

INTRODUCED: June 26, 2017

AN ORDINANCE No. 2017-131

To authorize the special use of the property known as 2901 Monument Avenue for the purpose of three single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JULY 24 2017 AT 6 P.M.

WHEREAS, the owner of the property known as 2901 Monument Avenue, which is situated in a R-48 Multifamily Residential District, desires to use such property for the purpose of three single-family attached dwellings, which use, among other things, is not currently allowed by sections 30-416.4 and 30-416.6:1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JULY 24 2017 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2901 Monument Avenue and identified as Tax Parcel No. W000-1290/008 in the 2017 records of the City Assessor, being more particularly as shown on a survey entitled “Improvements on 2901 Monument Avenue, City of Richmond, Virginia,” prepared by Balzer and Associates, Inc., and dated September 13, 2014, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of three single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “2091 Monument Townhouses, Subdivision Construction Plans, 2901 Monument Avenue, Richmond, Virginia,” prepared by Gradient, and dated May 17, 2017, and the plans entitled “Monument Townhouses, 2901 Monument & North Colonial Avenues, Richmond, Virginia,” prepared by Joseph F. Yates, Architect, and dated May 26, 2017, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be as three single-family attached dwellings, substantially as shown on the Plans.

(b) Five off-street parking spaces shall be provided for the use of the Property, substantially as shown on the Plans.

(c) Mechanical units shall be located or screened so as not to be visible from any public right-of-way.

(d) Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in all zoning districts by section 30-505 of the Code of the City of Richmond (2015), as amended, and (iii) those signs permitted in the R-48 Multifamily Residential District by section 30-507 of the Code of the City of Richmond (2015), as amended.

(e) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approval from the City and by recording appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

(f) The height of the Special Use shall not exceed the height as shown on the Plans.

(g) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the

drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including new concrete entrances to North Colonial Avenue that match the existing sidewalk, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of

Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request
File Number: PRE. 2017.203

RECEIVED

JUN 12 2017

O & R REQUEST

4-6608
JUN 1 2017

OFFICE OF CITY ATTORNEY

O & R Request

Office of the
Chief Administrative Officer

DATE: May 31, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

Handwritten initials and date: JS 5/1/17

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

Handwritten signature and initials: Peter L. Downey 6-1-

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

Handwritten signature and initials: Mark A. Olinger

RE: Special use permit for three single-family attached dwellings at 2901 Monument Avenue

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 2901 Monument Avenue for the purpose of permitting three single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant is proposing to construct three single-family attached dwellings on a vacant corner lot at 2901 Monument Avenue. The property is located in the R-48 Multi-Family Zoning District, which permits single-family attached dwellings. However, the proposed lot area and lot coverage for the dwellings does not meet the minimum requirements of the R-48 District. Therefore, a special use permit is required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 17, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is

comprised of a 0.09 acre (3,900 square feet) vacant lot and has frontage on both Monument Avenue and North Colonial Avenue. The City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property. This designation calls for primarily multi-family dwellings at densities up to 20 units per acre. The Master Plan also calls for infill development of like density, scale and use for the Near West Planning District.

The proposed development of the property will include subdividing the parcel into three separate lots for the construction of three attached single-family homes. One home will front on Monument Avenue, while the two other homes will front on North Colonial Avenue. Each home will be three stories and between approximately 2,300 to 2,600 square feet. The property is currently surrounded by three- to four-story multi-family buildings on both Monument Avenue and North Colonial Avenue. The proposed density of the three units are similar to surrounding properties.

The property is currently located in the R-48 Multi-family Residential Zoning District. The R-48 district does permit the proposed single-family attached use of the property; however, the proposed lot area and lot coverage does not meet the minimum standards in the R-48 district. The R-48 district requires a minimum of 2,200 square feet of lot area for each single-family attached dwelling and allows a maximum lot coverage of 55%. The proposed lot areas range from just under 1,000 square feet to just over 1,500 square feet. Combined the three lots have a lot coverage of approximately 65%. The plan calls for amenities that provide additional open space for each unit that exceeds the open space requirements. The minimum side yard setback is currently 3 feet. The proposed side yard setbacks range from 3½ feet to 9 feet. The front yard setback will be in line with the property to the west.

The proposal includes five dedicated off-street parking spaces. Each home will include an enclosed garage; two homes will be provided with a one-car garage accessed from North Colonial Avenue while the third home will be provided a two-car garage accessed from the alley to the rear of the property. In addition to the one-car garage, the middle home will be provided with a surface parking space accessed from the alley.

The property is in the Monument Avenue City Old & Historic District and will be subject to the review of the Commission of Architectural Review. The special use permit ordinance allows for modifications to the elevations subject to the approval of the Commission of Architectural Review.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 26, 2017

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, July 17, 2017

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

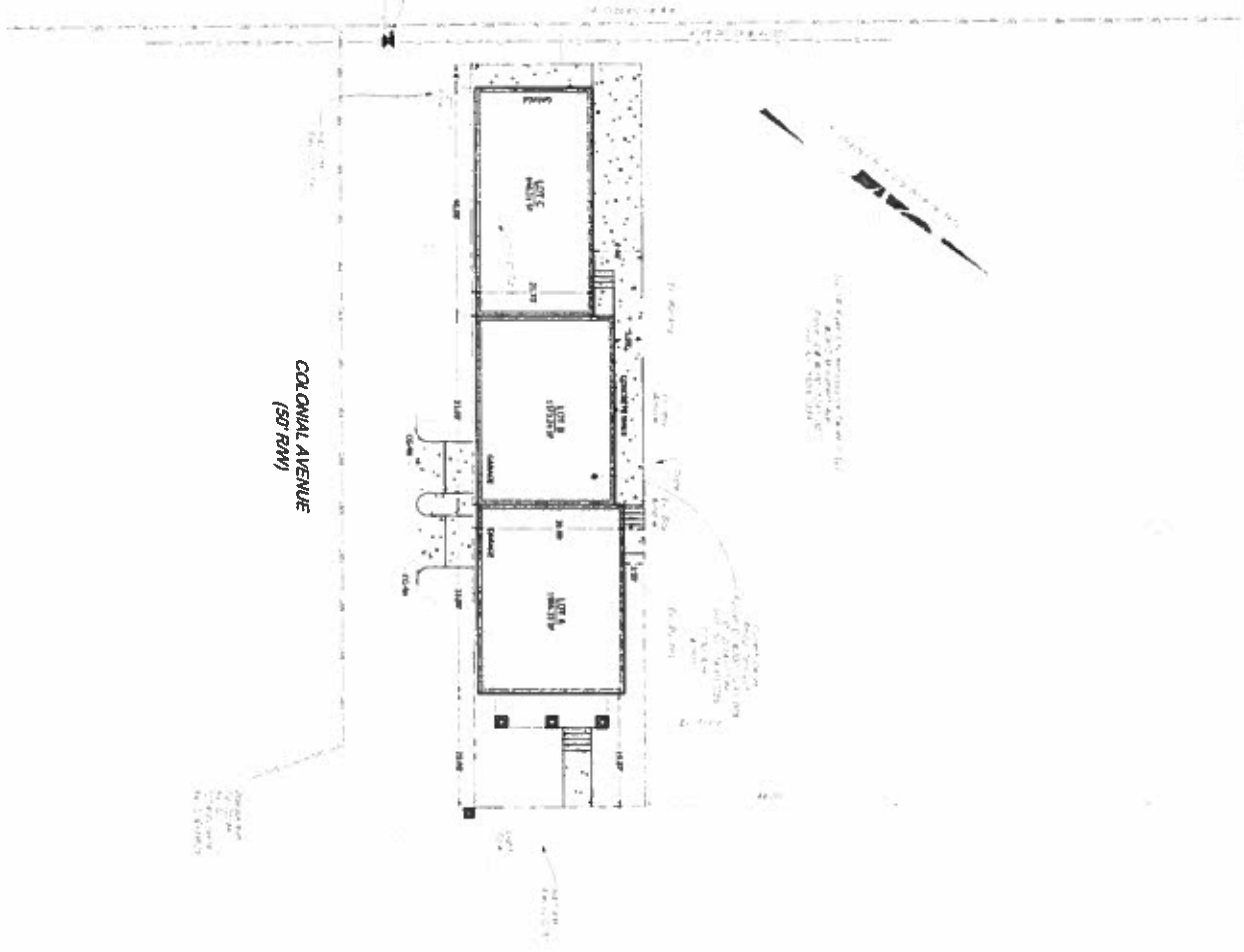
ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No.17-13



1" = 10'-0"



MONUMENT AVENUE
(140' R/W)

SEE MAP PAGE 10 FOR CONCEPT PLAN

C3.2

GRASSMAN
LANDSCAPE ARCHITECTS
P.C.

DATE: 05/11/11

2091 MONUMENT TOWNHOUSES
SUBDIVISION CONSTRUCTION PLANS

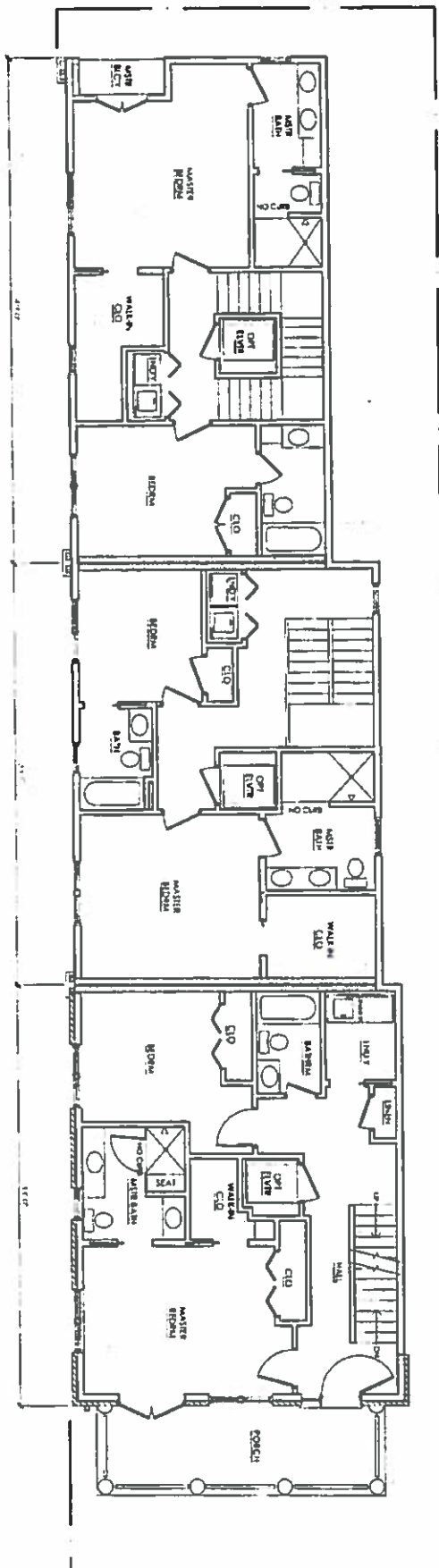
NO.	DATE	DESCRIPTION

2901 Monument Avenue

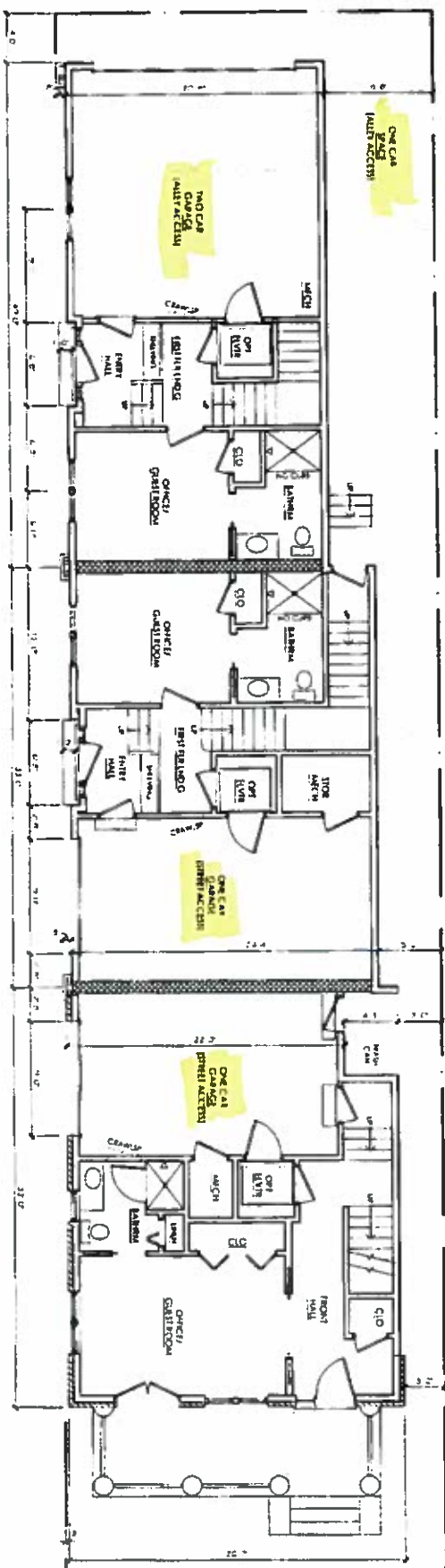
Richmond, Virginia

GRADIENT
2425 Westbank Avenue
Richmond, VA 23227
703.948.7474





Second Floor Plan
SCALE: 1/8" = 1'-0"



First Floor Plan
SCALE: 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

**SUP
A1**

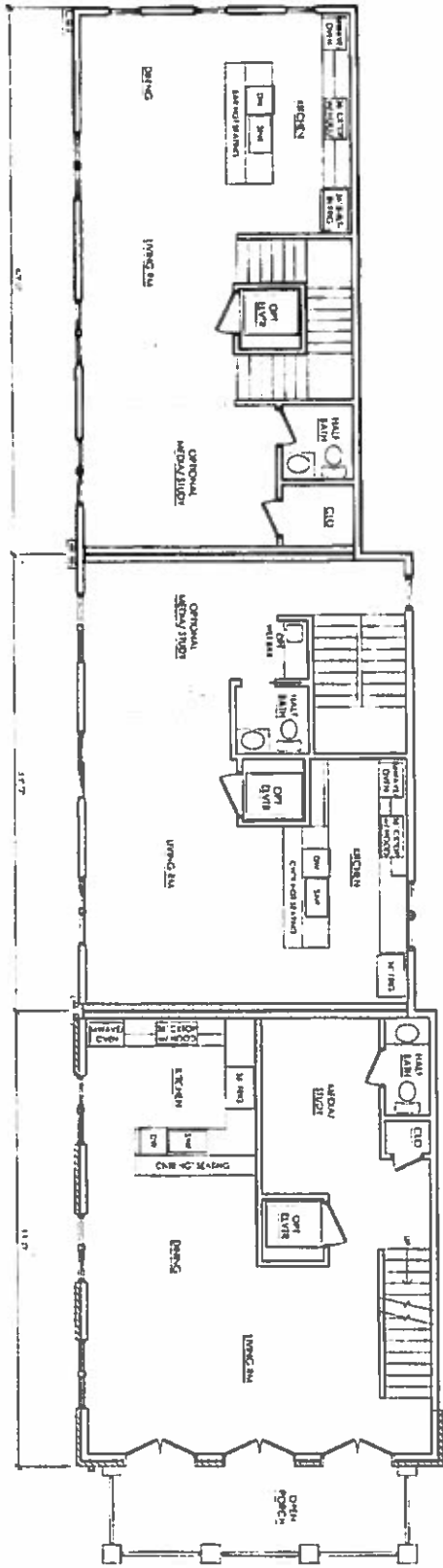
Project No.
2017-11

Set Date
MAY 26, 2017
REVISED

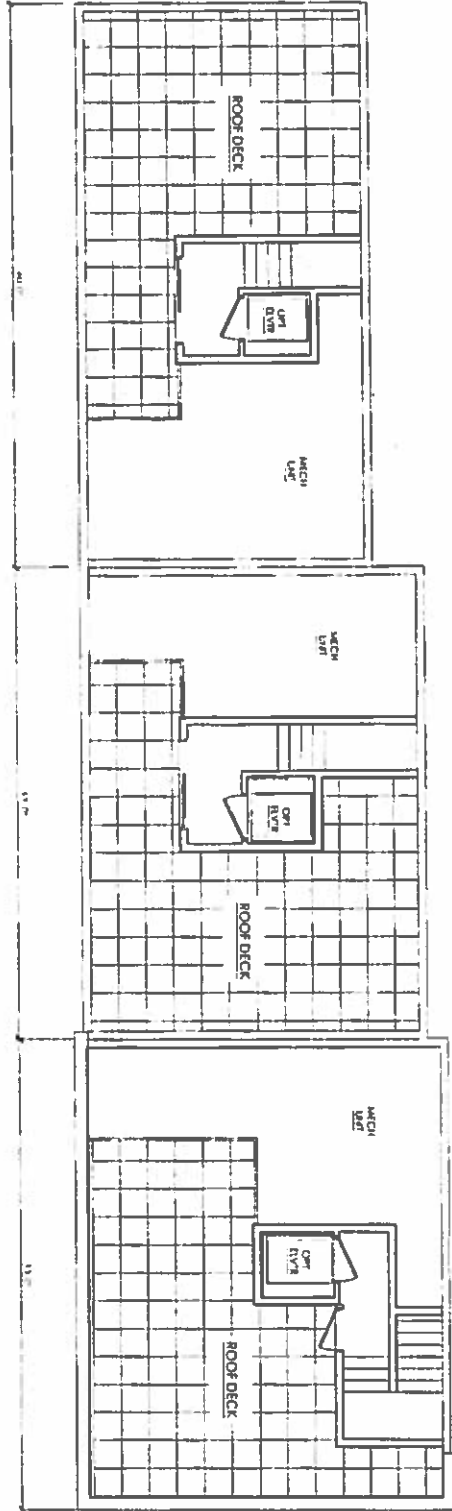


Joseph F. Yates
ARCE ARCHITECTS
804 839 3747
joe@jyarchitects.com

Monument Townhouses
2901 Monument & North Colonial Avenues
RICHMOND, VIRGINIA



Third Floor Plan
SCALE: 1/8" = 1'-0"



Roof Plan
SCALE: 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

SUP
A2

Project No.
2017 11

Set Date
MAY 26, 2011
447 7 1/2



Joseph F. Yates
ARCL
304 839 3747
jfy@jfyarchitects.com

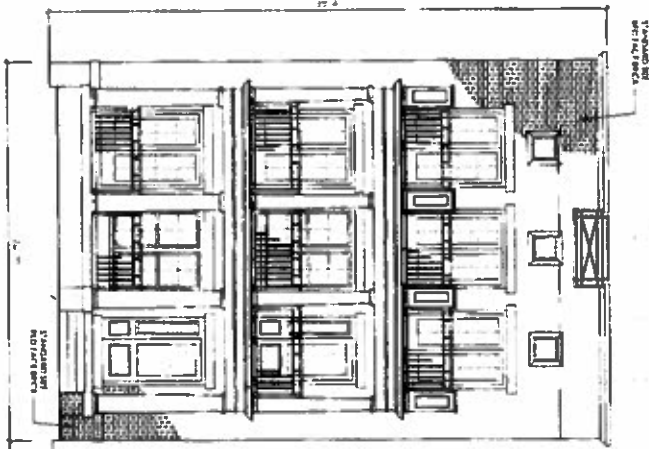
Monument Townhouses

2931 Monument & North Colonia Avenues
RICHMOND, VIRGINIA



2903 FRONT ELEVATION

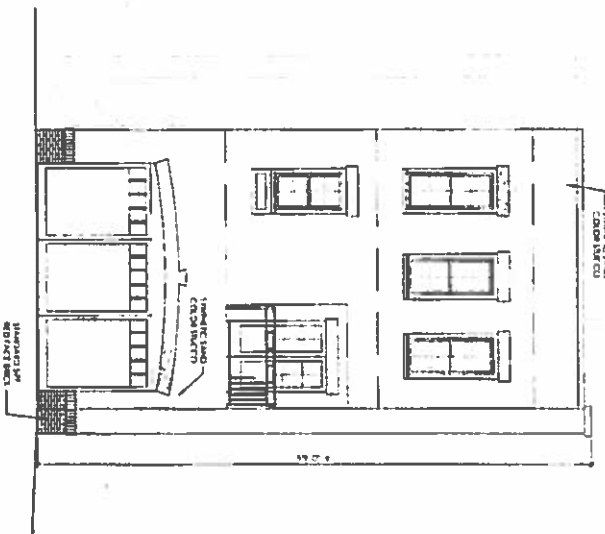
2903 EAST SIDE ELEVATION



- TYPICAL MATERIAL NOTES
1. Windows over monument clad wood
 2. Windows over monument clad wood
 3. Cladding will be either cast stone or PVC
 4. Ribs to be pre-cast concrete aluminum

MONUMENT AVE ELEVATION

SCALE: 1/4" = 1'-0"



Alley Elevation

SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

SUP
A3

Project No
2017-11

Set Date
MAY 26, 2017
Revisions

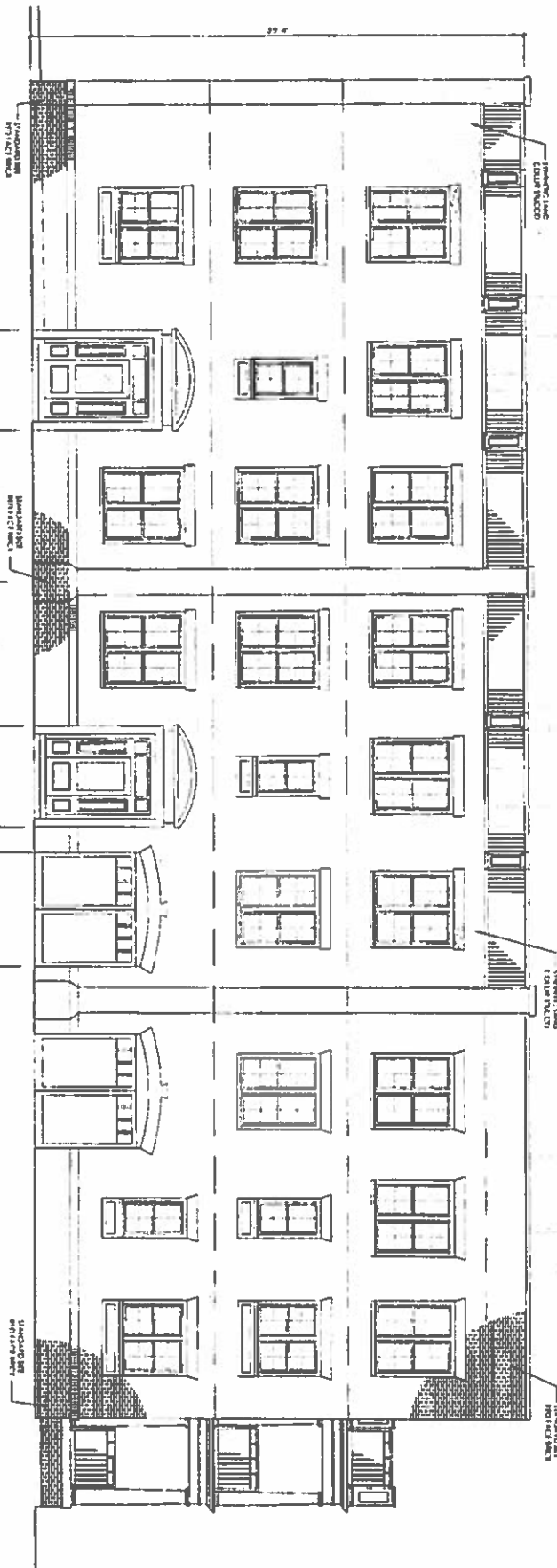


Joseph F. Yates
ARCHITECTS
934 839 3747
jfy@jfyarchitects.com

Monument Townhouses

290 Monument & North Colonia Avenues
RICHMOND VIRGINIA





- TYPICAL MATERIAL NOTES:**
1. Window and door casings shall be wood.
 2. Window and door frames shall be aluminum.
 3. Casings shall be either cast stone or PVC.
 4. Add item to the next PVC or repair glass.
 5. Finish of the pavement shall be determined.

Colonial Avenue Elevation
 SCALE 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

SUP
 A4

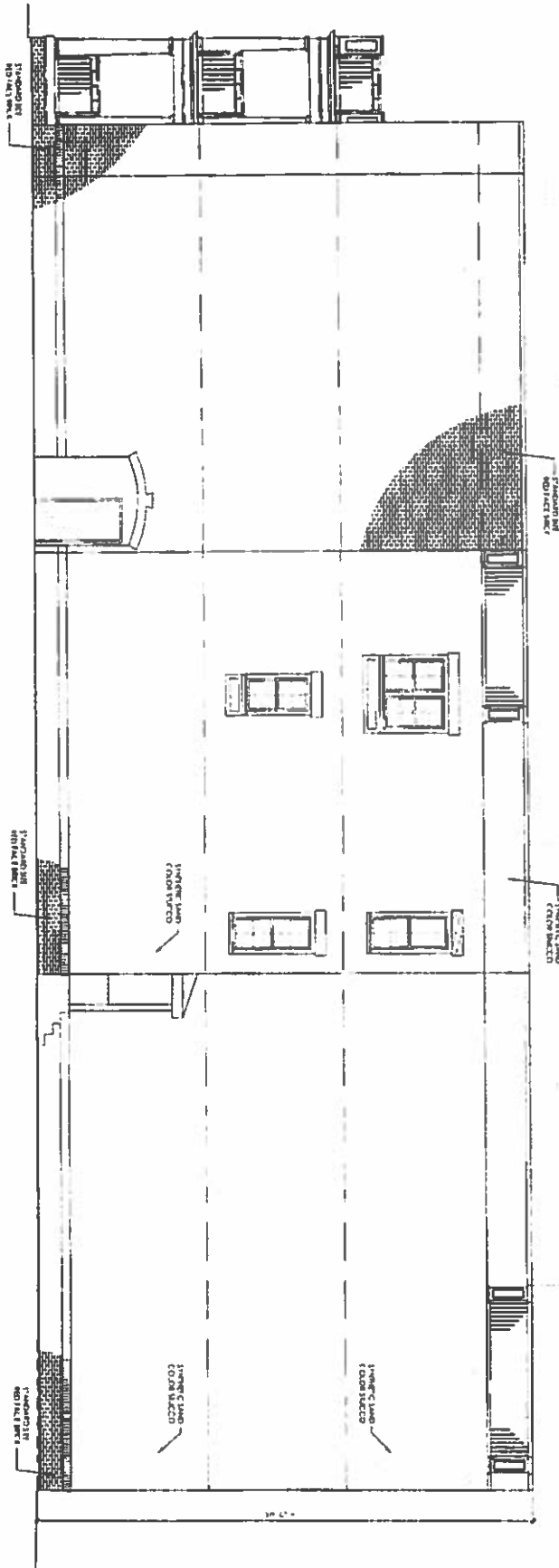
Project No.
 2017-11

Set Date
 MAT 26, 2017
 8:45 AM



Joseph F. Yates
 ARCE
 804.839.3747

Monument Townhouses
 2731 Monument & North Colcord Avenues
 RICHMOND, VIRGINIA



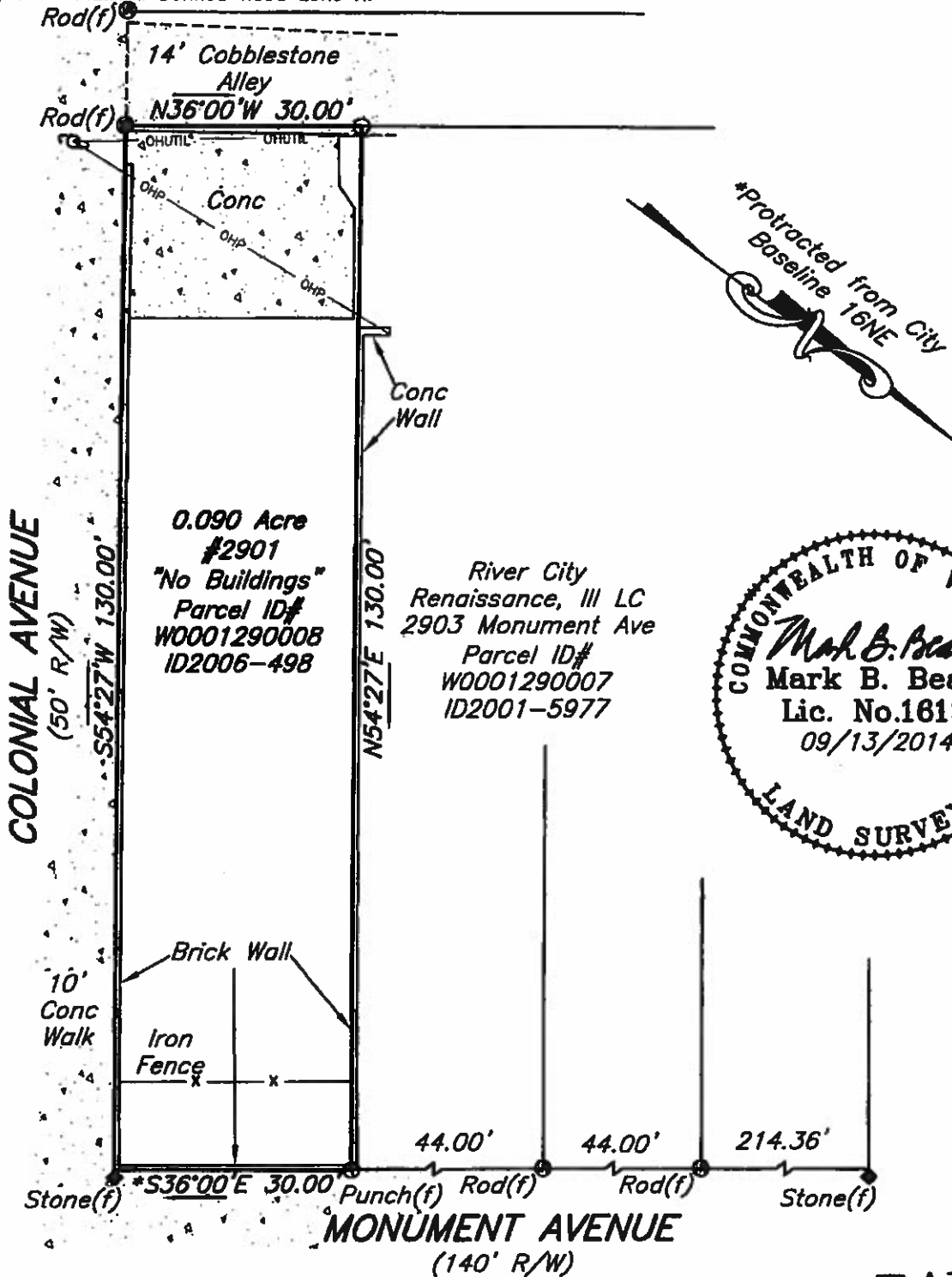
- TYPICAL MATERIAL NOTES**
- 1. Woodwork and aluminum clau wood
 - 2. Exterior paint
 - 3. Exterior paint
 - 4. Exterior paint

West Elevation
SCALE 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

<p>SUP AS</p>	<p>Project No. 2017-11</p>	<p>Set Date MAY 26, 2017</p>	<p>Joseph F. Yates ARCL 804-839-3747</p>	<p>Monument Townhouses 2901 Monument & North Colonial Avenues RICHMOND, VIRGINIA</p>
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This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown. Property is in F.E.M.A. Defined flood zone X.



DATE: 09/13/2014
 SCALE: 1"=30'
 JOB NO: C1420424
 Pur: Phillip P. Tarsovich

Improvements on
 2901 MONUMENT AVENUE
 City of Richmond, Virginia



CHK: JAB
 DWG: KCM

• PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS •

15871 City View Drive Suite 200 • Midlothian, Virginia 23113 • Phone (804) 794-0571 • Fax (804) 794-2635

Y:\2014\1420424\1420424.dwg



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 2901 Monument Avenue Date: March 30, 2017
Tax Map #: W001290008 Fee: _____
Total area of affected site in acres: .09

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4B
Existing Use: vacant lot

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

3 single-family attached
Existing Use: vacant lot

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: BZA 1978-079
BZA 1994-075

Applicant/Contact Person: Loy Markham
Company: Markham Planning
Mailing Address: 2514 West Main Street
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 248-2561 Fax: ()
Email: loy@markhamplanning.com

Property Owner: Phillip Tarsovich
If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 14 Tow Path Lane
City: Richmond State: VA Zip Code: 23221
Telephone: (804) 343-6605 Fax: ()
Email: philtarsov@shurrypawes.com

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



April 6, 2017

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 2901 Monument Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for three single-family attached dwellings at 2901 Monument Avenue. With this application, Pareto, LLC is petitioning the City Council for authorization to construct three single-family homes on the vacant lot at the corner of Monument Avenue and North Colonial Avenue.

Site

The proposed development is located in the Monument Avenue City Old and Historic District on the south side of Monument Avenue just west of Boulevard. The property is comprised of 0.09 acres (3,900 square feet) and has frontage on both Monument Avenue and North Colonial Avenue. The property is currently a vacant grass lot with three surface parking spaces accessed from the alley at the rear of the property.

Proposal

The proposed development of the property will include subdividing the parcel into three separate lots for the construction of three attached single-family homes. One home will front on Monument Avenue, while the two other homes will front on North Colonial Avenue. Each home will be three stories and between approximately 2,300 to 2,600 square feet. Amenities for the homes will include space for an optional elevator, a roof-top deck and third floor open living area.

The proposal includes five dedicated off-street parking spaces. Each home will include an enclosed garage; two homes will be provided with a one-car garage accessed from North Colonial Avenue while the third home will be provided a two-car garage accessed from the alley to the rear of the property. In addition to the one-car garage, the middle home will be provided with a surface parking space accessed from the alley.

Zoning and Ordinance Conditions

The property is currently located in the R-48 Multi-family Residential Zoning District. The R-48 district does permit the proposed single-family attached use of the property; however, the proposed lot area and lot coverage does not meet the minimum standards in the R-48 district. The R-48 district requires a minimum of 2,200 square feet of lot area for each single-family attached dwelling and allows a maximum lot coverage of 55%. The proposed lot areas range from just under 1,000 square feet to just over 1,500 square feet. Combined the three lots have a lot coverage of approximately 65%. However, with the provision of the roof top decks for outdoor living space, the proposal well exceeds the minimum 50% useable open space requirements. Additionally, the proposed side yard setback from the property to the west exceeds the minimum three feet requirement to provide as much light and air to the adjacent property as practicable. The side yard setback ranges from 3½ feet to 9 feet. The setback will get larger in the area where the adjacent property has bay windows and will benefit most from the larger setback. The front yard setback will be in line with the property to the west. The proposal will exceed the normal one parking space per unit requirement by providing two off-street parking spaces for two of the homes.

The property is in the Monument Avenue City Old & Historic District and will be subject to the review of the Commission of Architectural Review. To allow for individual purchaser's desire to make modifications to their units as they purchase them, we request that the special use permit ordinance allow for modifications to the elevations subject to the review and approval of the Commission of Architectural Review.

Master Plan

The City's 2001 Master Plan recommends Multi-Family Medium Density land uses for the property. This designation calls for primarily multi-family dwellings at densities up to 20 units per acre. The proposed three single-family attached dwelling units is a lower intensity land use than the multi-family dwellings suggested by the Master Plan. The Master Plan also calls for infill development of like density, scale and use for the Near West Planning District.

The property is currently surrounded by three- to four-story multi-family buildings on both Monument Avenue and North Colonial Avenue. The proposed three-story height of the single-family homes will be lower than the three surrounding properties and the proposed density of 33 units per acre will also be less. The three surrounding properties have densities ranging from 33 units per acre up to 105 units per acre. The proposed large unit size, the outdoor living spaces and provision of off-street parking are all features that help to ensure compatibility with the Master Plan recommendations and the surrounding character of development.

City Charter Conditions

This is a unique infill opportunity in the City along historic Monument Avenue. We trust that you will agree with us that this exciting new single-family development meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal,

transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: **The Honorable Andreas Addison**
 The Honorable Kim Gray
 Matthew Ebinger, Secretary to the City Planning Commission