



January 31, 2022

Mr. Richard Saunders  
Secretary to the Planning Commission  
Department of Community Development  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

**RE: Exceptions Request – Final Subdivision, 1010-1016 N 32<sup>nd</sup> Street (E-000-0723/008, 033, 044)**

Dear Mr. Saunders,

The owners of 1010-1016 N 32<sup>nd</sup> Street (“the Property”), request an exception from Section 25-255 of the Subdivision Ordinance. Section 25-219 requires sidewalks to be provided on the side of the existing street abutting the subdivision. The three (3) existing lots do not meet this requirement.

As discussed with City staff, the existing street trees, topography, and retaining wall along the Property’s frontage do not allow for the installation of a sidewalk conforming to the City standard sidewalk specifications. The new construction proposed at 1010 N 32<sup>nd</sup> Street, will provide a walk perpendicular to the street from the existing steps in the retaining wall to the existing curb. This is consistent with other new development in the block. This request is unique to this Property and does not represent a special privilege or convenience that is being sought by the owner/developer.

Thank you in advance for forwarding this request to the Planning Commission. Please feel free to call me or email me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com) should you have any questions.

Sincerely,

Mark R. Baker