

To: Dannan O’Connell, Senior Planner, NDS

Re: Special Exemption – 1138 Rose Hill Drive

Applicant: City of Charlottesville Public Works – Facilities Maintenance Department, Setty & Associates

Date: April 21st, 2026

Special Exemption – Albemarle Charlottesville Health Department (1138 Rose Hill Drive), Mechanical Yard Equipment Replacement

The existing Albemarle Charlottesville Health Department building located at 1138 Rose Hill Drive is in need of HVAC maintenance replacement. A mechanical yard is currently in place adjacent to the supplemental entrance to the building and houses the building chiller as well as three condensing units. While this is not the primary entrance to the building, it is the side that faces Rose Hill Drive and thus by Zoning Code standards is considered the “front” of the building.

Per Zoning Code Section 34-4.7.4.C.4, equipment is not permitted to be located in a front yard, thus the existing building does not meet current compliance. There is a protective fence enclosing this yard, but it is not sufficient to screen the equipment from view as currently installed.

The existing chiller is the primary component in need of replacement at this time. There is not an effective capacity increase to the unit, however due to updated manufacturing designs, A2L refrigerant changes, and requisite clearances the replacement unit will not fit within the same physical footprint as the existing one. Replacing the unit will require shifting several components existing within this equipment yard and shifting the walls outward to allow for the new required clearances. No new systems are proposed within this yard, only reconfiguration of what is there currently. See associated Figures 1 and 2 for the Demo and New plan layouts for this area.

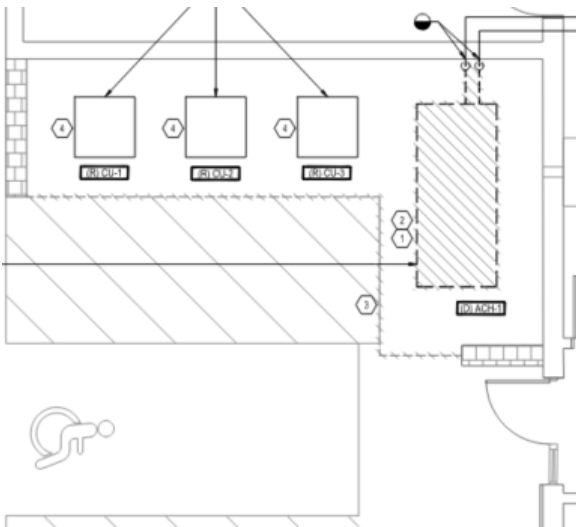


Figure 1: Demo Layout

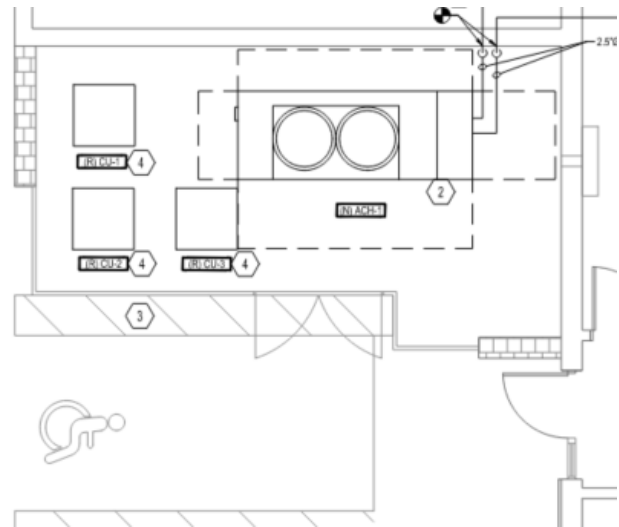


Figure 2: New Layout

Along with this replacement, a new screening fence will be installed around the perimeter, built in compliance with Zoning Code Section 34-4.7.4.C.4 parts (b), (c), and (d). The expansion is not anticipated to reduce available parking within this zone.

The applicant requests approval of a special exemption to allow for this maintenance replacement, ensuring the continued function of the Health Department building without major building system redesigns. With the unit replacement and new screening wall, the net result of this project will be a cleaner building appearance than what currently exists.

Thank you for your consideration,



Jacob A. Bender, PE
Senior Mechanical Engineer