

SHIMP ENGINEERING, P.C.

Design Focused Engineering

May 8, 2025

City of Charlottesville
Neighborhood Development Services
610 East Market Street
Charlottesville, Virginia 22902

Special Exception for 1107 Myrtle Street Build-to-width Requirements

To Whom it May Concern,

Based on Section 2.2.2 (R-A Residential A) of the current City of Charlottesville Zoning Code (adopted December 18, 2023), requirements for the development of 1107 Myrtle Street includes a minimum build-to width of 50% on the primary street. The primary lot line for this property is 50' on Myrtle Street. In order to meet the build-to-width requirements, the existing preserved building along the primary street must be at least 25' in width. Per Section 2.10.6, the build-to-width's intent is "to facilitate the creation of a convenient, attractive, and harmonious community by regulating the placement of buildings along the public realm so that buildings frame the public realm with a consistent pattern of development." The smaller existing footprint of the existing buildings does not hinder the intent set forward. Since this existing building was built prior to the current City of Charlottesville Zoning Code, we believe that Section 5.3 (Nonconformities) should be followed. Section 5.3 states "any existing nonconformity, defined as any lot, building or structure, or use that conformed to the zoning regulations at the time they were established, but do not conform to current requirements of this Development Code." In order to be in compliance, with the current zoning code, the existing building would need roughly an eight-foot-wide extension to the front porch as the main building structure is not within the build-to-zone. The existing community is similar in both size and scale and by waiving the build-to-width, there would not be any harm to the attractiveness and appeal of the current community.

If you have any questions or concerns about these requests, please feel free to contact us by email at geoff@shimp-engineering.com or stephanie@shimp-engineering.com or by phone at 434-227-5140.

Regards,

Geoff Moran