

**RESOLUTION TO APPROVE SE2025-000004
MAPLEWOOD INTERIOR SETBACKS**

WHEREAS, the Owner of Parcel 046B4-00-00-00400 applied for a special exception to vary the Maplewood Development application plan approved in conjunction with ZMA202100006 to modify the required setbacks, as depicted on Sheet 2 of the application plan for ZMA202100006.

WHEREAS, upon consideration of the staff reports prepared for SE2025-000004 Maplewood Interior Setbacks Special Exception and the attachments thereto, including staff’s supporting analysis, any comments received, and all relevant factors in Albemarle County Code §§ 18-5.5.3(c) and 18-33.9(A), the Albemarle County Board of Supervisors hereby finds that a variation would:

1. be consistent with the goals and objectives of the comprehensive plan;
2. would not increase the approved development density or intensity of the development ;
3. would not adversely affect the timing or phasing of development of any other development in the zoning district;
4. would not require a special use permit; and
5. would be in general accord with the purpose and intent of the approved application;

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SE2025-000004, granting the proposed special exception for a variation of the setbacks otherwise required by Albemarle County Code § 18-4.19 on Parcel 046B4-00-00-00400.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on June 4, 2025.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	_____	_____
Mr. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Mr. Pruitt	_____	_____