

**RESOLUTION APPROVING A SPECIAL EXCEPTION PERMIT
FOR PROPERTY LOCATED AT 1114 E HIGH STREET**

WHEREAS, LUCKYBALL’S JUGGLER TRAINING CAMP LLC (“Landowner”) is the current owner of a lot identified on 2025 City Tax Map 28 as Parcel 112 (City Parcel Identification No. 540021000), having an area of approximately 0.43 acres (18731 square feet) ("Subject Property"); and

WHEREAS, the landowner proposes to modify the Build-To requirements on the Subject Property to build a studio workshop space behind the existing structure on site ("Project"); and

WHEREAS, the Project is described in more detail within the Applicant's application materials submitted in connection with Application PL-25-0038, as required by City Development Code Section 34-5.2.15.B.2 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission (“PC”) 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 PC'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 34-2.4.4.B.5 and 34-5.2.15, a Special Exception Permit is hereby approved and granted to authorize the Project and require a new building to be built outside of the build-to zone required on the primary street lot line in the CX-5 zoning district.