

**RESOLUTION APPROVING A SPECIAL EXCEPTION PERMIT
FOR PROPERTY LOCATED AT 818-820 E JEFFERSON STREET**

WHEREAS, landowner East Jefferson Assemblage, LLC is the current owner of a lot identified on 2025 City Tax Map 53 as Parcel 180 (City Parcel Identification No. 530180000), having an area of approximately 0.67 acres (29,050 square feet) (the "Subject Property"), and

WHEREAS, the landowner proposes to install fences on the Subject Property in the 9th Street NE front yard and E Jefferson Street side street yard ("Project"); and

WHEREAS, the Project is described in more detail within the Applicant's application materials submitted in connection with Application PL-24-0132, as required by City Development Code Section 34-5.2.15.B.2 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission made a recommendation of approval at their February 25, 2025 public meeting per City Development Code Section 34-5.2.15.C.2; and

WHEREAS, upon consideration of the Planning Commission's recommendation and the Staff Reports discussing this application, as well as the factors set forth within City Development Code Section 34-5.2.15.D, this Council finds and determines that granting the proposed Special Exception Permit would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code Development Sections 34-2.5.5.B.6 and 34-5.2.15, a Special Exception Permit is hereby approved and granted to authorize the Project and permit installation of fences consistent with the Application Materials on the Subject Property within the 9th Street NE front yard and E Jefferson Street side street yard.