

Markham, Lory P. - PDR

From: sticky togogo [stickytogogo@yahoo.com]
Sent: Wednesday, March 25, 2015 4:23 PM
To: Markham, Lory P. - PDR
Subject: Binford Middle School Zoning Meeting

Good afternoon Lory,

Due to a prior engagement, I will not be able to attend tomorrow evening's zoning meeting at Binford Middle School. As chairman of Uptown Association and president-elect of the Fan Area Business Alliance, this is one meeting that I really wish I could be present for. I wanted to drop you a quick note explaining Uptown and FABA's position on the zoning proposal that you presented at Uptown's board meeting two months ago. Both organizations are in agreement to support changes in zoning on Main and Cary Streets that remove the current, difficult-to-navigate patchwork of zones. The moves that you laid out to make the zoning ordinance in this area more consistent and transparent will benefit residents and businesses alike. FABA specifically supports the lessening of parking requirements on businesses operating in this area due to the findings of a more recent parking survey. Both Uptown and FABA want to see a level playing field where residents can have a reasonable expectation of what their neighborhood will look like in five years and businesses know where they can open, operate and thrive. A consistent zoning ordinance through this section of Main and Cary Streets will underpin these efforts and aspirations. Let me know if you have any questions or need any further information from me.

Best regards,
Kevin Wilson
(804) 502-1469

President, Fan Area Business Alliance

Chairman, Uptown Association

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Planning Commission & City Council c/o
Department of Planning & Development Review
900 E Broad St.
City Hall, Room 511
Richmond, VA 23219

Mrs. Markham,

I am writing in support of the City's proposed parking requirement changes in the UB PO-3 district from the current requirements.

It is my observation that the current requirements are onerous for property owners and prohibitive for economic development in the district. As a resident of 1607 W Main St. and landlord of a retail building in the UB PO-3 district, I have never found parking to be an issue on the block. While I understand the need for adequate parking in our area to service the commercial and residential tenants, I strongly feel that current parking in the area is more than adequate. As such, I am writing to support the request for a parking reduction and urge the Planning Commission to vote in support of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Nolen W. Blackwood". The signature is stylized and fluid.

Nolen W. Blackwood

Owner, Landlord, Resident and member of the Uptown & Fan Association -

1607 W Main St.
Richmond, VA 23220

Markham, Lory P. - PDR

From: Bruce Boykin [bhboykin@mc.com]
Sent: Wednesday, April 01, 2015 2:47 PM
To: Markham, Lory P. - PDR
Subject: Support for the Zoning and Parking Overlay Amendment

Mrs. Markham,

I would like to express my support for the proposed amendment to zoning and the parking overlay in the West Main and West Cary Street corridor.

Respectfully,

Bruce H. Boykin

Bruce H. Boykin, CPM®
Vice President/General Manager
Eck Enterprises, Inc.
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Markham, Lory P. - PDR

From: Debbie Chubb [debtedchubb@gmail.com]
Sent: Wednesday, April 22, 2015 1:27 PM
To: Markham, Lory P. - PDR; Kelley, Leigh V. - PDR
Cc: tschubb@tspencechubb.com
Subject: Rezoning of 13 South Meadow St.

Dear Lory and Leigh:

It was a pleasure to meet both of you at the Open House at Binford Middle School last month.

We would like to voice our support for your plan to return our home at 13 South Meadow St. to residential zoning.

When we purchased the home in August of 2008, it was zoned residential. The change was made in late 2008, shortly after our purchase. This has created a problem for us in that we have been unable to refinance the property because of the new zoning.

We have lost a significant amount of money. PLEASE return the zoning to residential!

Please contact us if we can do anything else to support this change.

Sincerely,

Debra & Spence Chubb
owners - 13 S Meadow St.
Mailing Address:
5023 38th St N
Arlington, VA 22207
703-893-7915

Markham, Lory P. - PDR

From: Brett K Miller [bkm999@comcast.net]
Sent: Thursday, February 12, 2015 7:39 AM
To: Markham, Lory P. - PDR
Subject: Zoning Regulations / parking overlays in the West Cary/Main Corridor

2/12/15

Dear Lory Markham

My name is Brett Miller I am the owner of American Stripping Co. Located in the W. Cary and W. Main St Study area. This location has been used for over 50 years for various business enterprises . The Zoning at one time was B-3 and at some point during the W CARY revitalization 10 years ago, was changed. The location is better suited for commercial enterprises because of its close proximity to the Highway, downtown and the fan. There are 2 large 20-25 spots parking lots for the property lends itself well to a commercial frontage with possible single family units in the remainder of the building. Zoning 1 block north on Main Street is UB which allows commercial and single family from Lombardy to N. Harrison . Zoning in the same area on W. Cary was changed with out any notice to property owners years ago to an R-7. As a result of this change and now having a grandfathered business I can NOT update the building , make improvements, install a new commercial / business option. The zoning at that location is inconsistent with the surrounding commercial and single family zonings the already exist. Unfortunately I am out of town and will not be able to attend your meeting coming up. I would like to suggest that at least this property located at 1523 W. Cary be rezoned so that a restaurant, retail location etc. be allowed in the front or entire location with possible single family apartment or condo options in the remainder of the building.

I have recently talked to potential parties looking to lease that piece of property but ALL run into the same SUP roadblock. It make no sense at that location with parking and fantastic location in the fan to condemn it potential with an R-7 zoning. I realize VCU needs more student housing. There are numerous apartment buildings and single family houses doubling as student housing in that area. I would suggest those properties that have been businesses for decades should at least have the zoning option to make improvements to the property and not forced into a zoning that makes that property conform to a zoning that does NOT fit its current use and/ or location.

If you can shed more light on this issue I would be happy to talk with you when I return mid March.

Thank you

Brett Miller

P & J Properties
P.O. 14740
Richmond, VA 23221
O: 804-358-2342


April 1, 2015

Lory Markham
Department of Planning and
Development Review
City of Richmond, Room 511
900 East Broad Street
Richmond, VA 23219

Dear Ms. Markham:

P&J Properties owns 9 parcels on West Main Street, 1513-1533. As you know, parking regulations have always been a challenge. The proposed changes to the PO-3 parking requirements will be a big help to our development. We strongly support the changes.

Thank you,

Yours Truly,

James P. Carreras
President