



December 17, 2025

Ms. Alyson Oliver
Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: Exceptions Request – Final Subdivision, 3200 2nd Avenue (SUBF-176693-2025)

Dear Ms. Oliver,

Watchtower Homes & Construction LLC, the owner of 3200 2nd Avenue (“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. Three of the seven proposed lots would not meet this requirement.

The proposed subdivision is consistent with the Special Use Permit (“SUP”) for this development, Ordinance No. 2025-113, which was approved by City Council on November 10, 2025. 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 the Property’s urban context. Review by City agencies found the proposed development plan 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 recognizes 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. Please feel free to call me or email me at alessandro@bakerdevelopmentresources.com should you have any questions.

Sincerely,

Alessandro U. Ragazzi