




GAY AND NEEL, INC.

1260 RADFORD STREET  CHRISTIANSBURG, VA 24073

September 11, 2007

Ms. Rebecca Ragsdale
 Department of Planning & Community Development
 401 McIntire Road, Room 218
 Charlottesville, Virginia 22902-4596

RE: Blue Ridge Cohousing Waiver Requests
 GNI Job No. 1770.0

Dear Ms. Ragsdale:

In accordance with Chapter 18, Section 8.2, Blue Ridge Cohousing requests the following waivers in conjunction with the Application Plan to rezone Tax Parcels 56-67A & 56-67B from Rural to Planned Development Residential:

1) Chapter 18, Section 4.12.15, Minimum Design Requirements and Improvements for Parking Areas

g) *Curbs shall be established at the edges of parking areas or access aisles . . .*

- As shown in the Application Plan, the site has been designed to sheet flow the drainage from the site into the linear bio-retention trenches. This maintains the natural drainage flows and hydrologic cycles and avoids the concentration of stormwater runoff to a single point. No curbing is proposed for this development project.

2) Chapter 14, Section 14-404, Lot location to allow access from lot onto street or shared driveway

A. *Each lot, . . . shall have reasonable access to the building site from only one street, shared driveway or alley . . . For the purposes of this section, the term "reasonable access" means a location for a driveway or, if a driveway location is not provided, a location for a suitable foot path from the parking spaces required by the zoning ordinance to the building site . . .*

- As shown in the Application Plan, sidewalks connect every dwelling unit within the neighborhood to the parking areas. This furthers the design intent for Blue Ridge Cohousing and maintains a high standard for the overall public health, safety, and welfare. No individual lots are proposed for this development project. Dwellings units will be developed as condominiums.

3) Chapter 18, Section 19.8 Building Separation

... there shall be a minimum of thirty (30) feet between main structures. This provision shall not apply to structures built to a common wall.

- All dwellings shall have a minimum separation in accordance with the 2003 International Building Code and 2003 Virginia Uniform Statewide Building Code. The thirty-foot separation requirement shall not apply to the development project.

4) Chapter 14, Section 14-233, When private streets in development areas may be authorized

- The commission may authorize a subdivision to be developed with one or more new private streets in the following circumstances:
 - i. Neighborhood model development

- Blue Ridge Cohousing will further the intent of the neighborhood model with the use of a private street in the following ways:

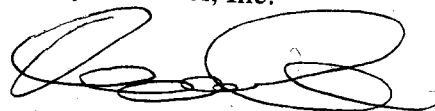
- i. The use of a private street will allow a site plan that respects the terrain. Current VDOT standards would eliminate more vegetation and create more earthwork, thus having a greater impact on the rural landscape. The overall character and appearance of the existing streetscape will remain.
- ii. The proposed trail adjacent to the roadway is a convenient route for pedestrians and bicyclists, which further connects with the existing sidewalk system along Three Notch'd Road.

- The general welfare, as opposed to the proprietary interest of the subdivider, would be better served by the construction of one or more private streets than by the construction of public streets.

- i. As stated above, the rural character of the existing road will remain due to less overall earthwork and vegetation removal necessary to build the private road.

If you have any questions, please feel free to call me at (540) 381-6011.

Sincerely,
Gay and Neel, Inc.



Kevin D. Conner, L.A.
Landscape Architect