



June 7, 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, 2516 E Leigh Street

Dear Mr. Ebinger,

Bowler Housing LP, the owner of 2516 E Leigh Street (“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. Nine of the ten proposed lots would not meet this requirement.

The proposed subdivision is consistent with pending Special Use Permit (SUP) for this development, Ordinance No, 2022-14. The SUP would require substantial compliance with the plans attached thereto, which reflect this same lot pattern. This layout/lot pattern was intended to provide an infill lot configuration that was appropriate to the Property’s urban context.

The development that would be authorized by the SUP recognizes a unique circumstance whereby an appropriate development plan in this context will not meet the lot depth requirement contained in the subdivision ordinance. Required substantial compliance with that approval would 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,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker