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March 3, 2020

Mr. Leigh Kelley  
Planning and Development Review – Land Use Administration  
900 E. Broad St  
Richmond, VA 23219

**RE: Manchester Grand Final Subdivision Plat – Lot Depth Exception Letter**

Mr. Kelley,

Timmons Group is requesting an exception to the 100' minimum lot depth requirement found in Section 25-219 of the City of Richmond Code of Ordinances for the above referenced subdivision. Per the attached Manchester Grand Subdivision Plat, the parcel titled "Parcel B" is an irregularly shaped lot, that meets the 100' lot depth requirement when measured from West 15<sup>th</sup> Street, but not for the entirety of the measurement from Bainbridge Street. The primary portion of the lot frontage along Bainbridge Street is approximately 67' in depth, which still creates a significant by-right infill building opportunity in the R-63 zoning district.

Please call me at (804) 200-6544 should you have any questions or require further information.

Respectfully submitted,

Amelia Wehunt, PE  
Timmons Group