

December 14, 2016

**VIA EMAIL**

Ms. Lory Markham  
Secretary to the City of Richmond Planning Commission  
900 East Broad Street  
Room 511  
Richmond, Virginia 23219

**Re: Westlake Subdivision - Preliminary Plat  
1600 German School Road  
PIN: C0050500006  
SUBP-003377-2016  
Applicant: Westlake, LLC**

Dear Ms. Markham:

On behalf of the applicant, please accept this letter as the applicant's request, pursuant to § 25-9 of the Code of the City of Richmond (the "Code"), for the Planning Commission to grant an exception to the fifty foot wide right-of-way requirement in § 25-73 of the Code.

The Preliminary Plat of Westlake Subdivision depicts a right-of-way width of forty-five feet for all of the roads in the subdivision. The subject property has challenging topography and steep slopes. This topography, in combination with the unique parcel shape and the required use of alleys in this suburban area, presents substantial limitations on the use of the subject property with right-of-ways fifty feet in width. The right-of-way width of forty-five feet is the minimum required by the Department of Public Works for roads with curb and gutter and permits a continuation of the road design for German School Road. This reduced width also decreases the amount of impervious surfaces generating stormwater flowing into the public waters.

Strict adherence to the general regulations in § 25-73 of the Code would unreasonably restrict the use of the property and result in substantial injustice or hardship. For this reason, the applicant requests this exception.

In addition, the applicant notes that alleys have been provided where practical in accordance with § 25-187 of the Code and in general conformance with the conceptual master plan included in the zoning for the subject property. Topography and steep slopes inhibit the use of an alley at the rear of the larger lots on the perimeter of the subdivision. These challenges lead to a design that provided alleys internal to the subdivision servicing the smaller lots. Larger lots were then used on the perimeter to provide a transition to the neighboring suburban-designed neighborhoods. Maintaining suburban, rear yard feel was important to the neighboring communities, along with minimizing

stormwater runoff. This practical alley design takes into account challenges on the subject property and the feedback received from the community during the rezoning process.

Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in black ink, appearing to be 'JG', written in a cursive style.

Jeffrey P. Geiger