



**BILL CHAPMAN**  
E N T E R P R I S E S

February 24, 2014

City of Richmond Planning Commission  
900 E. Broad Street, Room 511  
Richmond, VA 23219

RE: SUBDIVISION OF 2615 – 2619 FLOYD AVENUE

Dear Commission Members:

My name is Bill Chapman and I am the developer of the Citizen 6 Project at 2615 – 2619 Floyd Avenue. The project includes the construction of six new attached single-family homes where a parking lot and non-contributing office building exists in the Fan District at 2615 – 2619 Floyd Avenue.

Due to an odd, L-shaped lot, the six home parcels will have two depths, one for the three eastern-most parcels and one for the three western-most parcels (see attached survey). The eastern most parcels, on the long side of the “L” will have lot depths of 121.00 feet. The western most parcels, on the short side of the “L” will have lot depths of 82.61 feet.

My recent application for subdivision requires me to address lot depths of less than 100 feet to the Planning Commission. It is simply the outcome of an odd-shaped lot, which is also creating the need for a grouped parking area. The alley-facing lot will contain 12 parking spaces with each homeowner holding a 1/6<sup>th</sup> share of the lot and two deeded parking spaces. R-48 Zoning requires one parking space per single family home. Each home will have the required minimum setbacks, heights and widths for R-48 zoning. The three short-side lots, when combined with its 1/6<sup>th</sup> share of the parking area, meet the minimum lot sizes and lot depths of R-48 zoning.

The project has received the support of the Fan District Association and adjacent neighbors. Planning staff has recommended approval of the project to the Planning Commission, which is scheduled to hear the Special Use Permit Application on March 17. We are prepared to begin work in April and complete the project by the end of the year. For more information on Citizen 6, see our website at [www.citizen6rva.com](http://www.citizen6rva.com) or contact me directly at (804) 405-6789. Thank you for your time.

Sincerely,

Bill Chapman

Attachment