

Ebinger, Matthew J. - PDR

From: Kevin McFadin <kevin@kevinmcfadin.com>
Sent: Monday, February 1, 2021 9:43 AM
To: Greg Holzgrefe; Ebinger, Matthew J. - PDR
Cc: Sally Holzgrefe; William Luckert; Sara Luckert; Dawn McFadin; Kevin McFadin; Pam and Duke Brizzolara; Katherine J; Brown, Jonathan W. - PDR
Subject: Re: Planning Comm. - Ord. No. 2020-265

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Good morning... thanks, Greg. I just wanted to briefly reply I'm on board with Greg and Sally.

Thank you. Stay safe and sane,

Kevin McFadin

Illustration & design | kevinmcfadin.com | [sunrise ocean bender records](#)

From: Greg Holzgrefe <jgholzgrefe9@yahoo.com>
Reply: Greg Holzgrefe <jgholzgrefe9@yahoo.com>
Date: February 1, 2021 at 9:05:15 AM
To: Matthew Ebinger <matthew.ebinger@richmondgov.com>
CC: Jonathan W. - PDR Brown <jonathan.brown@richmondgov.com>, Sally Holzgrefe <sallyholzgrefe@gmail.com>, Katherine J <katherine.l.jordan@gmail.com>, William Luckert <wbluckert@gmail.com>, Pam and Duke Brizzolara <pambrizzolara@aol.com>, Sara Luckert <luckertzoo@me.com>, Dawn McFadin <dawn@fanworksdesign.com>, Kevin McFadin <jeddy4@me.com>
Subject: Planning Comm. - Ord. No. 2020-265

Hi Matthew,

Below are the items that we have sent to the Planning Commission in order for us to approve the SUP. Also I would like the Planning Commission to read and reference the Applicant's letter dated August 10, 2020 to the planning office and the neighbors of the 2500 Block of Hanover and Grove Ave. .

This is our request for the approval of the SUP:

ADD TO THE SUP ORDINANCE

1. "Limit the occupancy of the single dwelling unit to 4 people" . Their design allows for two bedrooms.
2. "Repair existing cobblestone alley to existing or better condition upon completion of underground utilities and renovations and inspected by the City of Richmond. "

3. "Second floor limited to storage use only. No residential occupancy/bunk room permitted."
- 4."Change address to 203 Rear N. Robinson St (they own 203 N Robinson as well) rather than 2515 Rear Hanover Ave. " Much easier for the mailman and then we don't have to deliver their mail.
5. "All windows and doors on north elevation are to be fire-rated"
- 6."Drain all rain water from building roofs and land to the existing cobblestone alley." Presently roof runoff drains into the yard of 2515 Hanover Ave.

REMOVE FROM THE SUP ORDINANCE

1. "the option to use property as a short-term rental " (airbnb, corporate rental, etc.)

If you have any questions please give me a call - 804-221-3046.

Thanks Greg and Sally Holzgreffe

2515 Hanover Ave.

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Tuesday, January 26, 2021 6:45 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Zoning Request for 2515 Rear Hanover

From: Grace Parker [mailto:snailplus3@gmail.com]
Sent: Tuesday, January 26, 2021 1:02 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Zoning Request for 2515 Rear Hanover

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Mr. Ebinger,

I received notice of the Zoom meeting to discuss an application for what I believe is the conversion of a garage into an apartment at 2515 Rear Hanover. My garage is 5 blocks away at 2010 Rear Hanover (my house is on Stuart backing up to the alley). I have not seen the location in question, so I cannot speak to that particular property, however, I do realize that allowing this to go through might set a precedent for future applications. I'd like to share some thoughts...

1. Like some places in the fan, my house and garage have different addresses and therefore separate tax assessments, electric bills, etc.

2. I could sell my garage separately from my house if I ever desired to do so.

3. Is it big enough for someone to live in? Yup. It is a 2 car garage.

4. It has electricity. It has no plumbing, but I'm guessing that it COULD be done....but the question is SHOULD it?

5. If the garage is in the alley as mine is, where would a person park? Or is the application to build a second story?

6. I have become aware of someone who apparently lived in a garage here in the Fan, so it can be done-- but there were no "amenities" that I know of.

THEN--

This notice reminded me of a conversation that I had with a neighbor before the holidays. She indicated that they are thinking about re-doing their garage and adding a second floor so as to make a studio above. In this case, the garage is part of the same address as the house. Again, my thoughts--

1. From a selfish perspective, how would that change the view for all those who look out (and across) at the line of garages in alley?

2. How might that open up the possibility to other folks who might like to "go up" to gain more space.

3. I thought how difficult that would be with the mature trees and crazy configuration of power lines that crisscross our alleys getting into our homes. Apparently underground electric cables are not going to be a "thing" anytime soon.

4. I thought of how the tax assessment on my garage has gone up 30% in the last 3 years that I've lived here and would that put these old garages at a higher value if one could make them more spacious/livable and less for what a garage is intended---storage.

5. Would that open up the possibility of converting a "shed" into livable space too? I have a neighbor who just put up a large shed that certainly is the size of a room if needed.

In conclusion, I am **opposed** to transforming a free standing garage that has its own address into residential space.

However, if a garage, that is part of a house plat, is a bit trickier. If it involves adding plumbing/hooks up to septic then I am against it. If it is converting a one level garage on an existing footprint to a studio or "mancafe", then that is OK by me. If one wants to add a second story and it is attached to another garage, as are a lot of garages in the Fan, then I am opposed as well.

Thank you for your time and energy on this issue. It is the precedent that it sets that will bring many more folks knocking on your door.

Smiles, Grace Parker