



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 # _____



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Critical Slopes Wavier 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 _____ Proposed Zoning (if applicable) _____

Any SUP or other Waivers being requested:

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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:

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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.

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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:

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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:

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