September 15, 2026

Recommendation for Special Exception Permits
Permit # PL-26-0126
835 West Main Street; Tax Parcel 310183000
843 West Main Street; Tax Parcel 310175000
847 West Main Street; Tax Parcel 310174000
West Main Street ADC District
Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC
Applicants: Andree Sahakian & Brittani Sanders, LV Collective

Mr. Sahakian & Ms. Sanders,

A Recommendation to City Council for Special Exception Permits for the above referenced project was considered by the City of Charlottesville Board of Architectural Review on September 15, 2026.

Mr. Schwarz moved to approve the Consent Agenda which resulted in the following recommendation:

> *The Board of Architectural Review finds no adverse impact.*
>
> Based on the information provided and addressing only the three items subject to a Special Exception Permit that are related to the exterior of the proposed multi-story building at 835-853 West Main, and therefore the only items germane to the BAR's purview, I move the BAR recommend to City Council that granting the requested Special Exception Permits for these three items will not adversely impact this property or the West Main ADC District. Furthermore, these items were represented in the building design reviewed by the BAR on June 16, 2026, for which a Certificate of Appropriateness was approved.

The motion was seconded by Mr. Bailey and passed 8-0.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel: https://youtu.be/RaI6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnlNUV

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

If you have questions regarding the recommendation, please do not hesitate to contact us.
Sincerely,
Kate

Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

City of Charlottesville
Board of Architectural Review
Staff Report
August 18, 2026

Special Exception Permit – BAR Recommendation to Council
Planning # PL-26-0126 (related to BAR #25-0095)
847 West Main Street; TMP 310174000
843 West Main Street; TMP 310175000
835 West Main Street; TMP 310183000
West Main ADC District
Owners:
31-174 and 31-175: Kim T. & Chris Dabney
31-183: Fluvanna Holdings, LLC
Applicants: LV Collective, Andree Sahakian
Project: Proposed multi-story apartment building

Background

Year Built: 1972, single story, commercial structure at 843 West Main. Project site is predominantly a paved, surface parking lot.
District: West Main Street ADC District
Status: Non-contributing

Brief Summary

On June 16, 2026, the BAR approved a CoA for the design that included exterior elements for which this Special Exception Permit is necessary. The approved motion stated the design presented "satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District […]" With that approval, the BAR established that those exterior elements will not have an adverse impact on the West Main ADC District. The proposed recommendation to Council (below) affirms that.

Prior BAR Reviews (related to this project only)

August 19, 2025 - BAR Pre-Application Conference.

May 19, 2026 - Preliminary Discussion. No action taken.

June 16, 2026 – BAR approved (9-0) a CoA for the proposed multi-story building, omitting the landscaping and hardscaping plan.
Link to submittal and staff report: LV Collective - West Main June 2026
Link to meeting video.

Application

- Applicant submittals: Niles Bolton Associates letter and narrative dated August 4, 2026, 6 pages. (Refer to June 2026 BAR submittal for building elevations.)

Request for Special Exception Permits (SEP) for five items related to the proposed multi-story building. Per Chapter 34, Section 5.2.15.C.1.c., when a property subject to a request for a Special Exception Permit is within an ADC District, the Administrator will refer the application to the BAR for review as to whether the proposed exception will have an adverse impact on the district, and for

recommendation as to reasonable conditions which, if imposed, would mitigate any such impacts. The BAR must submit a written report of its findings in support of its recommendation to City Council.

Note: Only three of the requested exceptions (see below) are associated with exterior elements and therefore fall under the BAR's purview. The three exceptions are all at the SE corner of the site and a function of the grade change, where the level of the exterior plaza steps up and cannot be aligned with the interior level of the first floor (L1). The necessary adjustments to the exterior elevation were represented in the design reviewed by the BAR on June 16 and for which the BAR approved a CoA, (omitting the landscape and hardscape plans). In short, in approving the CoA, the BAR acknowledged that, as parts of the design as a whole, these three elements are consistent with the review criteria and will not adversely impact the district. (See images in the Appendix.)

1) Minimum Ground Story Height and 2) Finished Floor Elevation:
   Due to the existing grade, which rises from west to east, the interior level of Floor 1 is more than 2-feet below the level of the exterior plaza at the SE corner. This results in the ground story height (as an exterior elevation) being less than the minimum height permitted and the floor level being future below grade than permitted.

2) Entrances: Due to the existing grade, the exterior plaza level is not aligned with the interior floor level. Without construction of interior or exterior stairs, the L1 floor level is not accessible from the plaza. Additionally, the mezzanine level in the Fitness Room further reduces the height for an entry. Entrances from the plaza are not feasible.

Discussion and Recommendation

The BAR will comment only on the three Special Exceptions associated with exterior design of the proposed multi-story building. These elements were represented in the design presented to the BAR on June 16, 2026, for which a CoA was approved. With that CoA, the BAR stated the design—and therefore these three elements--satisfies the BAR's review criteria and is compatible with this property and other properties in this ADC District. That is, these elements *will not adversely impact* the West Main ADC District.

Because the suggested recommendation to Council (motion below) is merely an affirmation of the approved CoA, staff recommends approval of the motion, without discussion, via approval of the Consent Agenda.

Suggested Motion

Finding of no adverse impact: Based on the information provide and addressing only the three items subject to a Special Exception Permit that are related to the exterior of the proposed multi-story building at 835-853 West Main and therefore the only items germane to the BAR's purview, I move the BAR recommend to City Council that granting the requested Special Exception Permits for these three items will not adversely impact this property or the West Main ADC District. Furthermore, these items were represented in the building design reviewed by the BAR on June 16, 2026, for which a Certificate of Appropriateness was approved.

Appendix
BAR motion to approve the requested CoA, june 16, 2023:
Mr. Zehmer made the following motion:

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed development at 835, 843, and 847 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application *with the following conditions and omissions:*

- Ground level mechanical equipment, utility meter boxes/panels, transformers, etc., will be appropriately screened per the design guidelines (Chapter 2, Section H). Screening will be indicated on the Final Site Plan and approved by BAR staff.

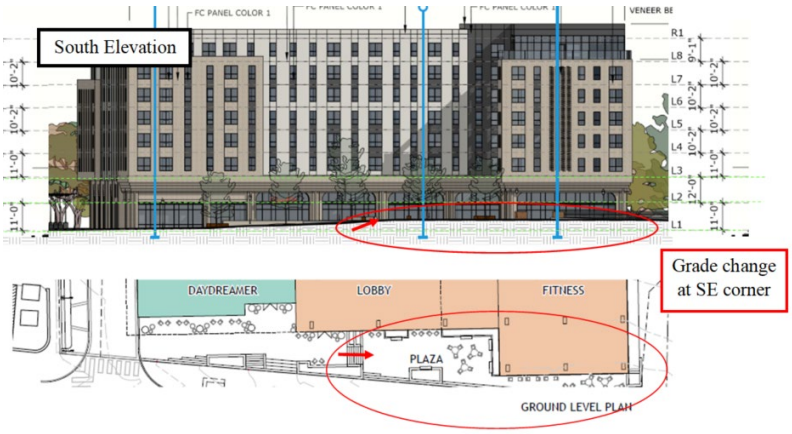
- Meters and panel boxes for utility, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened. Screening will be indicated on the Final Site Plan and approved by BAR staff.
- Glass at street level storefronts (doors, windows, and transoms) must be clear, with a VLT of not less than 70%.
- Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the three (3)-parcel site will be completed and provided to Staff for BAR's archive and recorded with the Virginia Department of Historic Resources.
- The following design elements are to be considered as removed from the applicant's submittal and are omitted from this CoA:
    - site plan;
    - sample plant pallet;
    - sample paving pallet;
    - site furnishings; and
    - site lighting.
    - The aforementioned site details [as indicated] on sheets 7, 8, 9, 10, 11, and 12 of the submittal.

- The omitted site elements (above) will be reviewed at a later date as a separate CoA request.

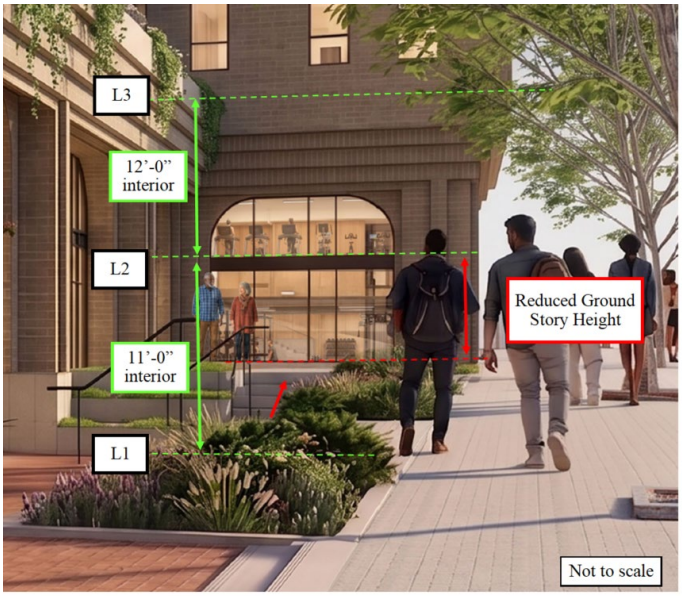
- Prior to BAR approval of the omitted site elements (and within the separate CoA request), the applicant will provide a new shade study examining the hours of 9AM, Noon, 3PM, and 6PM. The intent is to advise plant selection for the site, and to provide information to the public and Westhaven Citizen Planners to assist the selection of plantings within the Westhaven community. The hours listed should be added to the dates already submitted within the solar plan [sheet 13 of the submittal].
- To prevent bright light and glare emanating from the garage openings, lamping for the garage lighting [immediately inside any opening] will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90.

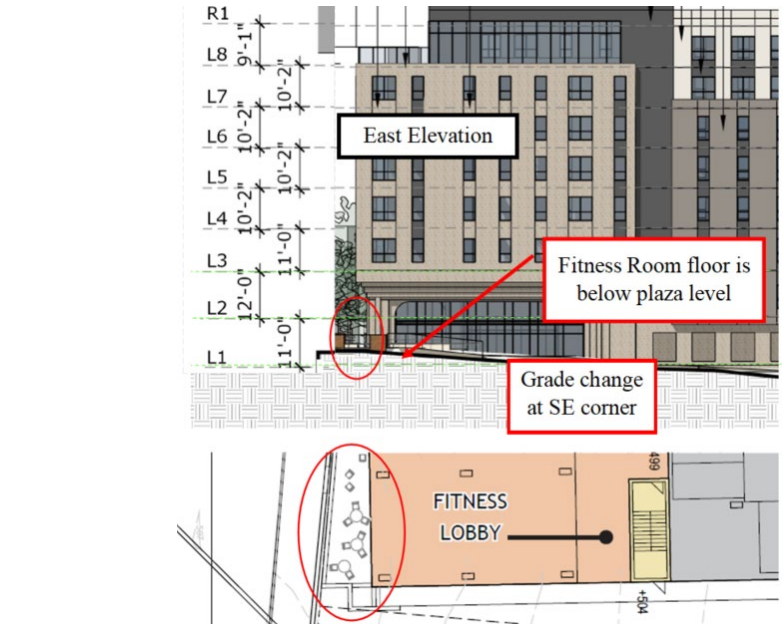
The motion was seconded by Mr. Schwarz and passed 9-0.

Images from June 16, 2026 BAR submittal.








R1
L8
9'-1"
L7
10'-2"
L6
10'-2"
L5
10'-2"
L4
10'-2"
L3
11'-0"
L2
12'-0"
L1
11'-0"
East Elevation
Fitness Room floor is below plaza level
Grade change at SE corner
FITNESS
LOBBY
699
+504


Fitness Room floor is below plaza level
L3
12'-0" interior
L2
11'-0" interior
Plaza
L1

Not to scale

NILES BOLTON ASSOCIATES

August 4, 2026

Carrie Rainey, AICP, RLA
City Planner
City of Charlottesville

Re: 843 W Main Special Exception Narrative
Charlottesville, Virginia
NBA Project No. 124129.00

Dear Carrie Rainey:

Due to The Owner's ongoing efforts to further integrate this project into the Westhaven masterplan by providing a pedestrian promenade on the west side of the building, and a public plaza on the W Main Street (south) side of the building, this project is seeking dimensional standard concessions which fall under the following Special Exception Permit (Section 5.2.15) categories: Division 2.10 and Division 4.5.

When reviewing the narrative, please note that the project falls under Section 2.4.2 CX-3 Corridor Mixed Use 3 District.

A Special Exception Permit Pre-Application conference occurred on July 1, 2026 with Niles Bolton Associates (Jennifer Hamilton and Katherine Uhrin), LV Collective (Andre Sahakian) and the City of Charlottesville (Carrie Rainey, Jeffrey Werner and Kate Richardson).

A description has been provided below for each Special Exception request, along with our team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2.

The project team is seeking to deviate from the ordinance for the following sections:

Exception Request for Section 2.10.11 – Ground Story Height
Per Section 2.4.2.B.3.F for non-residential spaces, the minimum ground floor height from finish grade is 14'. Due to existing grading conditions on the site, and to provide an accessible entry at level 1, the team requests an exception to the minimum ground floor height requirements for Section D as shown in Appendix A.1.

As indicated in Appendix A.1, the floor-to-floor height is 6'-3" from grade to level 2 at Section D due to the grade stepping up from 500' to 505.5' at the plan southeast corner. Section A, B, C and E meet the minimum ground floor height requirements as shown in Appendix A.1. Level 2 is proposed to extend Section D only to provide access to the amenity space on this level.

Atlanta
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
404 365 7600

Alexandria
300 North Lee St.
Suite 502
Alexandria, VA 22314
703 836 0915

Exception Request for Section 2.10.10 – Active Depth

Per Section 2.4.2.B.2.C, the active depth on primary streets is 15' minimum. The team is requesting an exception to the active depth at the segment of the building between the leasing lobby and fitness, as indicated in Appendix A.1.

The active depth varies from 18'-26', with an exception at the segment of the building between the leasing lobby and fitness so we can provide via a stair from level 1 to level 2, where the mezzanine is located. The Special Exception request complements the "Ground Story Height" exception narrative listed previously.

Exception Request for Section 2.10.11- Finished Floor Elevation

Per Section 2.4.2.B.3.G, the finished floor elevation is -2' minimum and 6' maximum for non-residential spaces. The team is requesting an exception to the finished floor elevation at Section B and C, as indicated in Appendix A.2. Due to the existing grading conditions on the site and the need to create accessible space on level 1, Section B and C are -5'-6" from the exterior grade, exceeding the -2' minimum requirement.

Exception Request for Section 2.10.13- Entrances

Per Section 2.4.2.B.5, street facing entry spacing shall be 40' maximum on primary streets. The team is requesting an exception to the entry spacing, as indicated in Appendix A.2, due to the existing grading conditions and the need to provide accessible entrances into the building from the public plaza.

To tie into the southwest corner existing grading, the main entry (Entrance A) and café entry (Entrance B) are located at the 500'-0" finished floor elevation for accessible access from the public plaza. As existing grading is higher on the southeast side of the site, it is not feasible to place entries to the building and still maintain accessible access to the public plaza.

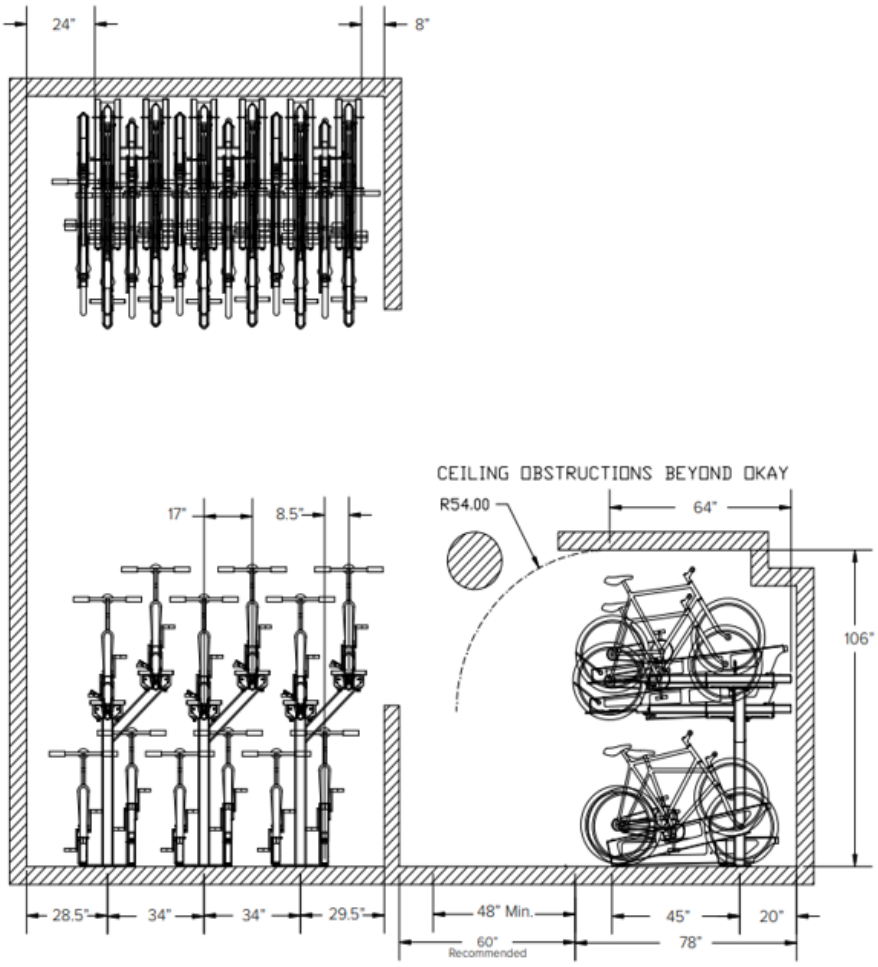
Exception Request for Section 4.5.2- Required Bicycle Parking

Per Section 4.5.2, the project is providing short-term and long-term bicycle parking to comply with Section 4.5.2.C.1 for residential household living.

Eighteen (18) short-term spaces will be provided outside of the building by the Civil Engineer to comply with the 1/10 unit minimum requirement.

182 long-term spaces will be provided inside the building. The team is requesting an exception to the minimum 2.5 feet wide and 6 feet long bicycle parking space requirement for the long-term bicycle parking spaces located inside the building by proposing a space saving product.

The team has successfully used the Dero Decker specification to double bike parking capacity for residential projects. Two bikes can stack on the two-tiered system, doubling capacity and saving space. The product has an e-bike charging option available and ADA cane detectable extensions for the lower trays. The dimensions are shown in the diagram below.



In summary, the project team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2 is as follows:

1. The proposed public plaza intends to be harmonious with the existing and approved patterns of development by tying back to the Westhaven Master Plan by connecting to the pedestrian promenade on the west side of the building.
2. The proposed public plaza and building massing intends to support the goals and strategies of the Comprehensive Plan by activating the streetscape along W Main Street with planters, accessible entries to the building, and active program along the building elevation containing the following program: Daydreamer Café, leasing lobby, and fitness spaces.
3. The proposed project coordinates with existing grade to provide accessible entries to the building at the 500 finish floor elevation (FFE). To maintain an accessible level across the entirety of level 1, the building cannot reasonably accommodate entries to the building at the plan east side, due to the existing grade being over 5 feet taller than the main entry elevation. In lieu of an entry on the east side of the elevation, there is active programming (fitness and the leasing lobby) along the building face and a public plaza to engage the street front.

NILES BOLTON ASSOCIATES

We appreciate your review and consideration.

Please feel free to reach out to me directly with any comments or questions at 404.365.7600 or email kuhrin@nilesbolton.com.

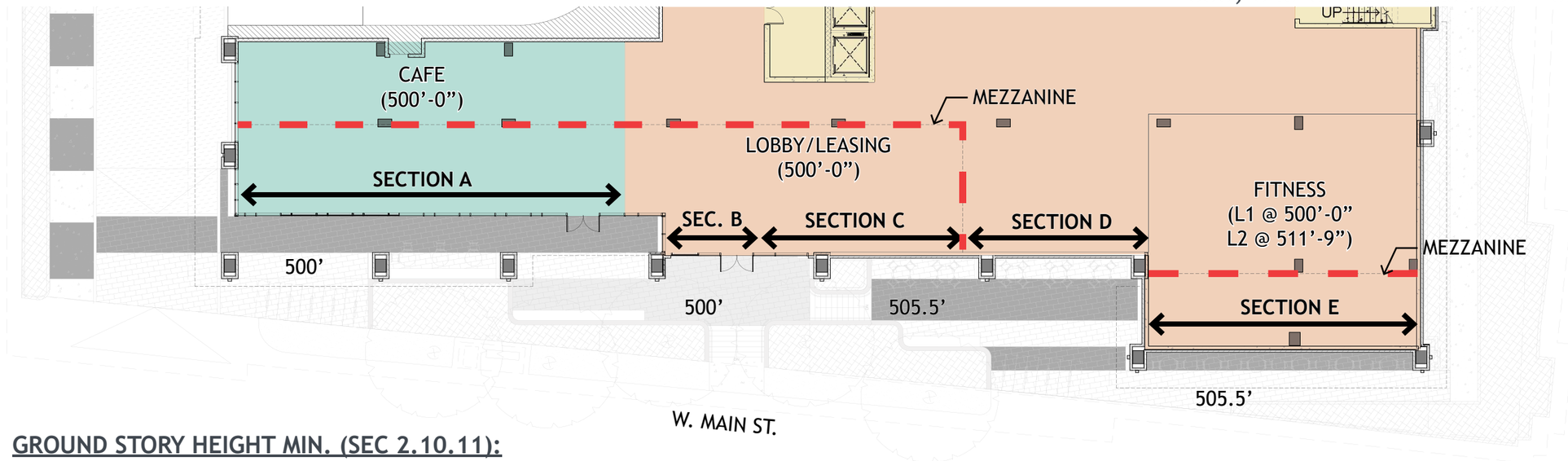
Sincerely,



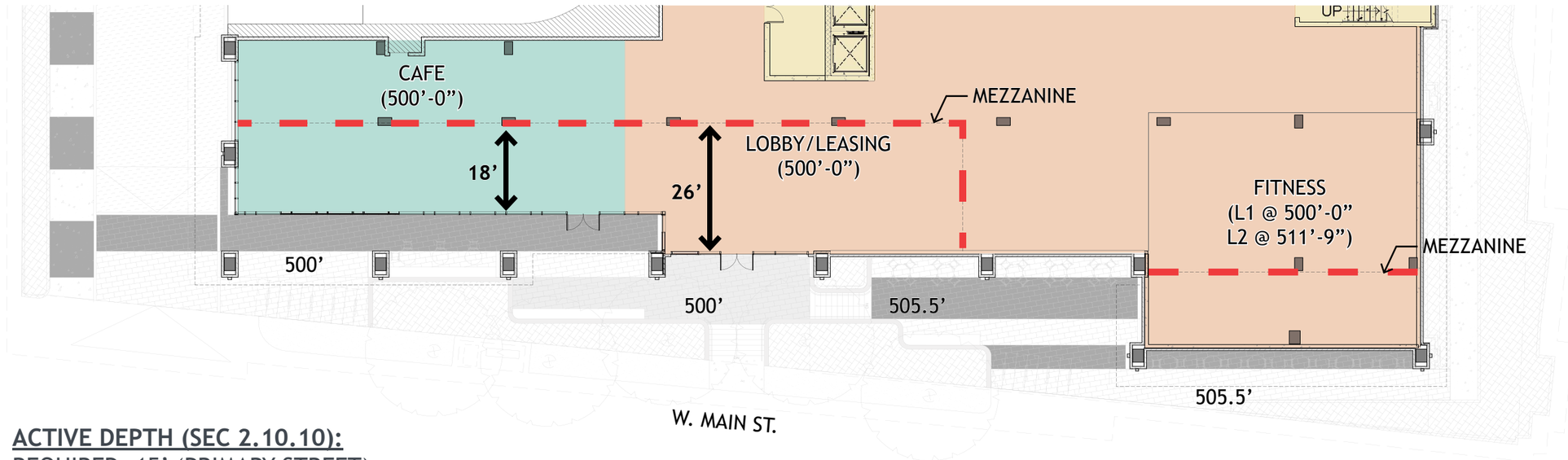
Katherine Uhrin, AIA
Associate Principal

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Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building

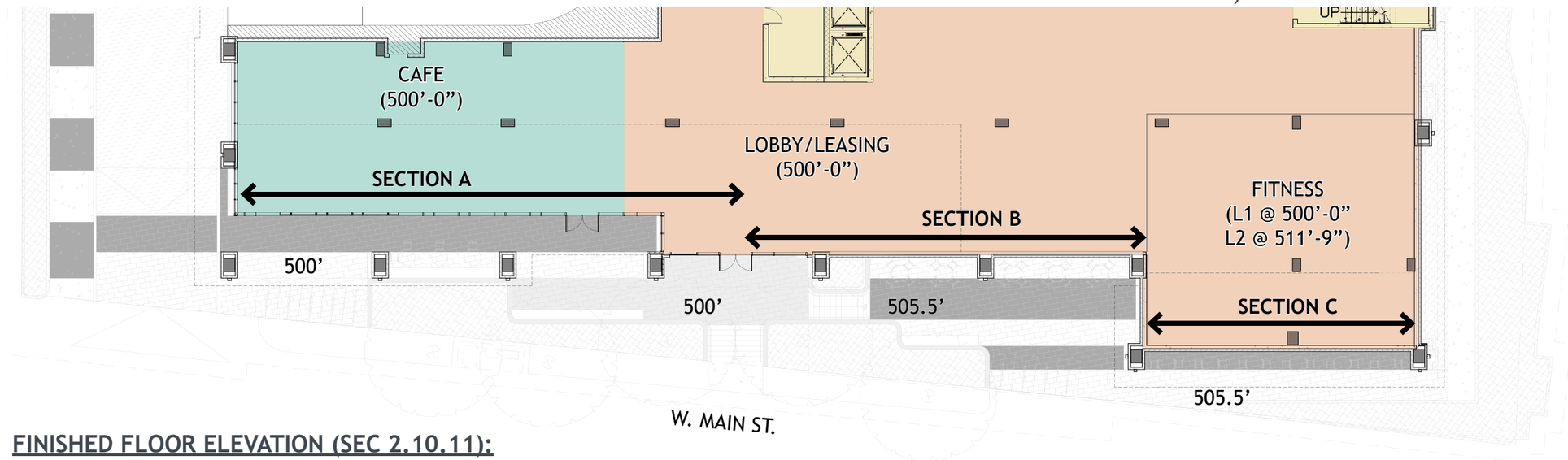


GROUND STORY HEIGHT MIN. (SEC 2.10.11):
REQUIRED: 14” MINIMUM (NON-RESIDENTIAL)
PROVIDED: SECTION A & B : 23’-5” FLOOR TO FLOOR
SECTION C : 17’-11” FLOOR TO FLOOR
SECTION D : 6’-3” FLOOR TO FLOOR
SECTION E : 17’-11” FLOOR TO FLOOR

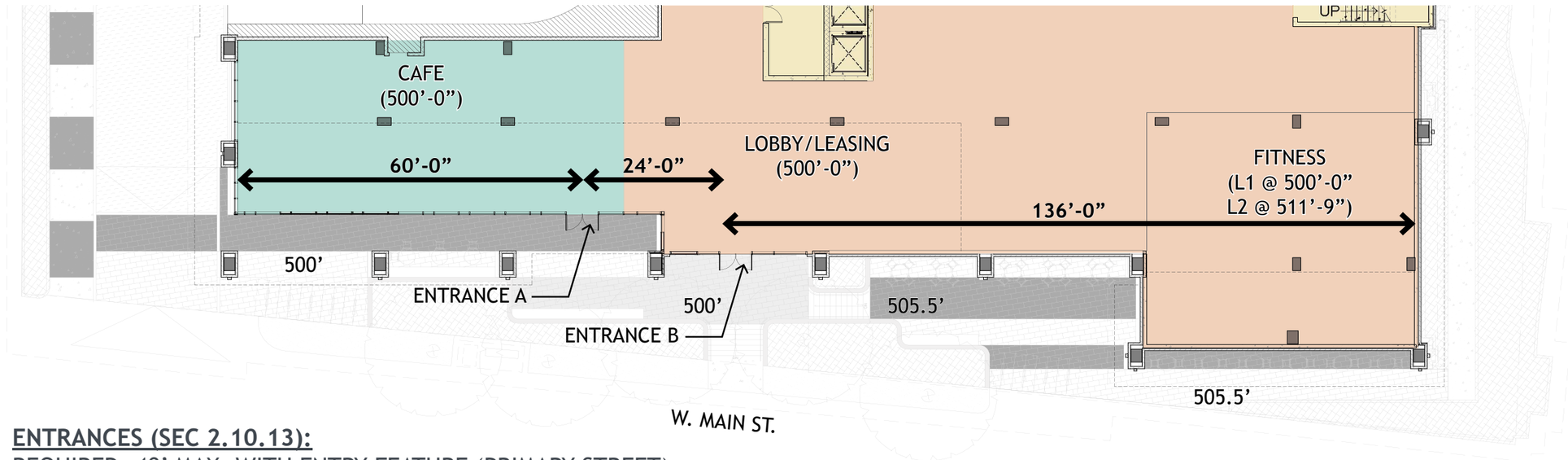


ACTIVE DEPTH (SEC 2.10.10):
REQUIRED: 15’ (PRIMARY STREET)
PROVIDED: 18’-26’, WITH THE EXCEPTION OF THE SEGMENT BETWEEN LOBBY, LEASING AND FITNESS.

Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building



FINISHED FLOOR ELEVATION (SEC 2.10.11):
REQUIRED: -2'/6' (NON-RESIDENTIAL)
PROVIDED: SECTION A : 0' (FROM PLAZA)
SECTION B : -5'-6" (FROM PLAZA)
SECTION C : -5'-6" (FROM PLAZA)



ENTRANCES (SEC 2.10.13):
REQUIRED: 40' MAX. WITH ENTRY FEATURE (PRIMARY STREET)
PROVIDED: SEE DIAGRAM