

**Rivanwood**  
Bart C. Neumann  
315 Rivanwood Place  
Charlottesville, VA 22901  
Tel: 434-978-3564  
E-Mail: [Bart@ragazzisrestaurant.com](mailto:Bart@ragazzisrestaurant.com)  
T.M. 45 Parcel 185

March 22, 2005

County Of Albemarle  
Dept. of Building Code & Zoning Services  
Community Development  
401 McIntire Road  
Charlottesville, VA 22902

Re: Special Use Permit Application  
Boat Dock-315 Rivanwood Place

Dear County Members:

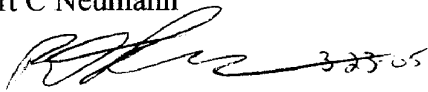
I am applying for a special use permit for a small dock. The dock will be used for boating, fishing, and nature observances. The dock will in no way effect its natural surroundings or those who use the reservoir. The dock will meet all County, RWSA, and City specifications; as well as the Army Corps of Engineers requirements.

1. The dock will be 4x8 by 4x8, covered in natural cedar. The dock will be anchored to the land by two pipes. It will be anchored in the water by a concrete anchor. The land where the dock will sit contains no brush or trees. Approximately 3 feet of the dock will lay on the ground.
2. The dock will sit in a cove, preventing it from interfering with any other reservoir users.
3. The dock will not have any lighting or decking around it, thus to ensure not to disturb any other individuals or the natural environment.
4. Once the special use permit is approved, the County as well as RWSA will be added to an already existing insurance policy indemnifying both parties as well as their employees.
5. I am enclosing a plat of the land as well as where the dock will sit on the property and a small sketch of the dock and its make-up.

I would like to thank the County members that met with me last Monday. I realize this is not a common request and is something in which many agencies are involved in. I realize it will take approval from all and I am looking forward to working with all of you. Please let me know if there is any other information you need or anything else I can do on my end.

Sincerely

Bart C Neumann

A handwritten signature in black ink, appearing to read 'Bart C Neumann', with a date '3/23/05' written at the end of the signature.

OFFICE USE ONLY  
 SP# 2005-010 TMP 04500.00.00.18500  
 Sign# 42 Mag. Dist. VJ Staff Ah Date 3/24/05

# Application for Special Use Permit

Project Name (how should we refer to this application?) Boat Dock 315 Rivanwood Place  
 \*Existing Use Residential Proposed Use Boat Dock  
 \*Zoning District RA \*Zoning Ordinance Section number requested 30.3.05.2.1(2)  
 (\*staff will assist you with these items)  
 Number of acres to be covered by Special Use Permit (if a portion it must be delineated on plat) \_\_\_\_\_  
 Is this an amendment to an existing Special Use Permit?  Yes  No  
 Are you submitting a site development plan with this application?  Yes  No

Contact Person (Whom should we call/write concerning this project?): Bart Neumann  
 Address 315 Rivanwood Place City Charlottesville State VA Zip 22902  
 Daytime Phone ( 434 ) 973-5940 Home Fax # (434) 974-7976 E-mail " " " "  
978-3564 work

Owner of land (As listed in the County's records): Bart C Neumann  
 Address 315 Rivanwood Place City Charlottesville State VA Zip 22902  
 Daytime Phone ( 434 ) 973-5940 Fax # 974-7976 E-mail Bart@raguzzisrestaurant

Applicant (Who is the contact person representing? Who is requesting the special use?): Bart C Neumann  
 Address 315 Rivanwood Place City Charlottesville State VA Zip 22902  
 Daytime Phone ( 434 ) 973-5940 Fax # 974-7976 E-mail Bart@raguzzisrestaurant

Tax map and parcel 45-185 Physical Address (if assigned) 315 Rivanwood Place  
Charlottesville, VA 22901  
 Location of property (landmarks, intersections, or other) Rivanwood subdivision, off woodlands rd

Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, please list those tax map and parcel numbers \_\_\_\_\_

OFFICE USE ONLY  
 Fee amount \$ 670 Date Paid 3/28/05 Check # 174 Receipt # 09934 By: Ah  
 History:  Special Use Permits: no history in spm  ZMAs and Proffers: \_\_\_\_\_  
 Variances: \_\_\_\_\_  Letter of Authorization ARS Ah  
 Concurrent review of Site Development Plan?  Yes  No 11

Describe your request in detail and include all pertinent information such as the numbers of persons involved in the use, operating hours, and any unique features of the use: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ATTACHMENTS REQUIRED - provide two(2) copies of each:**

1. Recorded plat or boundary survey of the property requested for the rezoning. If there is no recorded plat or boundary survey, please provide legal description of the property and the Deed Book and page number or Plat Book and page number.

Note: If you are requesting a special use permit only for a portion of the property, it needs to be described or delineated on a copy of the plat or surveyed drawing.

2. Ownership information - If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing below has the authority to do so.

If the applicant is a contract purchaser, a document acceptable to the County must be submitted containing the owner's written consent to the application.

If the applicant is the agent of the owner, a document acceptable to the County must be submitted that is evidence of the existence and scope of the agency.

**OPTIONAL ATTACHMENTS:**

3. Drawings or conceptual plans, if any.  
 4. Additional Information, if any.

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided is true and accurate to the best of my knowledge.

Bart C. Neumann  
Signature

3-15-05  
Date

Bart C. Neumann  
Printed Name

(434)973-5940 978-3564  
Daytime phone number of Signatory

Section 31.2.4.1 of the Albemarle County Zoning Ordinance states that, "The board of supervisors hereby reserves unto itself the right to issue all special use permits permitted hereunder. Special use permits for uses as provided in this ordinance may be issued upon a finding by the board of supervisors that such use will not be of substantial detriment to adjacent property, that the character of the district will not be changed thereby and that such use will be in harmony with the purpose and intent of this ordinance, with the uses permitted by right in the district, with additional regulations provided in section 5.0 of this ordinance, and with the public health, safety and general welfare.

The items which follow will be reviewed by the staff in their analysis of your request. Please complete this form and provide additional information which will assist the County in its review of your request. If you need assistance filling out these items, staff is available.

What is the Comprehensive Plan designation for this property? RA (Rural Area)

How will the proposed special use affect adjacent property? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How will the proposed special use affect the character of the district surrounding the property? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How is the use in harmony with the purpose and intent of the Zoning Ordinance? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How is the use in harmony with the uses permitted by right in the district? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

What additional regulations provided in Section 5.0 of the Zoning Ordinance apply to this use? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How will this use promote the public health, safety, and general welfare of the community? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



1-800-328-8

▷ FIND A DEALER

Go

Marina Systems

Boat Lifts

Residential Docks

ShorePort

Water Toys

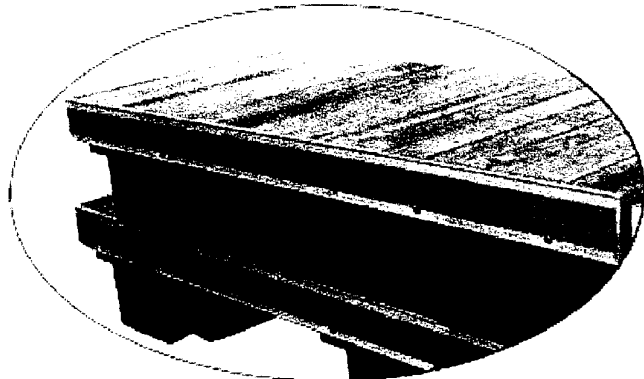
Flotation

In The News

About Us

# FLOATING WORLD CLASS RAIL D

Your dock deserves world-class performance.



Floating World Class Rail Dock

Our family of residential floating docks wouldn't be complete without our Floating World-Dock. The lightweight aluminum construction is a key feature, offering virtually maintenance-free use and operation. The tubular rail design provides a more finished look and allows for easy mounting of accessories. The recessed decking eliminates the exposed wood edges of other designs, giving you a splinter-free design.

Key features and benefits of the Floating World-Class Rail Dock:

- Decking available in painted aluminum, vinyl or cedar
- Floating dock applications available in many configurations
- Rotomolded virgin polyethylene shell meets Army Corps of Engineers requirements
- No loose beads
- 2' x 4' x 12' floats offered on residential floating docks
- For maximum stability configure a floating dock with a "T" or fingers jutting from the bottom

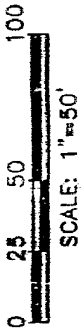
### Related Links



- Residential Docks Main Page
  - Floating Docks
    - Floating World Class Rail Dock
    - Floating PolyDock
    - GalvaFoam Steel Floating Dock
    - Floating Truss Dock
  - Standing Docks
  - Wheel-A-Dock

- Marina Systems ▷
- Boat Lifts ▷
- Residential Docks ▷
- ShorePort ▷
- Water Toys ▷
- Flotation ▷
- In the News ▷
- About Us ▷
- Customer Service ▷
- Home
- Recommendation For Your...
- Lift →
- Dock →

45-185



TO RIVANWOOD DRIVE

**RIVANWOOD PLACE**  
CUL-DE-SAC ST. RTE. 1051  
55' RADIUS

(FORMERLY HARRISON DRIVE)

**LOT 14**

16' MUTUAL DRAINAGE  
AND DRIVEWAY EASEMENT  
POINT IN DRIVEWAY

ASPHALT DRIVEWAY (10')

200' SET BACK LINE

**LOT 10**  
338.95'  
N46°06'39"W

**LOT 12**  
2.009 ACRES

GRAVEL DRIVEWAY

BRICK WALKWAY

1 STORY FRAME  
DWELLING WITH  
BASEMENT WITH  
DECK

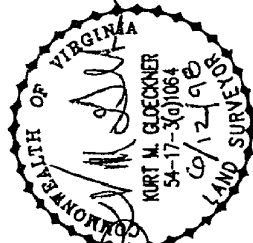
8' OVAL  
FOUNTAIN

8' DIA.  
FOUNTAIN

6' DIA.  
FISH POND

100' SEPTIC FIELD  
SETBACK LINE

T.M. 45 PARCEL 5D  
D.B. 421 P. 517  
D.B. 263 P. 248



**GLOECKNER ENGINEERING SURVEYING INC.**  
ENGINEERS - SURVEYORS - LAND PLANNERS  
2246 IVY ROAD, SUITE 11  
CHARLOTTESVILLE, VIRGINIA 22903

THIS IS TO CERTIFY THAT ON JUNE 9, 1998  
I SURVEYED THE PROPERTY SHOWN ON THIS  
PLAT AND THE TITLE LINES AND WALLS OF  
THE BUILDING ARE SHOWN HERON.  
THIS PROPERTY LIES PARTIALLY IN ZONE A  
(SEE TEMPORARY FLOODING EASEMENT)  
THE AREA DESIGNATED AS ZONE A (100 YEAR  
FLOOD HAZARD) AS SHOWN ON FEDERAL FLOOD  
RATE INSURANCE MAPS.  
EFFECTIVE DATE: DECEMBER 16, 1980

**LIST OF EASEMENTS**  
RIGHT OF WAY VIRGINIA PUBLIC SERVICE COMPANY  
RIGHTS OF WAY VIRGINIA ELECTRIC AND POWER COMI  
RIGHTS OF WAY VIRGINIA TELEPHONE AND TELEGRAPH  
AND D.B. 402 P. 9  
EASEMENT FOR FLOODING D.B. 417 P. 152 AND D.B. 41  
RIPARIAN RIGHTS D.B. 525 P. 36

IF= IRON FOU

UTILITIES AN  
THOSE SHO

THE  
ALU

PLAT SHO  
PHYSICAL S  
**LOT 11**  
**RIVANWO**

LOCATED ON STAT  
JACK JOUETT  
ALBEMARLE COUN  
JUNE 12,

CITY OF CHARLOTTEVILLE  
RIVANNA RIVER RESERVOIR  
D.B. 417 P. 153

EASEMENT FOR TEMPORARY FLOODING  
S 11°45'41"W  
125.20'  
S 00°10'49"E  
82.91'

S 65°38'41"W  
87.45'

180.32'  
N75°47'49"W

①

(X) = Pole is 2" Galvanized Pipe  
Thru BRACKET

