

RECORD MERIDIAN
D. B. 198 Pg. 122



Owners:
Ryan A. Farr & Lindsey J. Meck

Legal References:
INST.# 2021:4020

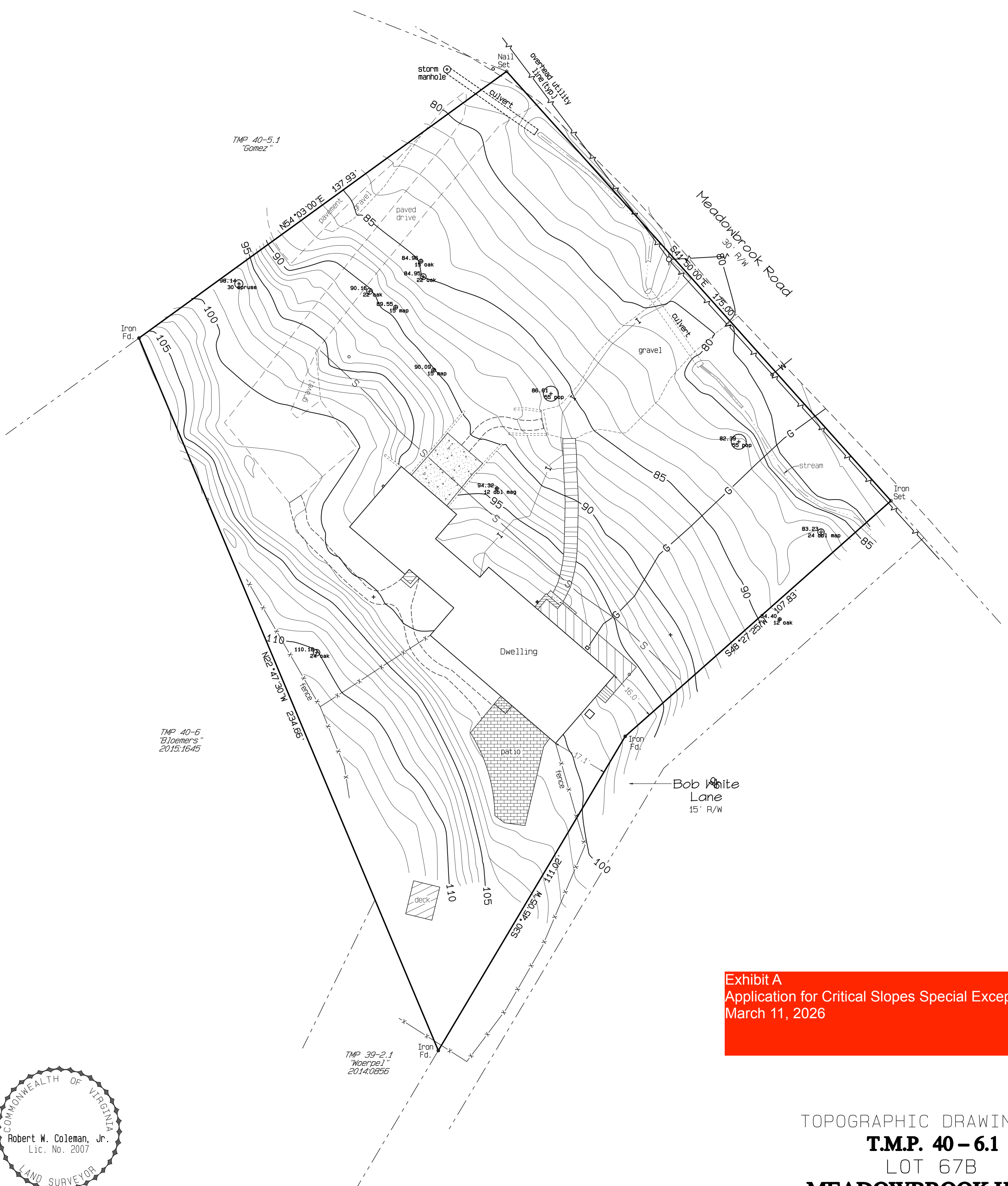
This drawing represents a current field run
topographic survey.

Survey performed without the benefit of a title
report and may not indicate all encumbrances on
the property.

The property lines shown are according to field
evidence and plats of record.

The datum used for this survey was assumed.

Contour Interval = 1'



TMP 40-5.1
"Gomez"

TMP 40-6
"Bloemers"
2015:1645

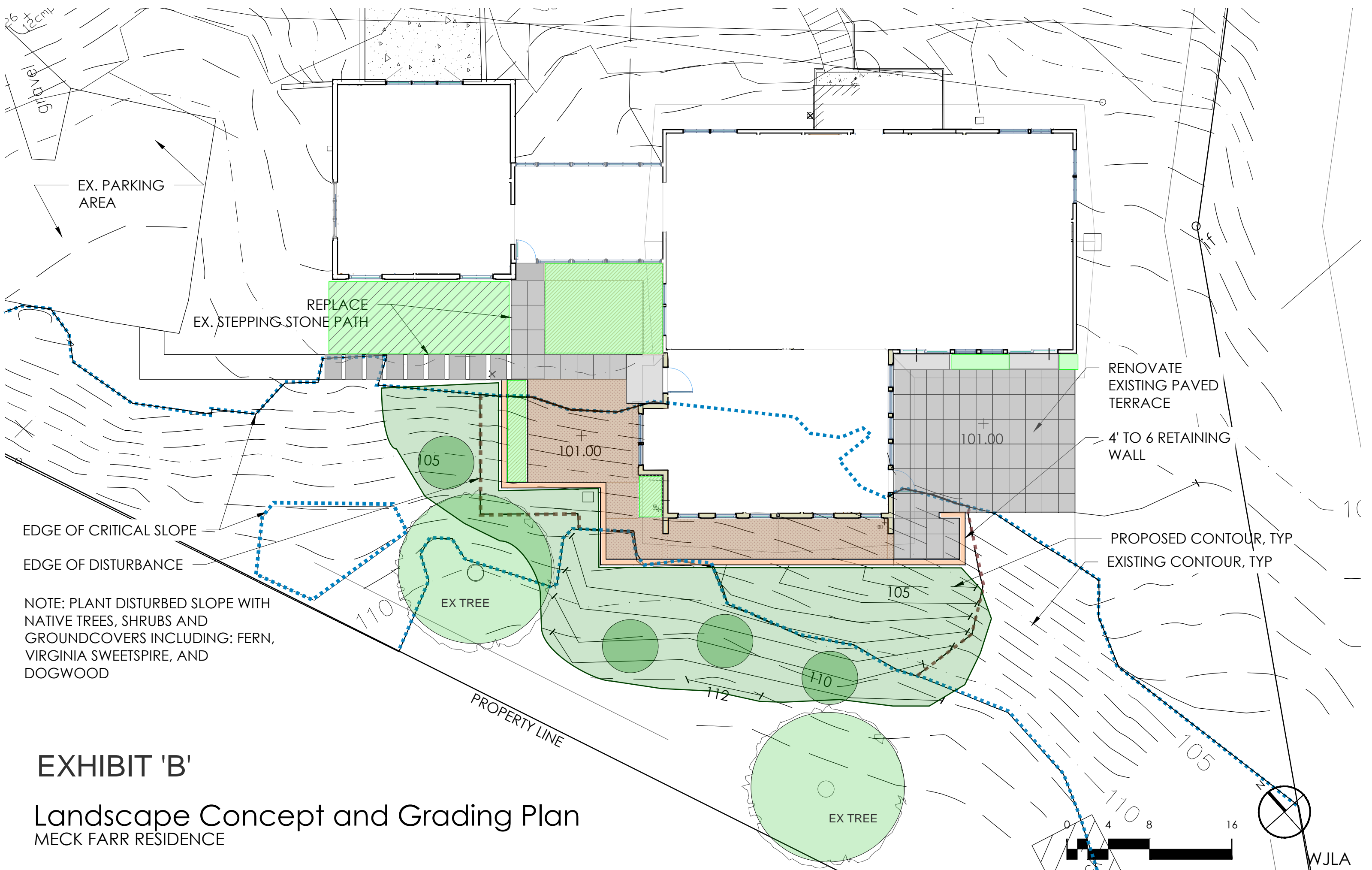
TMP 39-2.1
"Woerpe1"
2014:0856

Exhibit A
Application for Critical Slopes Special Exception
March 11, 2026



RESIDENTIAL
SURVEYING SERVICES
(434) 245-8744
1710 ALLIED STREET, SUITE 20A
CHARLOTTESVILLE, VIRGINIA 22903

TOPOGRAPHIC DRAWING FOR
T.M.P. 40-6.1
LOT 67B
MEADOWBROOK HILLS
2010 MEADOWBROOK ROAD
CHARLOTTESVILLE, VIRGINIA
DECEMBER 6, 2024



EX. PARKING AREA

REPLACE EX. STEPPING STONE PATH

RENOVATE EXISTING PAVED TERRACE

4' TO 6 RETAINING WALL

EDGE OF CRITICAL SLOPE

EDGE OF DISTURBANCE

PROPOSED CONTOUR, TYP

EXISTING CONTOUR, TYP

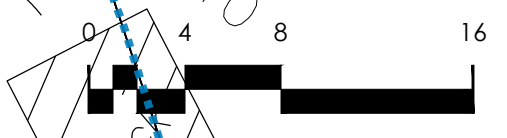
NOTE: PLANT DISTURBED SLOPE WITH NATIVE TREES, SHRUBS AND GROUNDCOVERS INCLUDING: FERN, VIRGINIA SWEETSPIRE, AND DOGWOOD

PROPERTY LINE

EXHIBIT 'B'

Landscape Concept and Grading Plan

MECK FARR RESIDENCE



WJLA



TMP 40-5.1
"Gamez"

Parcel ID: 400006100

Increasing width of building exceeds district's maximum building width

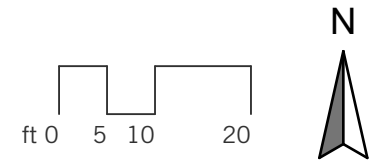
Approximation of critical slope area

Existing 1-Story Dwelling
2010 Meadowbrook Rd

Proposed 1-story addition

Proposed C.I.P. retaining walls

Bob White Lane
15' R/W



Note: Topographic and physical survey date prepared by Robert Coleman Jr, December 6, 2024. Sewer location based on Robert Coleman Jr survey prepared Feb 25 2026.

TMP 39-2.1
"Woerpel"
2014.08.56

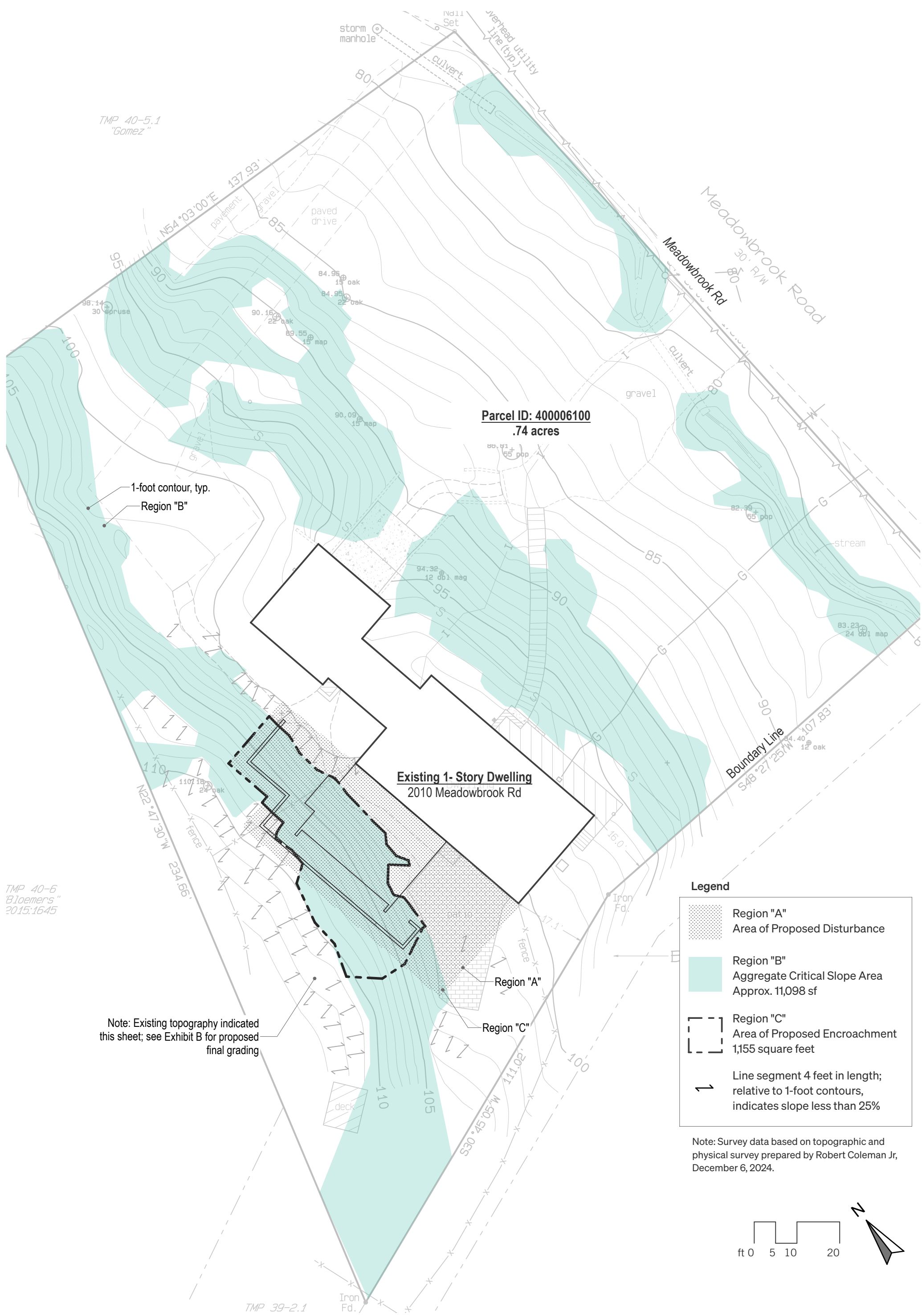
Meck Farr Residence Exhibit C – Constraints on Use of Property

formwork 619A East High St Charlottesville, VA 22902 434 296 2223



Mar 11 2026

TMP 40-5.1
"Gamez"







Parcel ID: 400006100
.74 acres

Existing 1-Story Dwelling
2010 Meadowbrook Rd

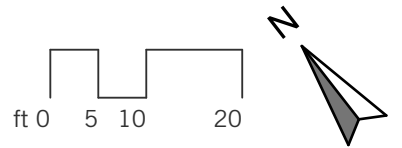
1-foot contour, typ.
Region "B"

Note: Existing topography indicated
this sheet; see Exhibit B for proposed
final grading

Legend

-  Region "A"
Area of Proposed Disturbance
-  Region "B"
Aggregate Critical Slope Area
Approx. 11,098 sf
-  Region "C"
Area of Proposed Encroachment
1,155 square feet
-  Line segment 4 feet in length;
relative to 1-foot contours,
indicates slope less than 25%

Note: Survey data based on topographic and
physical survey prepared by Robert Coleman Jr,
December 6, 2024.



Meck Farr Residence Exhibit D – Critical Slope Encroachment Area

formwork 619A East High St Charlottesville, VA 22902 434 296 2223

formwork

Mar 11 2026

Project Narrative & Description of Proposed Development

The Owners propose an addition of 580 gross square feet to an existing single-story wood-frame single-family residence. The new work would be added toward the rear of the parcel, disturbing, in places, existing grades in excess of 25%. Cast-in-place concrete retaining walls are proposed to manage grades in the area of the proposed disturbance, allowing access around the rear of the house and to prevent storm run-off from draining directly toward house. Further documentation of proposed conditions is provided via grading plan prepared by Mary Wolf, Landscape Architect (March 9, 2026 - attached as **Exhibit B** to this application).

Existing Conditions

See Sheet 2-"Existing Conditions", this application

Total Site Area .74 acres
 32,642 square feet

Percentage of Area that is made up of Critical Slopes
34%

Percentage of Critical Slope Area that will be disturbed
10.4%

Any SUP or other Waivers being requested:

Current use of the property
Single-family detached dwelling

Existing Conditions

The existing structure is set on a generally sloped site. The grades to the rear of the existing structure are quite steep (up to 1:1), which appear to have resulted from cutting into the slope to create the building pad and access around the rear of the house. The slopes are primarily planted with ferns and English ivy.

See photography this sheet documenting terrain at the rear of the parcel.



LOOKING WEST



LOOKING WEST



LOOKING EAST



LOOKING EAST

Further documentation of existing conditions is provided via topographic survey prepared by Robert Coleman, Jr. on December 6, 2024 (attached as **Exhibit A** to this application).

Development Code Section 5.2.16.D – Criteria for Review and Design (Critical Slopes Special Exception)

5.2.16.D.1.a – Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, do the requirements of 4.10.1. Critical Slopes effectively prohibit or unreasonably restrict the use...of such property...?

The Owners' use of the subject property is unreasonably restricted owing to constraints elsewhere on the property (see attached Exhibit C. Expansion of the existing structure, which would be uncontroversial on many other parcels, is constrained by:

- a) A sanitary sewer easement in close proximity to the north face of the building;
- b) Current Zoning Code's maximum width constraints (Sec. 2.2.2.B.2.c, plus exception Sec. 2.10.1.E);
- c) Critical Slope Areas: the site is generally sloped. The building pad appears to have been created by increasing the slope immediately to the above and below the area graded for construction, such that the great majority of the "shoulder" slopes exceed 25%. Note that the net slope from the rear of the parcel to the street boundary, parallel to the slope, is roughly 18%.

5.2.16.D.2.a – Has the amount of impact been limited to the greatest extent possible?

The Owners propose a modest addition of 580 gross square feet to an existing home of 2,115 gsf. The addition would contain a kitchen and an office, functions which would not be feasible in a smaller footprint. (See attached Exhibit D).

5.2.16.D.2.b – Has sufficient mitigation been proposed to limit the impact of the proposed encroachment?

The Owners propose to construct cast-in-place concrete retaining walls to leave finished grade in unbuilt areas close to existing grade.

5.2.16.D.2.c – Have steps been taken to limit or prevent impacts to portions of the sloped area with environmental or scenic value or vulnerability to disturbance? See response to item above.

5.2.16.D.2.d – Is the proposed project consistent with the zoning district and Comprehensive Plan? The proposed project is consistent with the zoning district. Many comparable properties in the same district could accommodate a similarly scaled and configured addition without requiring special exemptions. The Comprehensive Plan's Future Land Use Map designates the subject parcel as "General Residential".