



August 31, 2017

Mr. Mathew Ebinger
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Matthew.Ebinger@richmondgov.com

RE: Subdivision Exception for 2901 Monument Avenue

Dear Mr. Ebinger,

I am writing behalf of the owner of the property of 2901 Monument Avenue. They have made application to subdivide the existing 0.09 acres parcel into three lots. The existing parcel is a corner lot and has frontage on both Monument Avenue and North Colonial. Two of the proposed lots will have frontage on North Colonial and one will be a corner lot with frontage on both North Colonial and Monument Avenue. The existing lot dimension is 30 feet by 130 feet. By reorienting two of the lots towards North Colonial, those two lots will have a lot depth of 30 feet given the existing geometry of the lot. As such, we are requesting an exception from Section 25-219 of the City's Subdivision Ordinance, which requires a minimum lot depth of 100 feet.

In accordance with Section 25-9 of the Subdivision Ordinance, the Commission may grant variations in the application of the Subdivision Ordinance when (1) A subdivider can show that, by reason of exceptional topographic conditions or other extraordinary or exceptional circumstances or conditions, the strict application of the sections of the chapter actually prohibit or unreasonably restrict the use of the property. The proposed layout has already been approved via a special use permit authorized by both the Planning Commission and the City Council. After having already granted this approval, to deny the exception would unreasonable restrict the use of the property and the criteria for the granting of variations from the Subdivision Ordinance is met.

We trust that the Planning Commission will concur with this finding and we thank you for your consideration of this request. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham".

Lory Markham

MARKHAM PLANNING
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