

**City of Charlottesville  
CRITICAL SLOPES WAIVER REQUEST SUPPLEMENT**

**Please review city zoning ordinance section 34-1120(b) “Critical Slopes” and submit a completed Waiver Application Form, Critical Slopes Waiver Request Supplement and a Critical Slope Exhibit\*.**

**Applicant:**

**Property Owner:**

**Project Description: What are you proposing to do on this site?**

**Existing Conditions:**

**Total Site Area:**

**Zoning (if applying for rezoning-please note existing and intended change):**

**Percentage of Area that is made up of critical slopes - meets criteria set forth in Sec. 34-1120(b)(2) *Definition of critical slope*: greater than or equal to 25% slopes and a) 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.**

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

**This application should be used to explain how the proposed project meets some or all of the requirements as described in Section 34-1120(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:*

**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)**

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**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 or 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 below.*

**1. Erosion affecting the structural integrity of those features.**

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

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**3. Stormwater and erosion-related impacts to environmentally sensitive areas such as streams and wetlands.**

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**4. Increased stormwater velocity due to loss of vegetation.**

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

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**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.**

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**Please list all attachments that should be viewed as support to the above explanations.**

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**Please sign the following statement.**

**I certify that, to the best of my knowledge, the information I have provided above is based on sound engineering and surveying data and that this site has been carefully inspected and reviewed for the purposes of completing this application accurately. I certify that as the property owner/applicant I have not given false information that may affect the decisions made regarding this development.**

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**Property Owner**

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**Applicant**

**Please do not write below this line. For office use only.**  
**Planner's Comments/Recommendations:**

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**Engineer's Comments/Recommendations:**

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