

SHIMP ENGINEERING, P.C.

Design Focused Engineering

Shimp Engineering
Kelsey Schlein, Project Representative
912 E High St. Charlottesville, VA 22902
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(434) 227-5140

RE: **VIRTUAL** Community Meeting | 1206 Carlton Avenue

Dear Neighbor,

On behalf of Hulett, Management Services Inc, we, Shimp Engineering, invite you to review information and provide comments regarding our request for a rezoning to from R-2 Residential to R-3 Residential and a special use permit to increase the allowable residential density on tax parcel 570127000; this is a .26-acre parcel with a physical address of 1206 Carlton Avenue in Charlottesville's Belmont Neighborhood. This special use permit request is to increase the allowable residential density on the property up to 31 dwelling units per acre (DUA). The property is currently vacant and, if approved, this special use permit request would allow for 8 multifamily units to be constructed on the .26-acre parcel, for a total residential density of 31 DUA. The proposed 8 units are to be a mixture of one and two bedroom units, and would be housed in a new multi-family building on the property.

Included with this letter is a context map identifying the property and the site plan sheet from the conceptual site plan that was submitted as part of the special use permit request. Additionally, elevations of the proposed building are included on the reverse side of this letter. To help prevent the transmission of COVID-19, we invite you to ask questions and share comments about the proposed special use permit request and City review procedures at a virtual community meeting. **The virtual meeting will be held through an online video stream on Tuesday, April 27 at 6:00 p.m.**

There are several ways that you can learn more about this project, share your comments, or ask questions about this proposal:

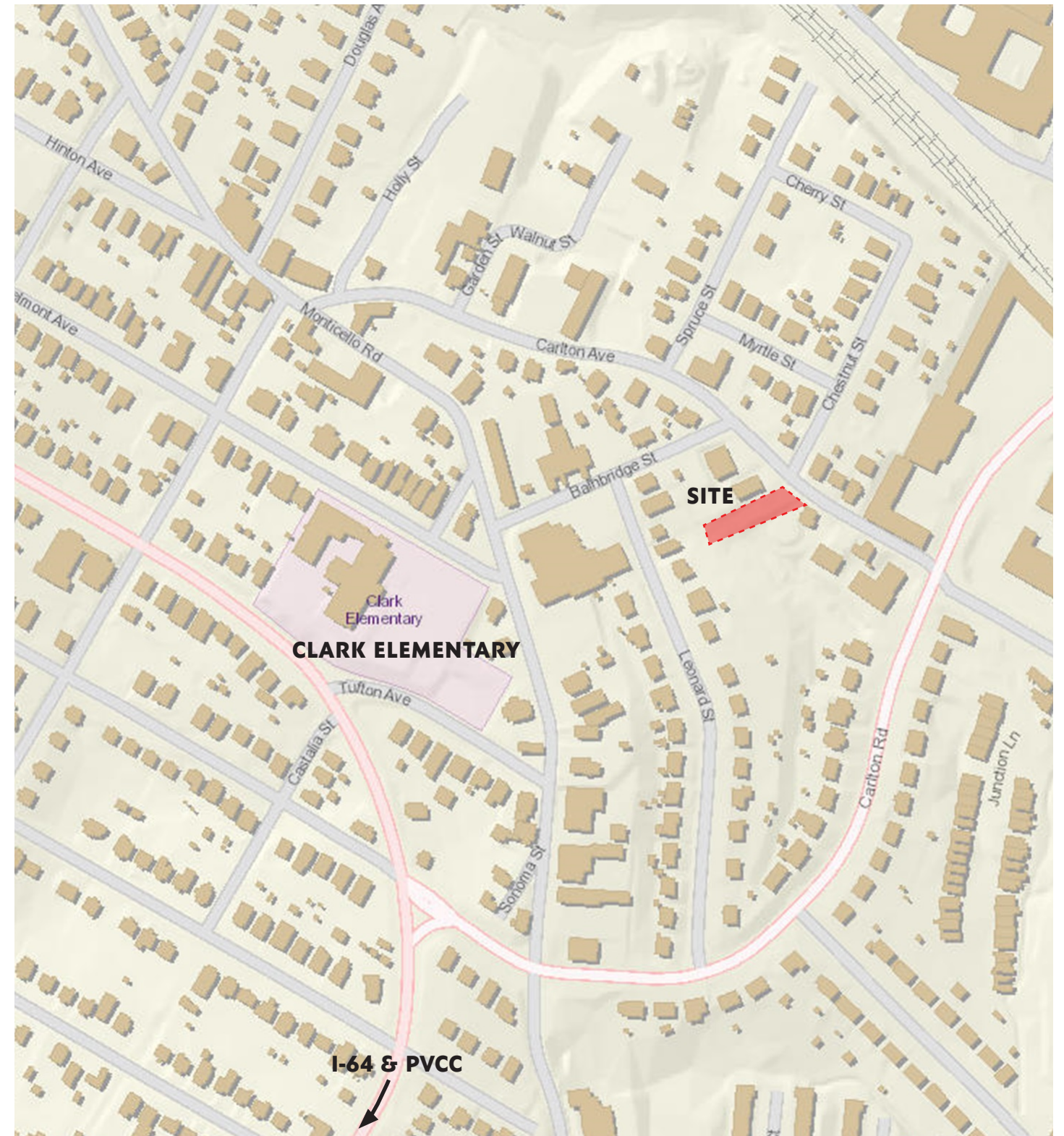
1. Attend the live virtual community meeting using the "Virtual Meeting Instructions" included with this letter
2. Submit written comments using the included pre-postage paid envelope included with this notification packet
3. Contact me directly to review the full application packet and I will coordinate with you on the best way for you to view the application. You can contact me by phone or email using the contact information provided at the top left corner of this letter or you can use the pre-postage paid envelope to write to me and request to view the plans. To help prevent the transmission of COVID-19, it is preferred that I share these plans with you digitally or by mail, however, if you'd like to come by our office at 912 E. High St. I can arrange an appointment time with you for any non-holiday Monday - Friday 9 a.m. - 5 p.m.
4. Contact the lead City reviewer directly with questions or comments: Matt Alfele, alfelem@charlottesville.gov

If you choose to submit comments about this project, please do so by June 15, 2021. We look forward to hearing from you.

Sincerely,

Kelsey Schlein

Kelsey Schlein



Virtual Meeting Instructions:

ONLINE

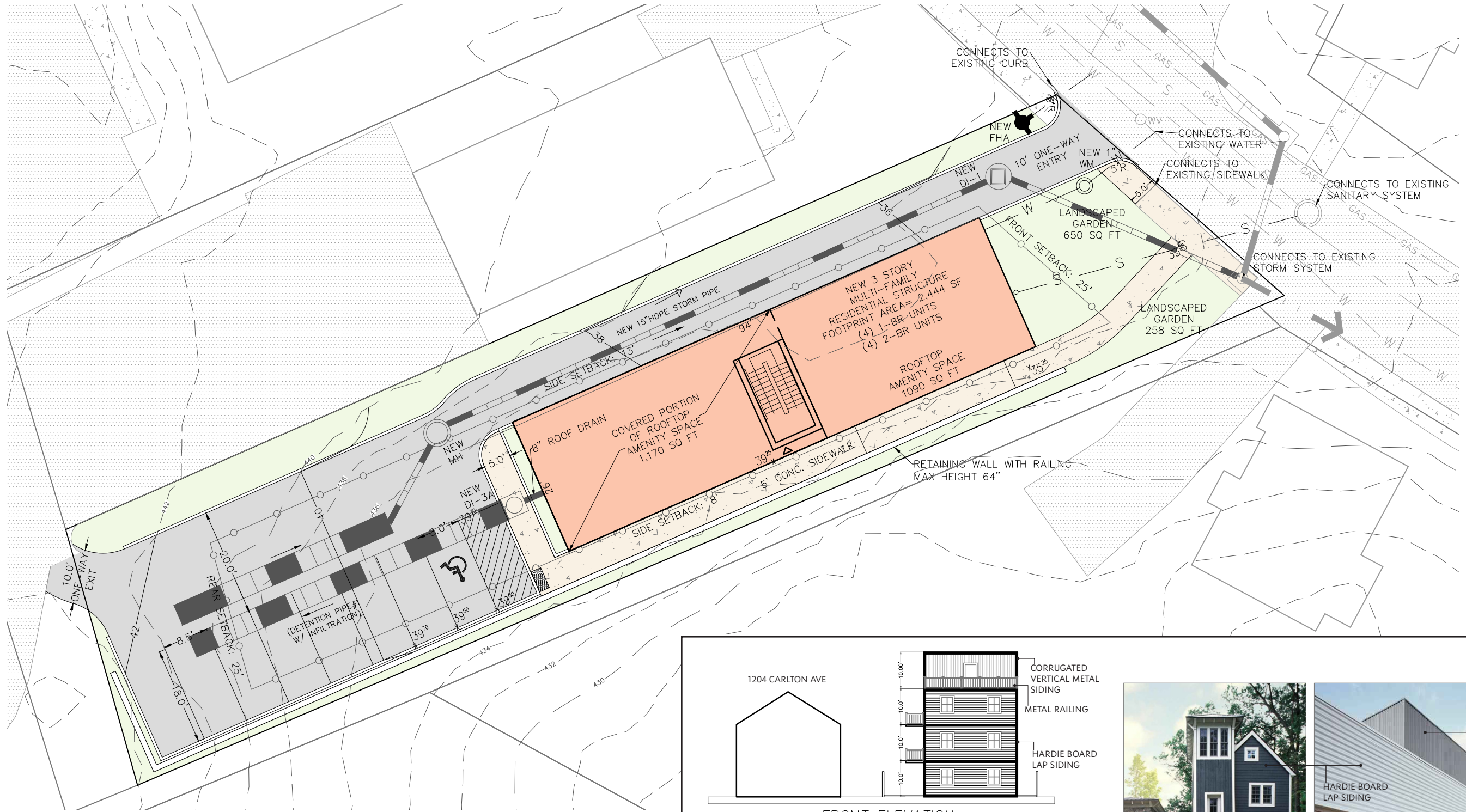
Download the Zoom application.

Please visit this link to join the webinar: <https://us02web.zoom.us/j/85851419199>

BY PHONE/CALL-IN

Dial (301) 715-8592

Type in the Webinar ID: 858 5141 9199



1206 Carlton Avenue Proposed Site Plan

1204 CARLTON AVE

FRONT ELEVATION

SIDE ELEVATION

MATERIAL PRECEDENT

CORRUGATED VERTICAL METAL SIDING

METAL RAILING

HARDIE BOARD LAP SIDING

CORRUGATED VERTICAL METAL SIDING

HARDIE BOARD LAP SIDING

1206 Carlton Avenue Proposed Elevations & Materials