

Bowman

January 8, 2024

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

**RE: 1823-1827 W Cary St – Exception Request
SUBF-135097-2023**

Dear Mr. Ebinger,

CCR3 Holdings, LLC, the owner of the property referenced above, in accordance with Section 25-9 requests an exception from Section 25-219 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 eight (8) lots proposed as part of this project/subdivision, all of which would not meet this requirement.

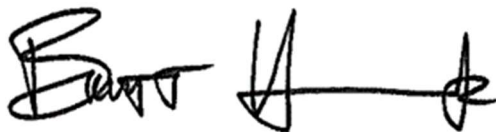
The proposed subdivision is consistent with the Special Use Permit (SUP) for this development, Ordinance No 2023-350, which was recently adopted by City Council on December 11, 2023. The SUP requires substantial compliance with the subdivision plat, which reflects this same eight (8) lot layout. The approved development layout was found to be in compliance with 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 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 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.

Should any questions or feedback arise, please do not hesitate to reach to me, at bhammonds@bowman.com or (804) 616-3264.

Sincerely,



Brett Hammonds, PE
Senior Project Manager

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