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October 16, 2019

Mr. Matthew Ebinger
Secretary to the Planning Commission
900 East Broad Street
Room 511
Richmond, VA 23219

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

Dear Mr. Ebinger:

I represent Coalson Enterprises Corp. My client is currently in the process of getting approval to create a new subdivision within the City of Richmond at 5817 Walmsley Boulevard. I am writing to request an exception to the sidewalk requirements in the Subdivision ordinance, Section 25-255.

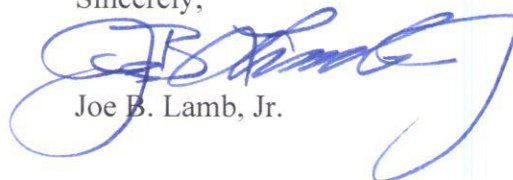
The basis for our request for an exception to the requirement to install a sidewalk along Walmsley Boulevard is set forth below.

- There are no other sidewalks along Walmsley Boulevard to “tie-into” to create a continuous walkway. It would create a “sidewalk to nowhere.”
- The sidewalk would “dead end” at the bridge over Pocoshock Creek. That bridge does not have a pedestrian crossing. This would create a safety hazard for any pedestrian using the sidewalk and attempting to cross the bridge.
- The existing road transitions to a shoulder, a roadside ditch and an embankment making installation of a sidewalk impractical without significant re-grading of the embankment and major improvements to the existing road.

Based on the foregoing, we are requesting an exception the requirements of the Subdivision ordinance, Section 25-255 to install a sidewalk along Walmsley Boulevard. Sidewalks will be installed as required within the subdivision along John’s Way and Olas Court.

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

Sincerely,



Joe B. Lamb, Jr.