

CITY OF CHARLOTTESVILLE
“A World Class City”



Neighborhood Development Services

610 East Market Street
Charlottesville, VA 22902
Telephone 434-970-3182

7/16/2024

Neighborhood Investments-RH, LLC
810 Catalpa Ct
Charlottesville, VA 22903

Re: 624 Booker Street (TMP: 360087000)

Richard,

You have proposed to renovate the structure located at 624 Booker Street into a dwelling unit that has 9-10 bedrooms and three kitchens. The Development Code does not limit the number of individuals that reside together as a household. It also does not restrict a dwelling unit from having just one kitchen; which exists when there is a sink, the fixture that is needed for preparing, cooking and cleaning for a meal.

In order for 9-10 people to reside together in a “dwelling unit” with 3 kitchens, those individuals will be considered a Household. A Household is considered one or more persons living together in a dwelling unit, with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. This means that all residents need to have free access to every inch of dwelling unit that isn't within a bedroom.

The RN-A zoning district allows a base density of 1 dwelling, with a bonus of 1 unit with the preservation of the existing structure. Development Bonuses can be found in section 4.2 of the Development Code. To be considered an existing structure, the project must maintain the primary street-facing building façade and the exterior building envelope for a minimum distance of 25 feet behind the primary street-facing building façade and maintain any existing entry feature, such as porch, raised entry, or forecourt. If you follow the requirements set forth in section 4.2, you have the right to construct 1 bonus unit on this property after the primary dwelling unit is established.

Let me know if you have any other questions.

Sincerely,

Read Brodhead
Zoning Administrator

