



June 24, 2019

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

**RE: Exceptions Request – Final Subdivision, 700 N 31st Street
E0000631009**

Dear Mr. Ebinger,

RVA Sugar LLC, the owner of the Property, requests an exception from Section 25-219 of the Subdivision Ordinance. 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 six (6) proposed lots would not meet this requirement.

The proposed subdivision is consistent with the previously adopted Special Use Permit (SUP) for this development, Ordinance No, 2019-037, which was adopted March 25, 2019. The 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 at least 6 dwellings fronting on M Street. The approved development plan was found to meet the requirements of section 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 an appropriate development plan in this context will not meet the lot depth requirement contained in the subdivision ordinance. Required substantial compliance with that approval warrants the 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