

**RESOLUTION NO. R-\_\_\_\_\_ - \_\_\_\_\_**

**RESOLUTION APPROVING A REQUEST FOR A CRITICAL SLOPES SPECIAL  
EXCEPTION FOR PROPERTY LOCATED AT 1000 2<sup>nd</sup> STREET SE, TMP #270050001  
SUB-LOT 6-B**

---

**WHEREAS**, Joseph Baber (“Landowner”) is the current owner of a lot identified on the 2025 City Tax Map 27 as Parcel No. 50001 (City Parcel Identification No. 270050001), having an area of approximately 0.084 acres (2,340 square feet); (“Subject Property”); and

**WHEREAS**, the Landowner wishes to improve the Subject Property by building between two (2) and five (5) residential dwelling units (“Project”); and

**WHEREAS**, the Project is described in more detail within the Landowner’s application materials submitted in connection with Application PL-25-0066 (“Application”), as required by City Development Code (“DC”) Sec. 34-5.2.16.B.2 (collectively, “Application Materials”); and

**WHEREAS**, the City of Charlottesville Planning Commission (“PC”) made a recommendation of approval at its October 14, 2025, Public Meeting per City Development Code Sec. 34-5.2.16.C.3.

**NOW THEREFORE, BE IT 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 DC Sec. 34-5.2.16.D, that City Council finds and determines that granting the proposed Critical Slopes Special Exception would serve the public necessity, convenience, general welfare, or good zoning practice; and

**BE IT FURTHER RESOLVED**, by City Council, pursuant to City DC Secs. 4.10.1.D and 34-5.2.16, a Critical Slopes Special Exception is hereby approved and granted to authorize the Project and permit installation of between two (2) and five (5) residential dwelling units consistent with the Application Materials for the Subject Property with the following conditions:

1. An advanced erosion and sediment control measures to be in place before, during, and after construction as approved by the VSMP Administrator;
2. Engineered retaining structures designed to blend with the natural landscape; and
3. A detailed landscaping and re-vegetation plan using native species to permanently stabilize all disturbed areas upon completion of the project.

Approved by Council  
November 17, 2025

---

Kyna Thomas  
Clerk of Council