

Ebinger, Matthew J. - PDR

From: Brown, Jonathan W. - PDR
Sent: Monday, November 18, 2019 8:17 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: 1412 Grove- Oppose SUP

FYI: opposition letter for 1412 Grove Ave

From: Joshua McFarlane [mailto:mcfjj@yahoo.com]
Sent: Friday, November 15, 2019 7:49 AM
To: Robertson, Ellen F. - City Council <Ellen.Robertson@richmondgov.com>; Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; Olinger, Mark A. - PDR <Mark.Olinger@Richmondgov.com>
Subject: 1412 Grove- Oppose SUP

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Dear Senior City Planner Johnathan Brown et al,

My family and I own and live at 1410 Grove Ave next door to the home for which the special use permit has been requested. I ask that you oppose this permit as it would effectively create an unsupervised hotel next door. The owner has previously knowingly flouted city code, booking short term renters that disrupted the neighborhood. When renters sat on the porch cat-calling shirtless or otherwise behaved poorly, there was no clerk at a desk inside the house to notify. A staffed motel would be a more responsible addition to the neighborhood, and one that I imagine would be vigorously rebuffed. I have 3 daughters aged 1, 9, and 12 and I think it is inappropriate for the city to allow the creation of a business at all next door, much less one that brings a stream of nearly anonymous guests with little to insure their responsible behavior beyond a scofflaw absentee owner.

Thank you,
Josh McFarlane MD
1410 Grove Ave

Ebinger, Matthew J. - PDR

From: Brown, Jonathan W. - PDR
Sent: Monday, November 18, 2019 8:40 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Opposition to special use permit for 1412 Grove Avenue

Opposition to 1412 Grove Ave.

From: Oonagh Loughran [mailto:oonaghloughran@gmail.com]
Sent: Tuesday, November 12, 2019 8:09 AM
To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>; ellen.robertson@richmond.gov.com; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; craig.bieber@rihmond.gov.com; dave@johannasdesign.com; lawmanchem@yahoo.com; rodney@thewiltonco.com
Cc: iainmorgan26@gmail.com; jpalbright.va@gmail.com
Subject: Opposition to special use permit for 1412 Grove Avenue

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To the planning committee

I am writing to express our continued opposition to the amendment of Ord No. 2018-324 and ORD 2018-325 for a special use permit for 1412 Grove Avenue,

My husband and I live at 1423 Grove Avenue and work in the city. We strongly object to the change of zoning requested at 1412 Grove Avenue to turn a single family home into a short term rental building. We are concerned the impact a tourist hotel with an absentee landlord will have on the fabric of our neighborhood. We have sufficient evidence from the renters he attracted in 2017 to know that the impact will be negative.

Any change of use for this property should be encompassed by the city's regulations for Short Term Rentals when they are finalized. These regulations I am sure will take into account the personal investment an individual has in an area and will not promote absentee landlords interests.

While it is true that Air BnB has had a positive impact on vacationers and property owners, I am sure that the city of Richmond will learn from other's mistakes and take note of all the unintentional but negative consequences that an increase in the short term rental market can have on cities and neighborhoods.

Not only do short term rentals stress the housing market by reducing housing stock; they also contribute to increased rents, driving residents out of these locations and negatively impacting the community.

There is also little evidence that cities with increased numbers of Air BnB rentals see an increase in travelers or an increase in the tax base. Indeed, as residents move out of neighborhoods there will likely be a decline in tax revenues

<https://www.usnews.com/news/cities/articles/2019-05-02/airbnbs-controversial-impact-on-cities>

<https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-regulatory-obligations/>

<https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices>

<https://www.theguardian.com/commentisfree/2018/aug/31/airbnb-sharing-economy-cities-barcelona-inequality-locals>

I trust that the city will listen to the concerns of the Fan District Association and the residents and tax payers of the 1400 block of Grove Avenue and will reject this change in zoning as inappropriate for the neighborhood.

Respectfully

Oonagh Loughran and Iain Morgan

Ebinger, Matthew J. - PDR

From: Brown, Jonathan W. - PDR
Sent: Monday, November 18, 2019 8:18 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: 1412 Grove Ave BZA November 18, 2019

FYI: opposition letter for 1412 Grove Ave...

From: Thomas Innes [mailto:tom@tominnes.com]
Sent: Thursday, November 14, 2019 2:13 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org; Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Cc: John Albright <jpalbright.va@gmail.com>; Joshua McFarlane <mcfjj@yahoo.com>; elizabeth.papas@gmail.com; Matt Fuchs <mfuchs11@gmail.com>; Anne Beane <annebeane@gmail.com>; Liz Williamson <cherokeew@gmail.com>; dunwoodymb@gmail.com; mcfep@yahoo.com; Kenneth Steward <kcstewar@verizon.net>; Nan Stewart <nanstewart1@gmail.com>; oonaghoughran@gmail.com; Paula Gulak <paulagulak@gmail.com>; Susan Miller <susan.miller1417@gmail.com>; Suzanne Hall <suzanne.hall.suzanne@gmail.com>; writesarahsherman@gmail.com
Subject: 1412 Grove Ave BZA November 18, 2019

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Greetings,

Below is the email I sent July 11, 2019. I want to reiterate our opposition for the same reasons enumerated the previous three times. I especially think with a uniform set of STR requirements on the horizon, any action now makes no sense. I also think that rewarding someone that has violated the law/regulations is bad precedent. Please deny this application.

"My wife and I own and live at 1501 Grove Avenue, diagonal from the subject property. This is the third time this issue has come in front of the BZA, with the last one on January 7th of this year, which was then withdrawn. I suspect the withdrawal was in part motivated by the over whelming opposition to the Use as well as the City's contemplated regulations for Short Term Rentals.

Nothing has changed. This owner has not demonstrated any concern for the neighbors and it is my understanding (not confirmed) he has been renting the property out all along. The density question with short term occupancy, the lack of parking for what the density would allow and the overall lack of any responsible entity to supervise and respond to complaints is reason enough to deny the use. Constant turnover in an urban setting is not conducive to any type of neighborhood watch or a sense of security for the neighbors.

With a STR ordinance in the works, it makes no sense to award a Special Privilege to one owner, especially one that would most likely be less restrictive than what the ordinance would allow.

My sense is that these uses overall are not improving any neighborhoods and are contrary to the real tax base and strength of any city-the single family owner occupied residence. While these may become gold mines for that type of landlord, it will have a negative impact on the value of surrounding homes.

I urge your denial of this Special Use.

Thank you in advance for your consideration."

Sincerely,
Tom & Anne Innes
1501 Grove Avenue
Richmond, VA 23220

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Thomas N. Innes
Principal Broker
RE/MAX Commonwealth
7201 Glen Forest Dr #104
Richmond, VA 23226
804 288 5000
Licensed in Virginia