

**RESOLUTION APPROVING A SPECIAL EXCEPTION PERMIT AMENDMENT
FOR PROPERTY LOCATED AT 1114 E. HIGH STREET**

WHEREAS, Luckyball's Juggler Training Camp, LLC ("Landowner"), is the current owner of a lot identified on 2025 City Tax Map 28 as Parcel 112 (City Parcel Identification No. 540021000), having an area of approximately 0.43 acres (18731 square feet) ("Subject Property"); and

WHEREAS, the Landowner proposes to modify the Build-To and Transition Screening requirements on the Subject Property to build a studio workshop space behind the existing structure on site ("Project"); and

WHEREAS, the Project is described in more detail within the Applicant's application materials submitted in connection with Applications PL-25-0038 and PL-25-0041, as required by City Development Code § ("CDC") 34-5.2.15.B.2 (collectively, the "Application Materials"); and

WHEREAS, the Planning Commission ("PC") made a recommendation of approval at its August 26, 2025, Public Meeting, per CDC § 34-5.2.15.C.2, subject to the following conditions:

1. The size, location, and use will be consistent with the materials in Applications PL-25-0038 and PL-25-0041, both dated August 12, 2025;
2. Two (2) large trees shall be provided on the subject property in accordance with
3. A minimum six (6) foot fence, existing or future, shall be provided between the studio workshop and the property line; said fence shall be maintained and kept in good repair; and
4. The studio workshop shall not exceed one (1) story in height.

WHEREAS, upon consideration of the PC's recommendation and the Staff Reports discussing this Application, as well as the factors set forth within CDC § 34-5.2.15.D, this City Council finds and determines that granting the proposed Special Exception Permit ("SEP") would serve the public necessity, convenience, general welfare, or good zoning practice.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that, pursuant to City CDC §§ 34-2.4.3.A.5., 34-4.7, and 34-5.2.15, subject to and with the PC's conditions contained above, a SEP is hereby approved and granted to authorize the Project and require a new building to be built outside of the Build-To Zone required on the primary street lot line in the CX-5 Zoning District, and modification to the Transition Screening requirements due to the adjacency of an R-A zoned parcel.