



June 16, 2021

County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902-4596

Re: Stonefield Block C2-1
Special Exception - Building Height

Section 20A.5.i.5 on Page 22 of the Code of Development for Stonefield states that the maximum number of stories for buildings located within the area designated as Block C shall have a maximum of 5 stories. We are requesting a special exception from this requirement to increase the maximum number of stories to 7 to allow for the construction of proposed 112 unit residential development on Block C2-1. We note that the proposed development will comply with the maximum building height for residential and mixed-use structures of 90 feet. We offer the following justification for this request:

1. The existing Hyatt building and the approved Stonefield D1 building, located on the opposite side of District Ave., are both 6 stories in height on Bond Street. The Stonefield D1 building ranges between 6 and 8 stories along District Ave.
2. The proposed residential building will offer uniformity and compliment the height of the existing and soon to be construction buildings at the intersection of Bond Street and District Ave.
3. The total number of floors is necessary to allow for 5 stories of residential units above 2 stories of parking to accommodate the parking requirements.
4. The total number of stories and residential units are necessary to obtain the proper size for business operational and development purposes.

Please do not hesitate to contact us if you have any questions regarding this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John D. Beirne, Jr.', is written over a light blue horizontal line.

WW Associates, Inc.

John D. Beirne, Jr., P.E.
Senior Associate