

Mohammad Sultany
2200 Cedar St
Richmond, VA 23223

June 17, 2015

Secretary of the Commission Mrs. Lory Markham
900 East Broad Street
Richmond, VA 23219

RECEIVED
JUN 17 2015
LAND USE ADMINISTRATION

**RE: Preliminary Plat for Mohsini Subdivision
2317 to 2323 Venable Street (4 Lots)
File # 9787**

Mrs. Secretary of the Commission Lory Markham,

My name is Mohammad Sultany and I am currently working on a subdivision request for properties located at 2317 to 2323 Venable Street in Richmond Virginia. These properties are 4 separate lots that all exist on one single tax map. They are in every way other than tax map identification separate single family dwellings. The purpose of this letter is to request an exception from you and your office to allow us to move forward with the subdivision as it at the moment does not meet the lot depth requirement of the subdivision ordinance.

We currently own the property 2317 to 2323 Venable, but do not own the property that sits directly next to it and therefore are unable to increase the lot depths of our property. We hope that the commission will grant a variation as Per Section 94-9 of the Subdivision Ordinance to help alleviate our hardship as stated above.

We also hope that the commission will take into consideration the following Zoning Ordinance as it pertains to our request; as per Section 111-620.5 of the Zoning Ordinance, " A single lot record, developed with two (2) or more dwelling units existing on October 24, 2005, may be divided into two or more lots for the purpose of establishing single family detached, single family attached, two family or multi-family dwellings on individual lots, when the lots created by such division cannot meet applicable lot area, lot width, usable space, lot coverage or yard requirements.....".

Our intent as stated above is to create 4 separate single family dwellings that exist currently on a single lot record, yet in every other way are separate units currently. We hope that you will take our request into consideration and look forward to hearing back from.

Sincerely,

Mohammad Sultany

