



December 10, 2024

Matthew Ebinger
Secretary to the Planning Commission
Department of Community Development
900 E Broad St, Room 511
Richmond, VA 23219

RE: 1200 N 26th Street Request for lot depth exception
SUBF-150086-2024

Dear Mr. Ebinger,

Olivet Gardens LLC, the owner of the property referenced above, in accordance with Section 25-9 requests an exception from Section 25-519 of the Subdivision Ordinance.

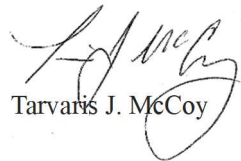
Section 25-519 of the Subdivision Ordinance states that “lots in dwelling districts established by or pursuant to Chapter 30 shall have an average depth of not less than 100 feet”. There are ten (4) lots proposed as part of this project/subdivision, all of which would not meet this requirement.

The proposed subdivision is consistent with the Special Use Permit (SUP) for this development, Ordinance No 2024-015, which was recently adopted by City Council on March 25, 2024. The SUP requires substantial compliance with the subdivision plat, which reflects this same ten (10) lot layout. The approved development layout was found to be following statute §17.11 of the Charter of the City of Richmond relative to the approval of Special Use Permits.

The development authorized by the SUP recognized a unique circumstance whereby a desirable and appropriate development plan will not meet the lot depth requirement contained in the subdivision ordinance. Required substantial compliance with that approval has made necessary the approval of an exception. This request is specific to the 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 for including on the next possible agenda.

Sincerely and Respectfully,



Tarvaris J. McCoy