

July 31, 2025

TO: City of Richmond
900 E. Broad Street
Richmond, VA 23219

FROM: Ray Roakes
East Main Street,
Richmond VA 23219

Dear Richmond Planning Commission and City Council,

Thank you for your time in considering this letter. I write as a private citizen to state opposition to application number ORD. 2025-166; SUP-165023-2025 regarding the property located at 707 East Main Street.

Specifically, I would like to voice opposition to the proposed condition **“(f) Operable windows shall not be required for the Special Use.”**

It is my strong belief as a private citizen that the lack of provision of operable windows, in any residential situation, is the wrong direction of policy for the City, and directly in conflict with the what the City Code says a SUP is supposed to be considered upon- “Adequate Light and Air.”

I live close by and within an apartment that does not have operable windows. *It is quite miserable.* Fresh air cannot be gained in any significant fashion into the unit. Ventilation is poor so that cooking or bathroom air cannot be cleared from one’s apartment. I can’t even hear the rain (perhaps just an aside, not related to this SUP).

My apartment was approved with inoperable windows in similar fashion, due to historic tax credits.

I believe a different way must be found to meet these historic window requirements rather than providing such strong long-term issues for future residents.

The use is changing from office to residential – the standards that we judge these projects must also change.

Thank you for your consideration,
Sincerely,
Ray Roakes

