



October 17, 2019

Mr. Mathew Ebinger
Department of Planning and Development Review
900 East Broad Street
Room 511
Richmond, VA 23219

VIA: Email only (leigh.kelley@richmondgov.com)

Dear Mr. Ebinger:

I represent Cava Companies. My client is currently in the process of getting approval to subdivide an existing home located at 5211 Orcutt Lane in the City of Richmond. The Final subdivision will create an underlying parcel with the same address and a residual parcel to its rear. I am writing to request an exception to the curb, gutter and sidewalk requirements in the Subdivision ordinance, Section 25-255.

The basis for our request for an exception to the requirements to install curbs, gutters and sidewalks along Orcutt Lane is set forth below:

- There are no sidewalks, curbs or gutters to “tie into” to create continuity along Orcutt Lane. Such improvements would create a “sidewalk to nowhere” and adversely affect current drainage patterns.
- The existing road transitions to a shoulder and road side ditch at adjacent properties with overhead power located to the west of the subject parcel. Existing conditions make installation of such elements impractical without significant improvements to the road and utility.
- The existing home will remain in its current location without impact to its frontage.

Based on the foregoing, we are requesting an exception to the requirements of the Subdivision Ordinance, Section 25-255 to install curb, gutter and sidewalk along Orcutt Lane. Our request is limited to Orcutt Lane improvements. It is understood that any future development of the residual rear parcel, will require additional approvals subject to ordinance requirements in place at such time.

Thank you for your prompt consideration of this request. If any additional information is required, please do not hesitate to contact this office.

Sincerely,

Keith P. Whipple