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October 9, 2006

Joan McDowell
Principal Planner, Rural Areas
County of Albemarle
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, VA 22902

RE: ZMA 1990-23 Buck Mountain PRD
ZMA 2006-17 Buck Mountain PRD

Dear Ms. McDowell:

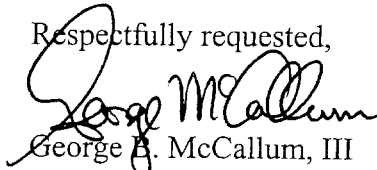
On behalf of the applicants, pursuant to Section 8.2 of the Zoning Ordinance, I hereby request that the minimum area requirement for common open space of Section 19.6.1 of the Zoning Ordinance be modified as applied to Buck Mountain PRD to permit 20.46% of common open space within Buck Mountain PRD (which was created in ZMA 1990-23).

Buck Mountain PRD currently contains 237.976 acres with 49.204 acres in open space -- which is 20.67% in open space. This 20.67% in open space is itself less than the 25% required by Section 19.6.1. The proposed amendment to the PRD and zoning map will result in 240.433 acres with 49.204 acres in open space -- which is 20.46% in open space, a difference of 0.21%.

The proposed amendment to the PRD and zoning map will improve the utility of the common open space within Buck Mountain PRD by connecting the two major areas of common open space -- which are currently separated by TMP 17-26D owned by Tim and Daphne Reid, Trustees. The net effect of the proposed amendment of the PRD and zoning map is to increase the size of TMP 17-60 (one of the residential lots in the PRD) from 10.360 acres to 12.480 acres and to increase the size of TMP 17-61 (one of the residential lots in the PRD) from 8.275 acres to 8.631 acres, with no change in the total size of the common open space in the PRD. No new building lot or other development right will be created. This modification will not adversely affect the public health, safety or general welfare, and the public purposes of the original regulation as applied to Buck Mountain PRD will be satisfied to at least an equivalent degree by the modification.

If you need anything additional regarding this request, please contact me. Thank you.

Respectfully requested,


George B. McCallum, III

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GBM/ejb

cc: Timothy L. Reid and Daphne Maxwell Reid

Geoffrey D. Kilmer and Denise B. Kilmer

Mathias Hild, President

Buck Mountain Homeowners Association, Inc.

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ATTACHMENT D