

# 1114 E High St

## Detached Studio Workshop

1/29/25

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.

Thank you for your time and attention to this.

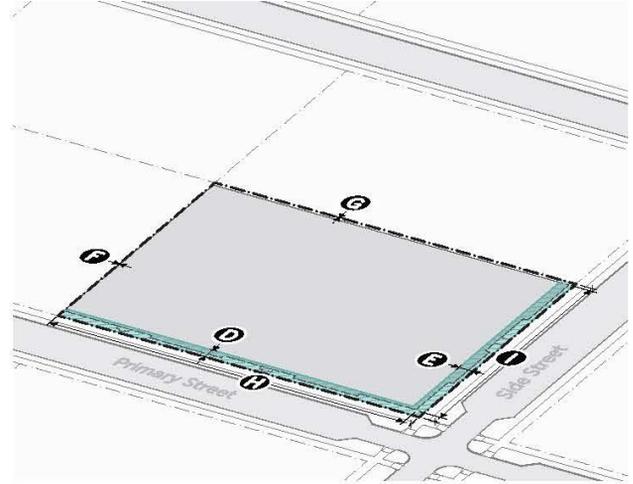
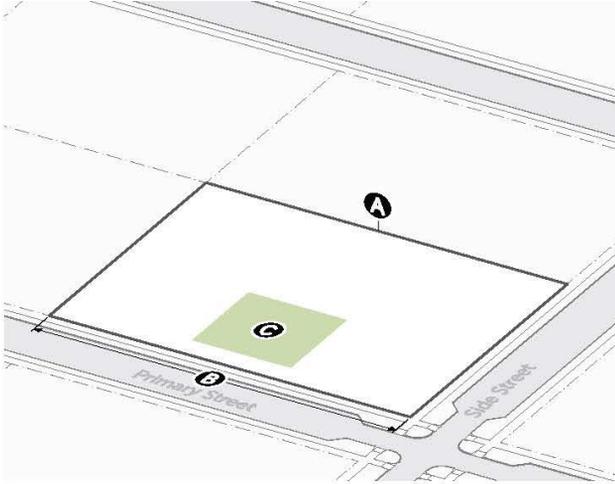
Mike Ball

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

434-825-4196

2.4.3. **CX-5** CORRIDOR MIXED USE 5

## A. LOT



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

<b>4. BUILDING SETBACKS</b>	<a href="#">Sec. 2.10.5.</a>
<b>D</b> Primary street lot line (min/max)	0' / 10'
<b>E</b> Side street lot line (min/max)	0' / 10'
<b>F</b> Side lot line (min)	0'
<b>G</b> Rear lot line (min)	0'
Alley lot line (min)	5'
<b>5. BUILD-TO</b>	<a href="#">Sec. 2.10.6.</a>
Build-to width (min)	
<b>H</b> Primary street	75%
<b>I</b> Side street	45%
<b>6. TRANSITION</b>	<a href="#">Sec. 2.10.7.</a>
Transition type	Type B, C
<b>7. 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

## B. BUILDING



1. HEIGHT	<a href="#">Sec. 2.10.9.</a>
Building height (max stories/feet)	
<b>A</b> Base	5 / 72'
<b>B</b> With bonus	7 / 100'
2. MASSING	<a href="#">Sec. 2.10.10.</a>
<b>C</b> Building width (max)	275'
Active depth (min)	
<b>D</b> Primary street	15'
<b>E</b> Side street	9'
3. GROUND STORY	<a href="#">Sec. 2.10.11.</a>
<b>F</b> Ground story height (min)	
Residential	10'
Nonresidential	14'
<b>G</b> Finished floor elevation (min/max)	
Residential	0' / 6'
Nonresidential	-2' / 6'

	Primary St.	Side St.
4. TRANSPARENCY	<a href="#">Sec. 2.10.12.</a>	
<b>H</b> Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
<b>I</b> Upper story (min)	20%	20%
<b>J</b> Blank wall width (max)	15'	25'
5. ENTRANCES	<a href="#">Sec. 2.10.13.</a>	
<b>K</b> Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	<a href="#">Sec. 2.10.14.</a>	
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
<b>Transportation</b>																			
Passenger terminal	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	
Helipad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
<b>Vehicle Sale &amp; Service</b>																			
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
<b>INDUSTRIAL USES</b>																			
<b>Industrial &amp; Manufacturing</b>																			
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	
<b>Warehouse &amp; Distribution</b>																			
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

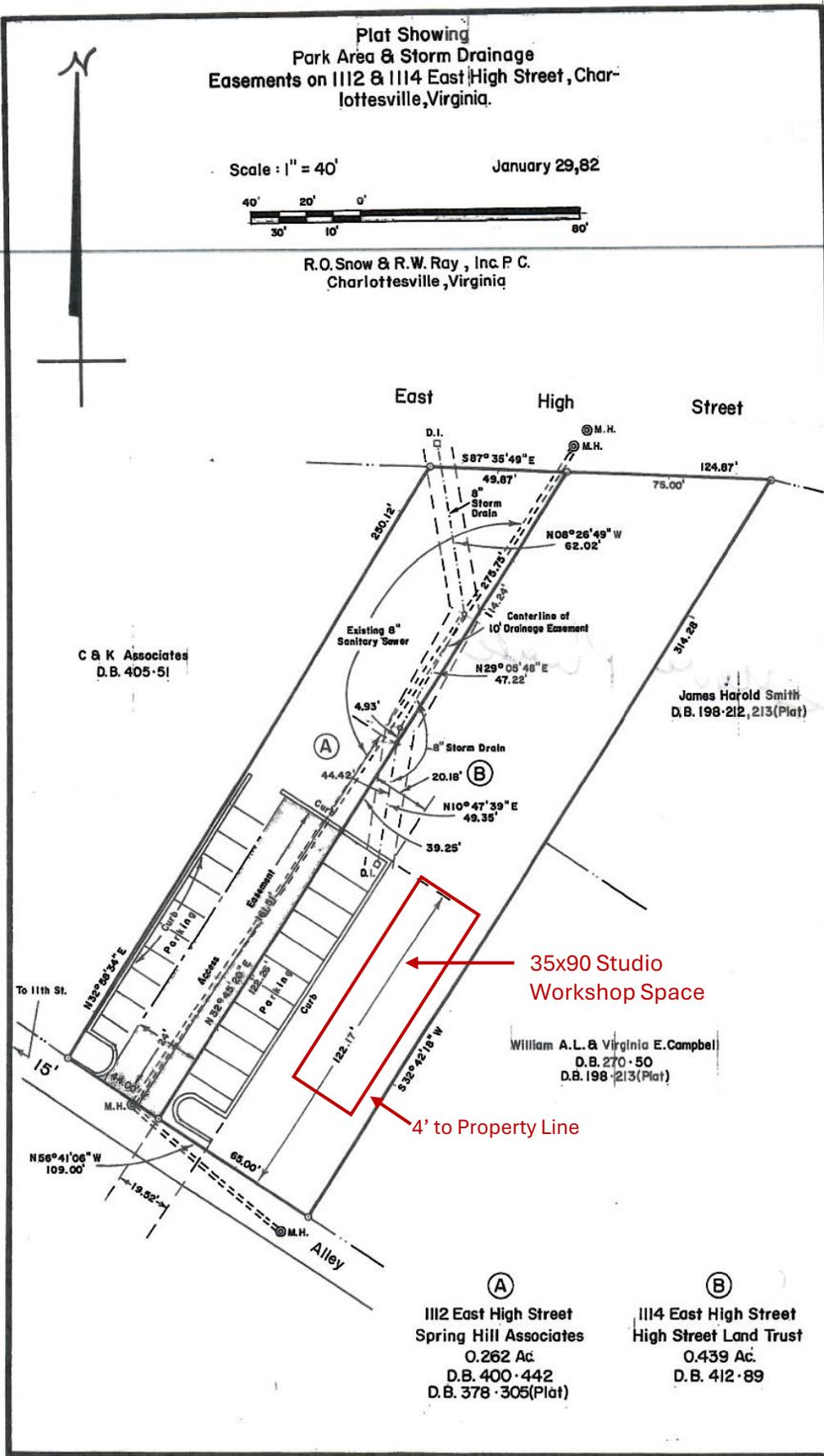
Plat Showing  
Park Area & Storm Drainage  
Easements on 1112 & 1114 East High Street, Char-  
lottesville, Virginia.

Scale : 1" = 40'

January 29, 82

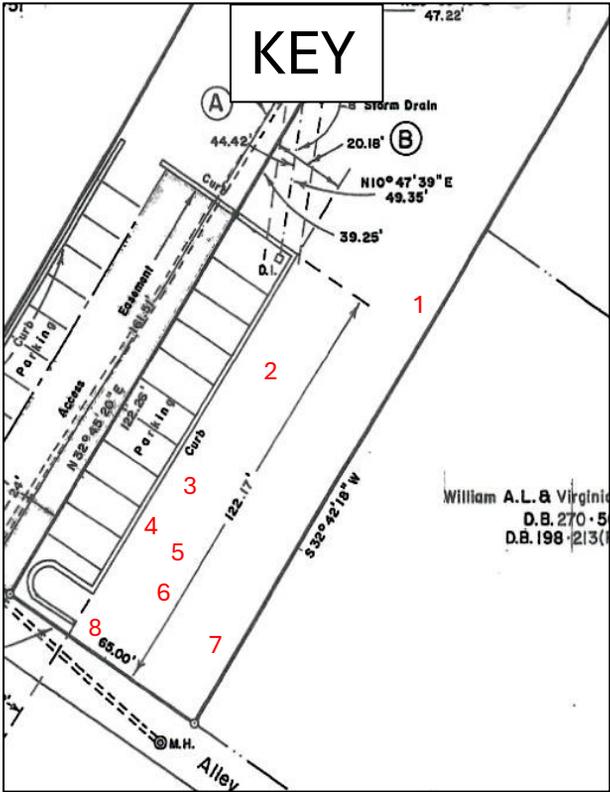


R.O. Snow & R.W. Ray, Inc. P. C.  
Charlottesville, Virginia



# Tree Removal Plan

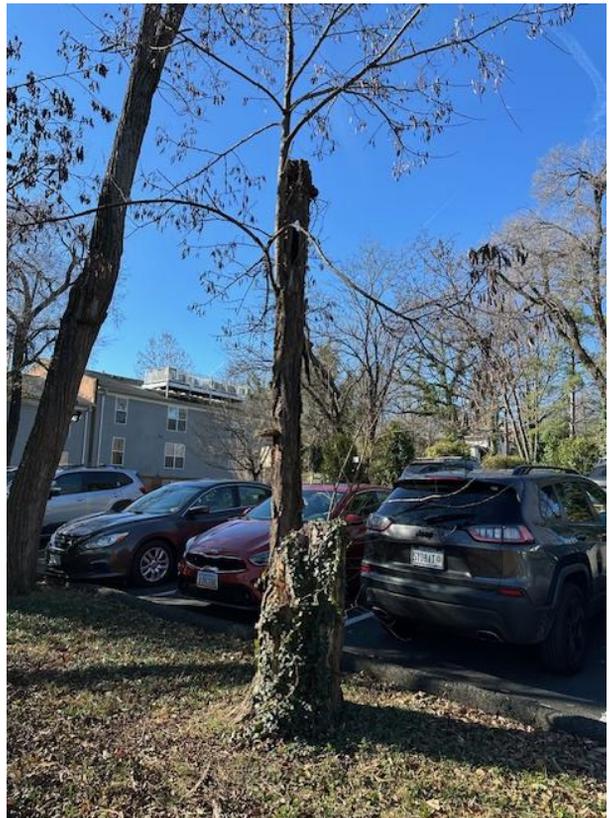
None of the trees slated for removal are in good shape. All are dead, dying, or a hazard.



Tree 1- Hickory – 17”



Tree 2- Locust – 17”



Tree 3- Locust – 11”



Tree 4 & 5- Locust – 14”, 15”



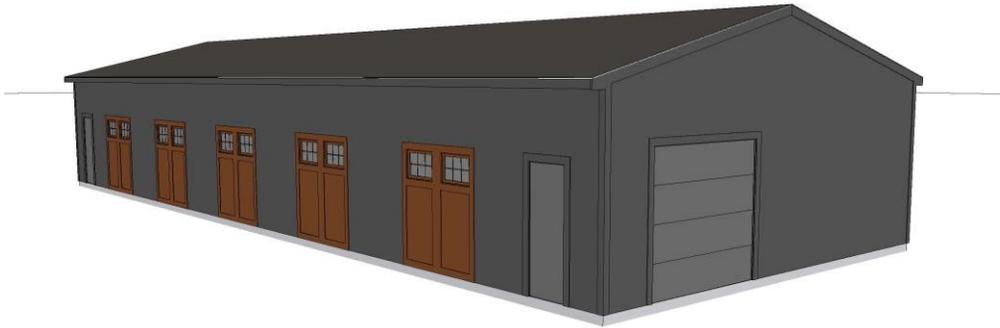
Tree 6- Hickory – 9”



Tree 7- Hickory – 24”



Tree 8- Ash – 8”



**GENERAL NOTES**

- LIGHTING LAYOUT BY ELECTRICIAN, VERIFY LOCATIONS OF ALL SWITCHES, OUTLETS, AND LIGHTS WITH OWNER PRIOR TO ROUGH-IN
- FOUNDATION DRAIN AND DOWNSPOUT EXTENSION DRAINS TO EXIT TO DAYLIGHT
- VERIFY SIZING OF ALL HEADERS w ENGINEER PRIOR TO FRAMING
- FOOTER SIZING AND REBAR DETAILS TO COMPLY WITH ALL CHARLOTTEVILLE CITY BUILDING CODES
- ALL DIMENSIONS ARE TO ROUGH FRAMING
- SEE FLOOR PLANS FOR WINDOW AND DOOR SIZES

**AREA CALCULATIONS**

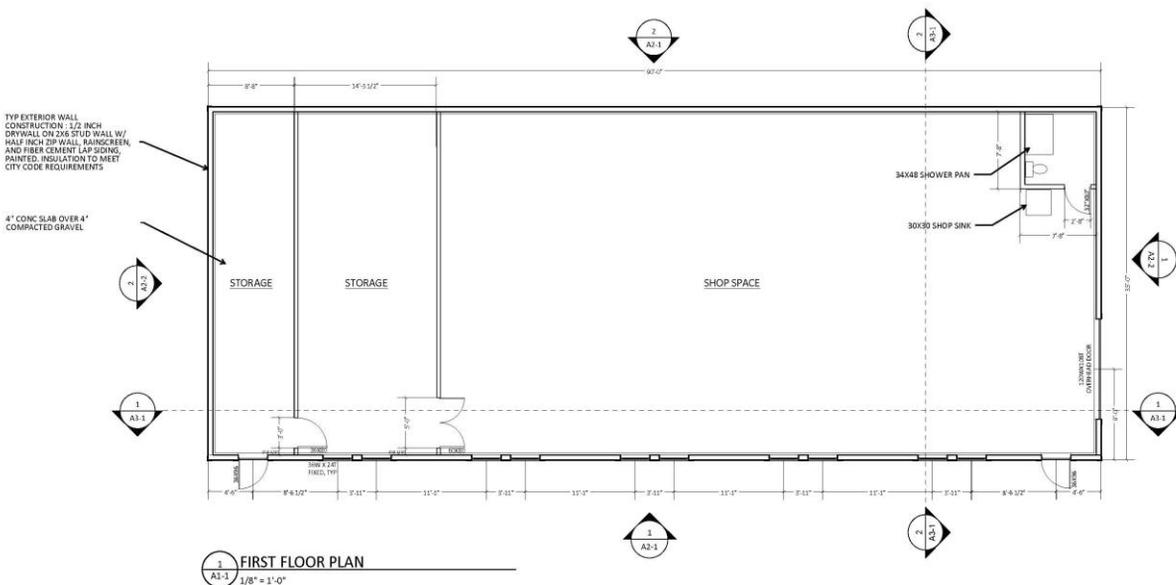
SHOP SPACE : 2210 SF  
BATHROOM : 37 SF  
STORAGE : 770 SF

**DRAWING LIST**

- A1 TITLE SHEET
- A1-1 FOUNDATION PLAN
- A1-2 FIRST FLOOR PLAN
- A1-3 ROOF PLAN
- A2-1 ELEVATIONS
- A2-2 ELEVATIONS
- A3-1 BUILDING SECTIONS
- A4-1 COLOR RENDERINGS

PERMIT SET  
DRAWN BY : HY  
1/28/2025

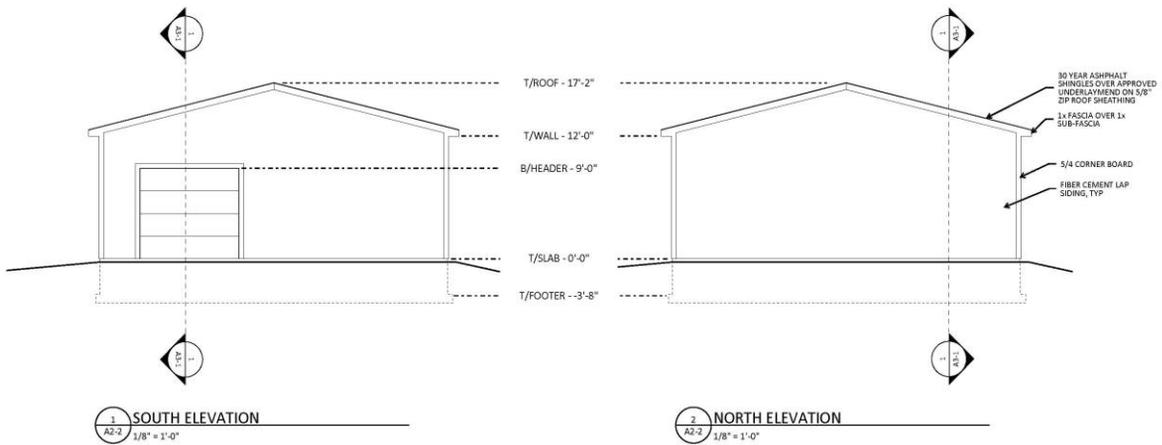
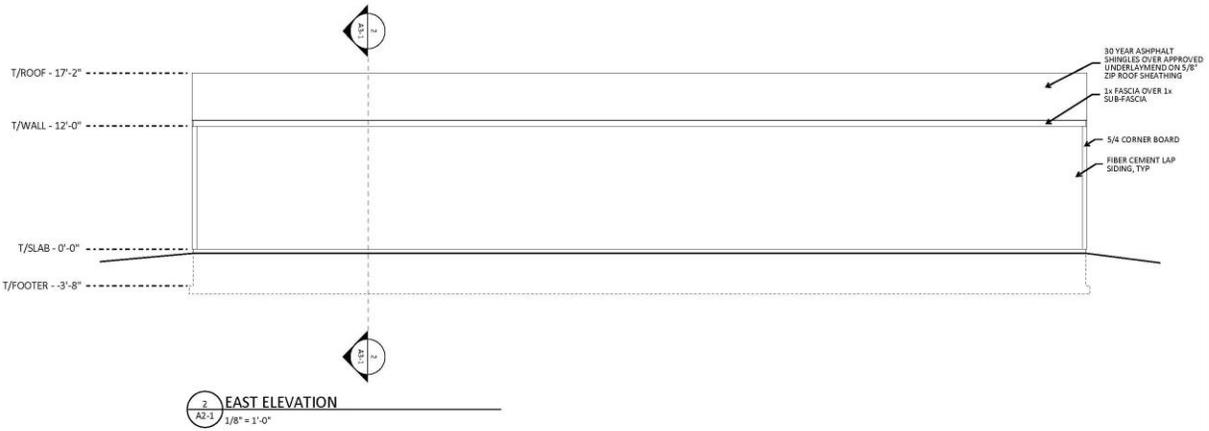
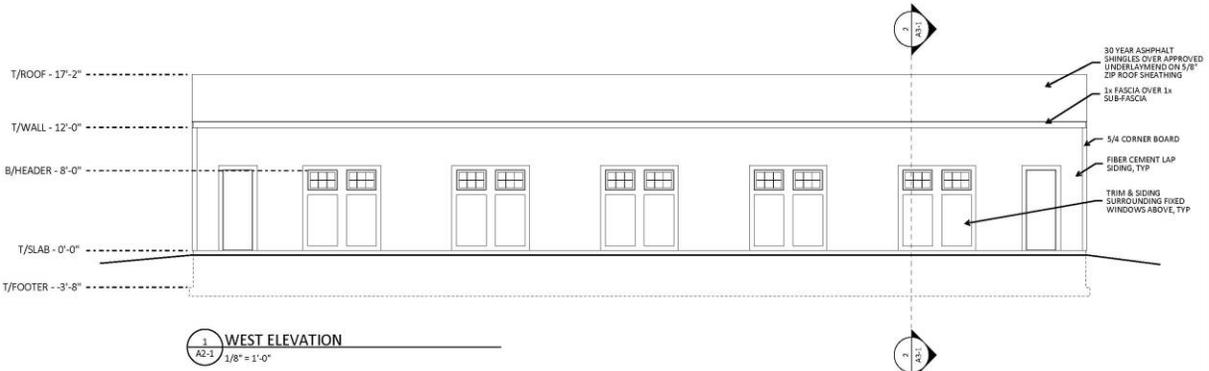
**A1**



**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"

PERMIT SET  
DRAWN BY : HY  
1/28/2025

**A1-1**



**ELEMENT SHOP SPACE  
CHARLOTTESVILLE, VA**

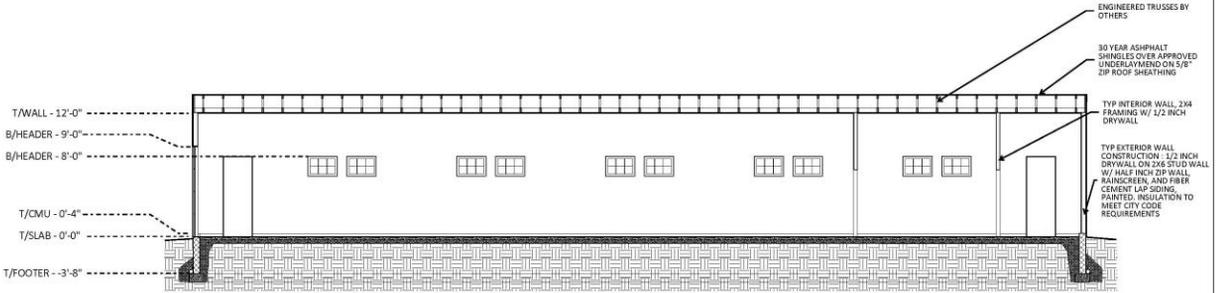
PERMIT SET  
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1/28/2025

**A2-1**

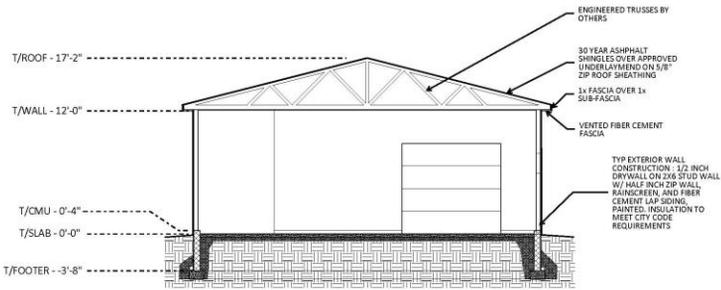
**ELEMENT SHOP SPACE  
CHARLOTTESVILLE, VA**

PERMIT SET  
DRAWN BY: HY  
1/28/2025

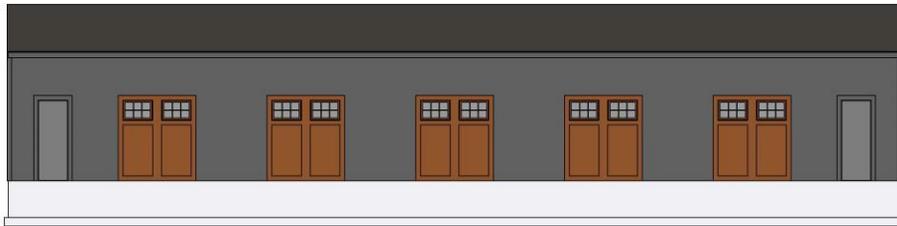
**A2-2**



1 BUILDING SECTION  
A3-1 1/8" = 1'-0"



2 BUILDING SECTION  
A3-1 1/8" = 1'-0"



1 COLOR RENDERING  
A4-1 1/8" = 1'-0"



2 COLOR RENDERING  
A4-1 1/8" = 1'-0"

ELEMENT SHOP SPACE  
CHARLOTTESVILLE, VA

PERMIT SET  
DRAWN BY: HY  
1/28/2025

A3-1

ELEMENT SHOP SPACE  
CHARLOTTESVILLE, VA

PERMIT SET  
DRAWN BY: HY  
1/28/2025

A4-1