



October 19, 2017

Mr. Matthew Ebinger
Principal Planner | Land Use Administration
Secretary to the Planning Commission
City of Richmond

RE: Preliminary Plat for Kensington Park Subdivision (File #9874)

Mr. Ebinger,

We are submitting this letter to request an exception to the 100 foot lot depth requirement.

The existing lot measures 63 feet wide by 153 feet deep and fronts both Park and Kensington Avenues. There is one existing house at the Northeast corner, fronting Park Avenue. Subdividing into four lots fills in missing street frontages on both Avenues. The new lot sizes are similar to lots on this and adjacent blocks, and meet the existing R-6 Zoning. An existing private alley provides access to the rear of the properties for off-street parking and trash pickup.

Sincerely,

Anne Durkin
Johannas Design Group

cc: Reid Pierce
David Johannas