

RESOLUTION APPROVING A REQUEST FOR A SPECIAL EXCEPTION PERMIT (“SEP”) FOR PROPERTY LOCATED AT 1418 EMMET STREET N

WHEREAS, Scott Smith (“Landowner”) is the current owner of a lot identified on 2025 City Tax Map 40 as Parcel 4D00 (City Parcel Identification No. 400004D00), having an area of approximately 1.00 acres (43,700 square feet); (“Subject Property”); and

WHEREAS, the Landowner wishes to install an accessory shed on the Subject Property (“Project”); and

WHEREAS, the Project is described in more detail within the Landowner’s application materials submitted in connection with Application PL-25-0004 (“Application”), as required by City Development Code § 34-5.2.15.B.2 (collectively, "Application Materials"); and

WHEREAS, the City of Charlottesville Planning Commission (“PC”) made a recommendation of approval at its March 11, 2025, Public Meeting, per City Development Code § 34-5.2.15.C.2.

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

BE IT FURTHER RESOLVED, by City Council, pursuant to City Development Code Section §§ 34-5.2.15, a SEP is hereby approved and granted to authorize the Project and permit installation of an accessory shed consistent with the Application Materials for the Subject Property.

Approved by Council
[REDACTED], 2025

Kyna Thomas
Clerk of Council