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January 4, 2023  
Mr. Matthew Ebinger, AICP  
Secretary to the Planning Commission  
Department of Community Development  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

**RE: Exceptions Request – Final Subdivision, 4238 Southampton Road**

**Dear Mr. Ebinger,**

The owner of 4238 Southampton Road ("The Property"), requests 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) proposed lots do not meet this requirement.

As discussed with City staff, the existing trees, topography, ditch, and meandering roadway along the property's frontage do not allow for the installation of a sidewalk conforming to the City standard sidewalk Specifications. The proposed is just to subdivide the land from one parcel into 3 parcels all fronting Southampton Road. The owner intends to sell the lots as they are. This is consistent with other development in the neighborhood. This request is unique to this Property and does not represent a special privilege or convenience that is being sought by the owner/developer.

Thanks in advance for forwarding this request to the Planning Commission. Please feel free to email or call me at [andy.jordan@jorce.com](mailto:andy.jordan@jorce.com) 804-467-4190 if you have any questions.

Andrew Jordan, P.E.