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September 12, 2018

Mr. Matthew J. Ebinger, AICP  
Secretary to the Planning Commission  
Department of Planning & Development Review  
City of Richmond  
900 E. Broad Street  
Richmond, VA 23219

***RE: THE TOWNHOMES AT WARWICK PLACE PHASE 2***

Dear Mr. Ebinger,

This letter is to request an exception to Section 25-219 in the City of Richmond Subdivision Ordinance that requires lots to have an average depth of not less than 100'. Lot depths in the above referenced project range from 70.50' to 77.76'. The townhome development proposes to maximize building envelope while minimizing yards that will require maintenance. Thus the 100' typically required on lots is not needed in this case.

Please take a moment to review this request and let me know if you have any questions or concerns.

Sincerely,

YOUNGBLOOD, TYLER & ASSOC., P.C.

Adam Werner, PE