Application for a Critical Slope Waiver
Department of Neighborhood Development Services
P. O. Box 911, City Hall
Charlottesville, VA 22902
Telephone: (434) 970-3182

Tax Map and Parcel Number(s)

Address(es)

Applicant Contact Information
Name__________________________________________________________
Company______________________________________________________
Phone________________________________________________________
Email_________________________________________________________

Owner Contact Information
Name__________________________________________________________
Address________________________________________________________
Phone_________________________________________________________
Email_________________________________________________________

Owner’s Signature:

_________________________________________  ________________________
Owner Date

Required application materials and fee:
• All materials requested during the preapplication meeting with the City Planner.
• Correct application fee. Checks payable to “City of Charlottesville”.

Note: Incomplete applications will not be processed.

Date Received: ______________________  Received by: ______________________
Fee: ____________________________  Cash/Check #: ______________________

Revision Date: May 19, 2022
Application for a Critical Slope Waiver
Department of Neighborhood Development Services
P. O. Box 911, City Hall
Charlottesville, VA  22902
Telephone:  (434) 970-3182

Critical Slopes Waiver and Modification Supplement Requirements

Please review City Zoning Ordinance Section 34-1120(b) and submit a completed Application using this form, Supplement, and *Critical Slope Exhibit.

*Critical Slope Exhibit: Survey indicating location and area of critical slopes and what portion of critical slopes are proposed to be disturbed. Survey shall be prepared, sealed, signed, and dated by a professional engineer or land surveyor licensed to practice within the Commonwealth of Virginia.

Project Narrative and Description of Proposed Development:
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Existing Conditions:
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Total Site Area: Acres________  Square Feet________

Current Zoning_________ Proposition Zoning (if applicable)_________

Any SUP or other Waivers being requested:
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Note: Incomplete applications will not be processed.

Date Received:  ______________________  Received by: ______________________

Revision Date: May 19, 2022
Application for a Critical Slope Waiver
Department of Neighborhood Development Services
P. O. Box 911, City Hall
Charlottesville, VA  22902
Telephone:  (434) 970-3182

Percentage of Area that is made up of Critical Slopes– meets criteria set forth in Section 34-1120(b)(2) Definition of Critical Slope: greater than or equal to 25% slopes and (a) portion of the slope has a horizontal run of greater than twenty (20) feet and its area is six thousand (6,000) square feet or greater; and (b) a portion of the slope is within two hundred (200) feet of any waterway:

Total Critical Slope Area:
Critical Slopes make up__________ acres of the site’s__________ acres, or__________% of the site area.
*If critical slopes extend beyond property line, quantify total critical slope area as well as provide area of critical slope that falls within site area.

Critical Slope Area Disturbed:
__________ acres of the total critical slope area identified above will be disturbed, or__________% of the total critical slope area. Proposed critical slope area to be disturbed is__________% of the site area.

This application should be used to explain how the proposed project meets some or all of the requirements as described in Section 34-1120(b)(6) “Modification or waiver.” The applicant is expected to address finding #1 and/or finding #2 and justify the finding by utilizing the “Critical Slope Provisions” as a guide. Completing this application will help staff make their recommendation to the Planning Commission and City Council.

City Council may grant a modification or waiver, upon making one or more of the following findings:

Note: Incomplete applications will not be processed.
Application for a Critical Slope Waiver
Department of Neighborhood Development Services
P. O. Box 911, City Hall
Charlottesville, VA 22902
Telephone: (434) 970-3182

Finding #1:
The public benefits of allowing disturbance of Critical slope outweigh the public benefits of the undisturbed slope (public benefits include, but are not limited to, stormwater and erosion control that maintains the stability of the property and/or the quality of adjacent or environmentally sensitive areas; groundwater recharge; reduced stormwater velocity; minimization of impervious surfaces; and stabilization of otherwise unstable slopes)

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Finding #2:
Due to unusual size, topography, shape, location, or other unusual physical conditions, or existing development of a property, one (1) or more of these Critical Slopes provisions would effectively prohibit or unreasonably restrict the use, reuse or redevelopment of such property of would result in significant degradation of the site or adjacent properties.

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Note: Incomplete applications will not be processed.

Date Received: __________________________  Received by: ________________________________
Application for a Critical Slope Waiver
Department of Neighborhood Development Services
P. O. Box 911, City Hall
Charlottesville, VA 22902
Telephone: (434) 970-3182

Please address how Finding #1 and/or Finding #2 will be met utilizing the “Critical Slope Provisions” noted in 1—6

1. Erosion affecting the structural integrity of those features:

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

2. Stormwater and erosion-related impacts on adjacent properties:

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

3. Stormwater and erosion-related impacts to environmentally sensitive areas such as stream and wetlands:

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Note: Incomplete applications will not be processed.

Date Received: ___________________________ Received by: ___________________________

Revision Date: May 19, 2022
Application for a Critical Slope Waiver
Department of Neighborhood Development Services
P. O. Box 911, City Hall
Charlottesville, VA  22902
Telephone:  (434) 970-3182

4. Increased stormwater velocity due to loss of vegetation:

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

5. Decreased groundwater recharge due to changes in site hydrology:

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

6. Loss of natural or topographic features that contribute substantially to the natural beauty and visual quality of the community such as loss of tree canopy, forested areas and wildlife habitat:

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

List all attachments supporting this application and Provisions 1—6:

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Note: Incomplete applications will not be processed.

Date Received: ___________________________ Received by: ___________________________

Revision Date: May 19, 2022