



**RESOLUTION #R-\_\_-\_\_**  
**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 Section 34-4.7 (Transition Screening). However, placement of these trees is not required between the studio workshop and the property line;
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 fourteen feet five inches (14' – 5") 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.

Date Introduced: September 15, 2025

Date Adopted:

Certified:

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Clerk of Council