



October 7th, 2022

Mr. Matthew Ebinger
Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: Exceptions Request – Final Subdivision, 2705 5th Avenue (SUBF-115190-2022)

Dear Mr. Ebinger,

2705 Townhomes, LLC, the owner of 2705 5th Avenue (“the Property”), requests an exception from Section 25-219 of the Subdivision Ordinance. Section 25-219 requires that lots in dwelling districts established by or pursuant to Chapter 30 shall have an average depth of not less than 100 feet. All of the twelve (12) proposed residential lots would not meet this requirement.

The proposed subdivision is consistent with the approved Plan of Development (“POD”) for this development (POD-085825-2021), which was approved February 16, 2022. The approved development plan was found to meet the requirements of Article X Division 4 of the City of Richmond Zoning Ordinance relative to the approval of PODs, and complies with the underlying R-6 Single-Family Attached district zoning requirements. Required substantial compliance with the POD approval warrants the approval of a variation. This request is unique to the Property and does not represent a special privilege or convenience that is being sought by the owner/developer.

Thank you in advance for forwarding this request to the Planning Commission. Please feel free to call me or email me at markbaker@bakerdevelopmentresources.com should you have any questions.

Sincerely,

Mark R. Baker