



May 26, 2017

Mr. Mathew Ebinger
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Matthew.Ebinger@richmondgov.com

RE: Subdivision Exception for 7237 South Drive

Dear Mr. Ebinger,

I am writing behalf of the owner of the property at 7237 South Drive, Columbine LLC. They have made application to subdivide the existing 0.8 acres parcel into two lots. The existing parcel does and the two proposed parcels will front on the existing 30 feet right-of-way of South Drive. Neither the existing South Drive right-of-way nor any the surrounding neighborhood streets are served by curb, gutter and sidewalks. There is no new road infrastructure needed to access the two lots and no ability to connect to an existing curb and gutter system. As such, we are requesting an exception from Section 25-255 of the City's Subdivision Ordinance, which requires the installation of curbs, gutters and sidewalk within the right-of-way abutting the proposed subdivision.

The Commission may grant variations in the application of the Subdivision Ordinance when (1) A subdivider can show that, by reason of exceptional topographic conditions or other extraordinary or exceptional circumstances or conditions, the strict application of the sections of the chapter actually prohibit or unreasonably restrict the use of the property. There is a steep five feet of grade difference between the property line and the existing edge of pavement that would require substantial grading and a retaining wall to install curb, gutters and sidewalk. This condition can be seen on the proposed plat and the enclosed photographs. This exceptional topographic condition meets the criteria for the granting of variations from the Subdivision Ordinance.

We trust that the Planning Commission will concur with this finding and we thank you for your consideration of this request. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham".

Lory Markham



7237 South Drive
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