

Neighborhood Development Services **NEWS & NOTES**



City of Charlottesville • Building Inspections
Engineering • Planning • Zoning

A Quarterly Review
January 2012
Volume III, Issue I

Message from the Director

Happy New Year! We're pleased to report that activities involving new construction and renovations continue to engage our community. Many efforts are being applied to creating affordable housing in such projects as the 66-unit Sunrise Park development (of which 31 will be affordable) in the Belmont neighborhood and JABA's 27-unit Timberlake Place development in the Woolen Mills area. The City is currently reviewing proposals for development of 40-60 units at a City owned parcel on Elliott Avenue in the Ridge Street neighborhood. Work also continues on CRHA redevelopment. Stay tuned to hear more from the State of Housing report to be shared with City Council in the near future!

Jim

James E. Tolbert, AICP

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NDS Mission:
To sustain a high quality of life for the Charlottesville community through progressive customer service, planning, engineering and code enforcement.

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Find us on the web at
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Planning Commission Update and Upcoming Sessions

Planning Commission

*Meets on the second
Tuesday of each month*

Items from Tuesday December 13, 2011

4:30 PM -- Planning Commission Agenda Review
5:30 PM -- Planning Commission Regular Meeting Items:
Capital Improvement Program, Special Permit for crypt
at 98 Midmont Lane, Critical Slopes Ordinance revision

Upcoming Planning Commission Work Sessions

January 24th, February 28th, March 27th
February 2012 —Joint Council/Planning Commission
Work Session

Future Planning Commission Agenda items Millmont & Arlington Project

The Charlottesville Planning Commission will be voting for numerous planning awards to be presented at the February regular meeting. Award recipients will be announced in the next newsletter.

The Comprehensive Plan Review outreach process is underway. The Transportation session will be held January 26th at the Water Street Center. The Community Facilities session will be held February 23rd at City Space.

Board of Architectural Review (BAR) Recent News

Approved:

- Restore historic windows former Coca Cola - 722 Preston Ave.
- Courtyard renovation & revised doors- 509 W. Main St.
- Fleurie restaurant patio - 108 3rd St. NE
- Alpha Phi sorority addition - 518 17th St. NW
- Theta Chi fraternity addition - 600 Preston Place
- Handicapped ramp Univ. Baptist Church- 1223 W. Main St.
- Front yard landscaping and roof material- 5 Gildersleeve Wood
- Demolition of Snooky's façade - 102 E. Main St.
- Grace period for temporary tents so BAR can devise guidelines at 422 E. Main St. and 16 Elliewood Ave.
- Copper cap at carriage house - 500 Park St.
- Replace garage door - 114 Oakhurst Circle
- Exhaust hood at Univ. Baptist Church - 1223 W. Main St.
- Verizon generator at Omni Hotel - 235 W. Main St.
- Building renovation - 505 W. Main St.
- Convert apartment building to hotel - 207 14th St. NW
- Replace Mono Loco patio canopy - 200 W. Water St.
- Add deck & trees; paint house - 603 Farish St.
- New garage doors, gutter & roof - 31 University Circle
- Reapproval of new JABA units - 1512 E. Jefferson St.
- Demolish accessory structures - 854 Locust Ave.

- Enclose porch; new fence - 616 Park St.
- Revised door design - 513 W. Main St.
- Add antennas and equipment - 819 W. Main St.
- New sidewalk at Transit Center - 610 E. Main St.
- New HC ramp at City sidewalk - 100 W. High St.

Deferred:

- Corten awnings- 201 E. Main St.

Denied:

- Replace slate roof with metal roof - 908 Cottage Lane
- Revised balcony - 513 W. Main St.

Preliminary Discussions:

- New apartment building - behind 1308 & 1310 Wertland St.
- New boarding house - behind 1250 Wertland St.
- New Belmont Bridge design
- Recommended rezoning behind 612, 632, 702 Ridge St.

Elected Syd Knight 2012 Chair and William Adams Vice-Chair

BAR

*Meets on the third Tuesday of each month
Starting at 5:30 p.m. in City Hall Council Chambers
For more BAR information, please go to
<http://www.charlottesville.org> then click on Dept. of
NDS/Historic Preservation & Design Planning/ BAR*



Fleurie Restaurant Patio - 108 3rd St. NE

Carbon Monoxide (CO) Safety

How do I protect my family from CO poisoning?

What is CO? Carbon monoxide is an odorless, colorless, tasteless gas that can kill. It is produced from burning any fuel. Any appliance in your home that uses fuel is a possible source of CO. When appliances and vents are not in good working order, there is danger from CO poisoning. Other sources include:

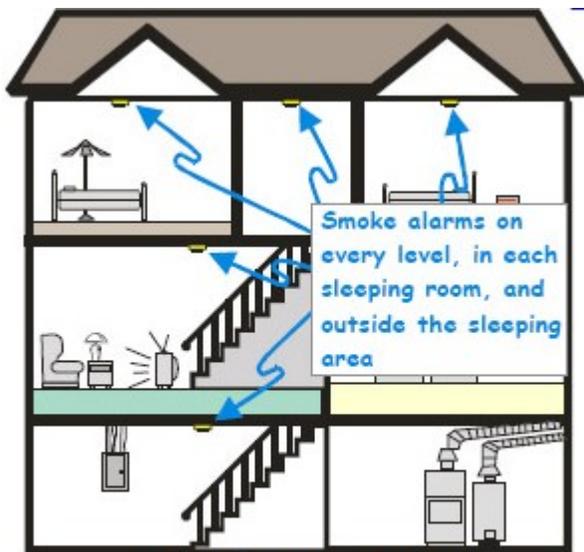
- Running autos in a closed garage
- Faulty oil, wood or gas heating units, or chimneys
- Gas or oil hot water heaters
- Charcoal grills when used indoors
- Kerosene or fuel oil room heaters
- Gas stoves and ranges
- Fireplaces, woodstoves, and pellet stoves



How does CO kill? Carbon monoxide displaces the body's essential oxygen. It can cause flu-like symptoms, vomiting, loss of consciousness, brain damage, and eventually death. Unborn babies, infants, senior citizens and people with heart problems or breathing difficulties are especially at risk for CO poisoning.

How do I protect my family from CO poisoning? Install CO detectors in your home near sleeping areas and outside the furnace room. Make sure manufacturer's instructions and local building codes are followed when installing fuel-burning appliances. Have your heating system and fireplaces/chimneys inspected and serviced annually.

Change Batteries!



Replace batteries every year
Replace smoke alarms every 10 years

Spring Cleaning

— Various sources report approximately 2 to 5 percent of the US population has an extreme hoarding problem. According to this data, the City of Charlottesville may have anywhere from 870 to 2,174 persons with a serious hoarding problem.

Some hoarding in humans may be a form of mental illness, specifically obsessive-compulsive disorder, where the perceived importance of the hoarded items far exceeds their true value. In severe cases, houses belonging to such people may become a fire hazard and/or a health hazard.

A less extreme but still necessary chore is clearing accumulated clutter, usually done on an annual basis and sometimes referred to as spring cleaning. One of the biggest parts of spring cleaning is getting rid of clutter that you don't need. Cleaning will be a lot easier if the clutter is gone.

Here are some tips on where to get started:

Kitchen—clean all appliances (fridge, oven, etc.) and toss outdated food and miscellaneous wares

Bathrooms—Clean out medicine cabinets and linen closets, under sinks

Living areas—Clean bookshelves, knickknacks, and entertainment centers

Bedrooms—Clean out dressers, chests, nightstands, and under the bed



Stay Prepared for Winter Weather

Last winter season of 2010-11, the enforcement of snow and ice removal from sidewalks and walkways was handled for the first time by the City of Charlottesville Neighborhood Development Service inspectors. In October 2010, Charlottesville City Council approved changes to Section 28-25 (removal of snow, sleet and ice from sidewalks) of the Code of Charlottesville. **Owners and/or occupants shall now have twenty-four (24) hours to remove snow, sleet and ice from sidewalks and walkways that front or abut their properties.** Should inspectors find properties without cleared sidewalks and/or walkways, they will issue a twenty-four (24) hour warning by posting or hand delivering a notice to the occupant of the property. If the sidewalks and/or walkways are not cleared after the twenty-four (24) hour warning has been issued, a City hired contractor will clear the area and the cost of removal will be charged to the owner of the property.

Please be sure to clear all sidewalks along all sides of your property (front, side, behind) - wherever sidewalks abut your property!

Sec. 28-25. - Removal of snow, sleet and ice from sidewalks.

(a)

It shall be the duty of every owner and/or occupant of every house or lot which abuts or fronts on, or is otherwise situated on, a paved sidewalk or walkway to have all snow removed from such sidewalk or walkway within twenty-four (24) hours after the same has ceased falling. This requirement shall exist whether or not an unpaved strip of publicly-owned property runs between the paved sidewalk and the private property line and the words "abuts," "fronts on," "otherwise situated on," should be interpreted in accord with such requirement. The duty of snow removal imposed on each owner and/or occupant by this section extends only to that portion of a particular paved sidewalk or walkway which runs in front of that particular owner's or occupant's private property.

(b)

The provisions of subsection (a) of this section shall apply to ice or sleet on sidewalks or walkways, except that the same, when it cannot be removed without damage to the sidewalk or walkway, shall be covered, within the period of time specified, with sand, ashes or some other substance which will render it safe for travel.

(c)

Whenever any house or lot is unoccupied, it shall be the duty of the owner or the agent of the owner thereof to have the snow or ice removed from the sidewalk or walkway abutting, fronting on, or otherwise situated on such owner's property as is required by this section.

(d)

A warning shall be issued for a violation of this section. The warning shall be posted on the property or delivered by hand to the property owner and/or occupant, and shall provide the owner and/or occupant twenty-four (24) hours in which to correct the conditions. If after such warning and the passage of twenty-four (24) hours, the owner or occupant of the property affected by the provisions of this section shall fail to abate or obviate the condition, the Director of Neighborhood Development Services may do so and charge and collect the cost thereof from the owner or occupant of the property affected in any manner provided by law for the collection of Commonwealth or local taxes.

(Code 1976, § 25-20; 11-6-89; 11-3-03(2); 8-2-10)
Charter reference— Authority of council to compel removal of snow from sidewalks, § 14(2).





New Sidewalk Constructed Along Allen Drive

Construction of new sidewalks continues throughout the city. Sidewalks are complete along Allen Drive (photo at right) and Meadowbrook Heights Road. Work is now underway along Montrose Avenue between Rialto Street and Meridian Street.

New sidewalk will be constructed in 2012 funded by Safe Routes to School grants in the Buford and Burnley Moran School areas.



Welcome to Florin Moldovan!

Florin joins us as a Building Inspector. While working as a contractor in Las Vegas, he obtained the necessary certifications to inspect, as well as perform various construction tasks. Florin is from Cartisoara, Romania, having arrived in the US about 8 years ago. We hope you have the opportunity to meet him!



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