

From: Scala, Mary Joy
Sent: Wednesday, November 29, 2017 3:18 PM
To: cspeas975@gmail.com
Subject: BAR Action - 517 Park Street - Nov 2017

November 29, 2017

Kara Gloeckner
207 Montvue Drive
Charlottesville, VA 22901

RE: Special Use Permit Recommendation (SUP)
BAR 17-11-05
517 Park Street
Tax Parcel 530009000
517 Park, LLC, Owner/ Kara Gloeckner, Applicant
Special Use Permit for additional residents

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

Miller moved to make no recommendation on the special use permit to allow more than 8 residents (to 12) in a group home due to no exterior changes and no additional information to evaluate any impacts that fall within the BAR's jurisdiction. Balut seconded. The motion was approved (6-0).

The City Council will make a final decision on December 4, 2017.

If you have any questions, please contact me at 434-970-3398 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 21, 2017**



Special Use Permit Recommendation (SUP)

BAR 17-11-05
517 Park Street
Tax Parcel 530009000
517 Park, LLC, Owner/ Kara Gloeckner, Applicant
Special Use Permit for additional residents

Background

517 Park Street (1985) is a contributing structure in the North Downtown Architectural Design Control (ADC) District. There is no historic survey available. This property is located in the Charlottesville and Albemarle County Courthouse National Register and Virginia Register District, but the property is not described in the nomination report.

Application

The BAR is being asked to make a recommendation regarding a proposed special use permit (SUP) for more than 8 residents (12) in a group home in R-3 zoning district. No changes to the building or site are proposed as part of the special use permit.

Relevant Code Section: Sec. 34-157(7). *When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the Board of Architectural Review (BAR) or Entrance Corridor Review Board (ERB), as may be applicable, for recommendations as to **whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts.** The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.*

Discussion and Recommendations

A joint public hearing was held November 14, 2017. The Planning Commission recommended unanimously to deny the application.

Before City Council takes action to permit the proposed increase in number of residents, they must consider the BAR's opinion whether there are any adverse impacts to the North Downtown ADC district that could be mitigated with conditions. A special use permit is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable *in a specific location*, and to "protect the welfare, safety and convenience of the public."

Because no exterior changes are proposed, in staff opinion there will be no adverse impacts to the historic district.

Alternate Motions Regarding the SUP

I move to find that the proposed special use permit to allow more than 8 residents (12) in a group home **will not** have an adverse impact on the North Downtown ADC District because there are no exterior changes proposed to the building or site. OR

I move to find that the proposed special use permit to allow more than 8 residents (12) in a group home **will** have an adverse impact on the North Downtown ADC District and the BAR recommends the following conditions to mitigate the adverse impacts....



517 Park Street



City of Charlottesville

Application for Special Use Permit

Project Name: 517 PARK ST RESIDENT INCREASE

Address of Property: 517 PARK ST., CHARLOTTESVILLE, VA 22902

Tax Map and Parcel Number(s): 53-9

RECEIVED

Current Zoning District Classification: R-3H

SEP 05 2017

Comprehensive Plan Land Use Designation: MIXED-USE

NEIGHBORHOOD DEVELOPMENT SERVICES

Is this an amendment to an existing SUP?

If "yes", provide the SUP #:

Applicant: KARA GLOECKNER (517 PARK LLC)

Address: 207 MONTUUE DR. CHARLOTTESVILLE, VA 22901

(LLC)

Phone: 434 760 3236 Email: CSPEAS975 @ GMAIL.COM

Applicant's Role in the Development (check one):

- Owner
- Owner's Agent
- Designer
- Contract Purchaser

Owner of Record:

Address:

Phone: Email:

Reason for Special Use Permit:

- Additional height: feet
- Additional residential density: units, or units per acre
- Authorize specific land use (identify) MORE THAN 8 RESIDENTS (16)
- Other purpose(s) (specify City Code section):

(1) Applicant's and (2) Owner's Signatures

(1) Signature Kara Gloeckner Print Kara Gloeckner Date

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify)
Other (specify):

(2) Signature Print Date

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify)
Other (specify):