-00011. We are currently undertaking early design stages for a 60 unit affordable housing development

We believe this special exception provides an equivalent level of sensitivity to the adjacent neighborhood while allowing building massing which promotes a “mixture of housing types and affordability” as one of the goals of the overall NMD zoning designation per Section 20A.1 of the Albemarle County Zoning Ordinance.

The approved Code of Development for the site provides for a 20’ landscape buffer and a 50’ building setback from the site boundary with the adjacent Berkley subdivision in order to mitigate the difference in scale between the NMD and the single-family neighborhood. The Code of Development also requires a 15’ stepback at the 3rd story or 40’ in height along that same site boundary.

We propose that the stepback requirement be eliminated when the structure in question is 65’ or more from the site boundary. This maintains the distance between the existing structure and height in excess of 3 stories or 40 feet. Refer to Attachment 1.

The proposed change in text is indicated in red as follows:

(from Code of Development, Section V, Table E. “Lot and Building Regulations”)

Building Setbacks		
	BLOCK 1	BLOCK 2
	Non-Residential	Mixed-Use or Residential
...	...	...
Along the UDA Boundary <i>(also described as the northwest property line between the Property and Berkley Subdivision)</i>	NA	50’ Min. (No Max.)
Stepback along building face that directly faces UDA Boundary (also described as the northwest property line between the Property and Berkley Subdivision) Min. At Building Height Of	NA	15’ 3 Stories (OR 40’) 0’ where the building face closest to the UDA Boundary is 65’ or more from the UDA Boundary.

Stepbacks on building faces can increase total project costs, impacting the project’s performance in competitive Low-Income Housing Tax Credit applications, and increase the amount of state and local subsidy

needed to close the funding gap. We believe this change will help to make this affordable housing project more feasible without negatively impacting neighbors.

Thank you for your consideration of the special exception, please do not hesitate to reach out with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kurt Keesecker', with a long horizontal flourish extending to the right.

Kurt Keesecker
Principal
brwarchitects