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August 18, 2026

County of Albemarle
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: SDP-2026-00076: Martha Jefferson Medical Office Building Special Exception

To whom it may concern:

This letter serves as a request for a Special Exception to the "Sentara Martha Jefferson Medical Office Building" plans, SDP-2026-00076.

We are seeking a special exception to Ch.18, Article II, Section 4, Sec. 4.20 of the Albemarle County's Code of Ordinances related to Site Development Plan Amendment SDP-2026-00076 for the Sentera Martha Jefferson Medical Office Building construction project.

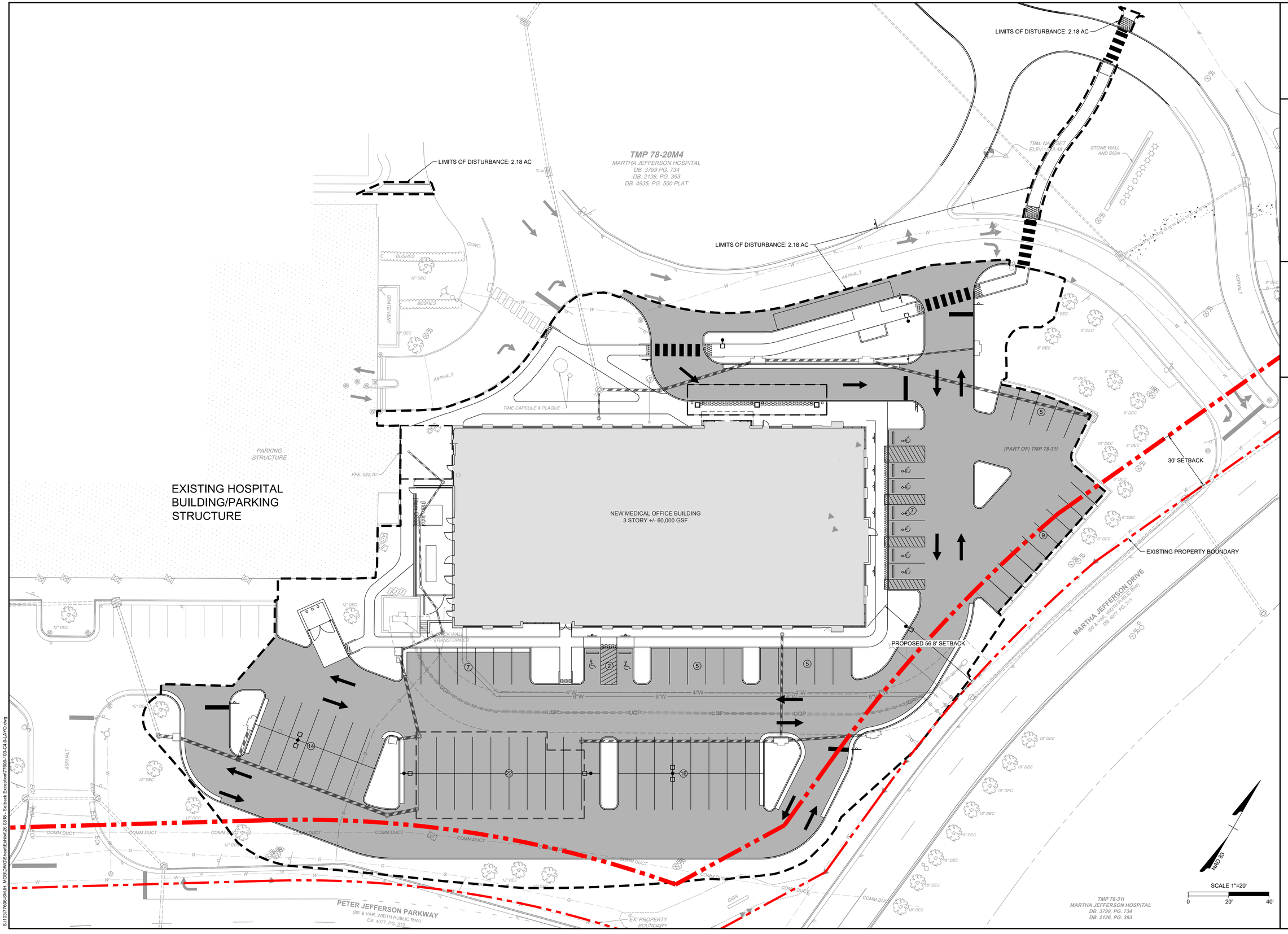
The Code calls for a 30' Maximum setback from the front property line, and we request an exception to use a 56.8' setback so that the proposed building can connect cohesively to the existing hospital building/parking structure and provide adequate pedestrian access via a canopy covered path. Please see Setback Exception Exhibit A for a graphical depiction.

If you have any questions or comments, please feel free to give me a call at 434.327.1688.

Sincerely,

E Campbell Bolton

Campbell Bolton, P.E.



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REVISION DESCRIPTION	DATE

DATE	08/18/2026
DRAWN BY	N. DEHOYOS
DESIGNED BY	N. DEHOYOS
CHECKED BY	C. BOLTON
SCALE	1" = 20'

SMJH - MEDICAL OFFICE BUILDING

COUNTY OF ALBEMARLE, VIRGINIA

SETBACK EXCEPTION EXHIBIT A

JOB NO.	SHEET NO.
77606	1

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