

**PROFFER STATEMENT**

ZM22-00001

Project Name: 415 10<sup>th</sup> Street NW (Old Trinity Church)

Real Estate Parcel Identification Number: 040046000

Owner of Record: Dairy Holdings, LLC

Date: 7/14/22

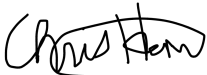
Approximately 0.188 acres to be rezoned from R1S Residential to B-2 Commercial

Dairy Holdings, LLC is the sole owner of Real Estate Identification Number 040046000 (the "Property"), which is the subject of rezoning application ZM22-00001, a project known as "415 10<sup>th</sup> Street (Old Trinity Church)" (the "Project").

Pursuant to Section 34-64(c), of the City of Charlottesville Code, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable:

1. All non-residential uses allowed under B-2 zoning, other than Art Gallery, Auditorium, Houses of Worship, Club (private), Music Hall, Educational Facilities, Technology Based Business, and Offices, shall not be permitted on the subject property.
2. The maximum number of residential dwelling units located on the property shall be one (1).
3. No additional vehicular ingress and egress to the subject property.

OWNER:



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Dairy Holdings, LLC