



October 10, 2018

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

**RE: Exceptions Request – “30th and M” Final Subdivision
3001-3011 M Street, 621-623 M Street (the “Property”)**

Dear Mr. Ebinger,

RVA Sugar LLC, the owner of the Property, requests an exception from Section 25-219 (Lot Depth). Section 25-219 requires that lots in dwelling districts established by or pursuant to Chapter 30 shall have an average depth of not less than 100 feet. All of the four (4) proposed lots would not meet this requirement.

The proposed subdivision will be consistent with the companion Special Use Permit (SUP) for this development, which is currently under review. This SUP requires substantial compliance with the plans attached thereto, which reflect this same lot pattern. This layout/lot pattern was intended to provide an infill lot configuration that was appropriate to this property’s urban context. The proposed development is consistent in pattern with the historic development of the property, which included three two-family dwellings fronting on M Street and a side-by-side two-family detached dwelling facing 30th Street. At the same time, it represents a reduction in density (5 single-family attached dwellings versus 4 two-family dwellings for a total of 8 dwellings). It also provides for greater consistency in use with the existing one and two-family dwellings in the block than might otherwise be permitted by the underlying R-63 Multi-Family Urban Residential zoning classification, which would permit the development of multi-family dwellings on the property.

The approval of the SUP and accompanying plan will establish a unique circumstance whereby an appropriate development plan in this context will not meet the lot depth requirement contained in the subdivision ordinance. Because the SUP allows for an increased sensitivity to the urban context and existing uses in the block this represents an extraordinary or exceptional circumstance warranting approval of a variation. 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 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker