

Ebinger, Matthew J. - PDR

From: Brailey Brooks [braileyb@hotmail.com]
Sent: Thursday, November 16, 2017 4:43 PM
To: Ebinger, Matthew J. - PDR; Olinger, Mark A. - PDR; Addison, Andreas D. - City Council; Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Agelasto, Parker C. - City Council; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; dave@johannasdesign.com; lawmanchem@yahoo.com; rodney@thewiltonco.com; selena.cuffee-glann@richmondgov.com; vmurthy@luckcompanies.com; max@sportsbackers.org; jthompson@richmondhabitat.org
Cc: Doug Cole
Subject: Re: Rezoning of 1302 Floyd Street

Team Richmond,

Today, all of the garbage cans and recycling bins have been removed from North Morris Street at the corner of Floyd Avenue. I appreciate all of you very much for resolving this issue promptly,

Thank You,

Brailey Brooks

From: Brailey Brooks
Sent: Tuesday, October 31, 14:38
Subject: Rezoning of 1302 Floyd Street
To: matthew.ebinger@richmondgov.com, mark.olinger@richmondgov.com, andreas.addison@richmondgov.com, kimberly.gray@richmondgov.com, chris.hilbert@richmondgov.com, kristen.larson@richmondgov.com, parker.agelasto@richmondgov.com, ellen.robertson@richmondgov.com, cynthia.newbille@richmondgov.com, reva.trammell@richmondgov.com, michael.jones@richmondgov.com, dave@johannasdesign.com, lawmanchem@yahoo.com, rodney@thewiltonco.com, selena.cuffee-glann@richmondgov.com, vmurthy@luckcompanies.com, max@sportsbackers.org, jthompson@richmondhabitat.org

Members of the Planning Commission
Members of City Council
Mr. Mark Olinger, Director of Planning
Mr. Ebinger, Planning Commission Secretary

October 25, 2017

Re: Rezoning of 1302 Floyd Street

The certified letter the City sent to me and all of my neighbors brought to my attention the request to change the zoning of 1302 Floyd Street from single family to multi-family. I reviewed the details of the case and would like to bring to your attention one serious and growing concern for that part of The Fan (N. Morris Street primarily) and the consequences if the problem is not addressed and/or more units are added.

For some odd reason, the sidewalks of Morris Street (two houses down from 1302 Floyd) are being treated as an "alley" and a collection point for numerous trash containers. In my opinion, sidewalks SHOULD NOT be a place for storing garbage cans (with the exception of trash pick-up days when there are no other options).

Pictures are attached of N. Morris Street and please note that the pictures are from one of the 'better' days. This is a daily scene (or typically worse) and isn't only on trash collection days; **it's 365 days a year**. I do not understand how the City allows this to happen. I previously brought this to the attention of Mr. Samuels when he was on Council but not only was nothing done, I never even received acknowledgement. And after checking Google Maps street view history I discovered this wasn't a problem until 2015. So I fear with additional units on Floyd Street the problem will not only continue but will become even worse. My friends and relatives describe the street as **looking like a third world country**. Richmond can't be and never will be a Tier 1 city when this is allowed to happen.

While I commend the Department of Public Works for doing an outstanding job, there are many days when the trash receptacles are overflowing with garbage, noxious odors, rodents and even dangerous and lethal 'stuff.'

This is NOT how a public sidewalk should be viewed and used a single day, let alone every day of the year.

I certainly applaud the preservation of 1302 Floyd Street because it has been an eyesore for too long. Until there is a plan for the trash collection for 1302 Floyd Street and a remedy for the 16 trash cans (and bulk material that will not fit into the trash cans) on N. Morris, I recommend delaying approval of this request until the trash situation on N. Morris Street is rectified. Additionally, three questions need to be asked of the applicant and the City:

- 1) How is trash being handled?
- 2) Why are the sidewalks of N. Morris Street being used as a dumping ground?
- 3) How will the City correct the trash problem on N. Morris Street before adding more units and potentially more trash?

Sincerely,

Mr. Brailey R. Brooks
112 N. Morris St.
Richmond, VA 23220

Ebinger, Matthew J. - PDR

From: Virginia Ward [mvhward@yahoo.com]
Sent: Monday, October 30, 2017 12:00 PM
To: Ebinger, Matthew J. - PDR
Subject: 1302 Floyd Ave Zoning

Mr. Ebinger,

I am writing to oppose the Special Use permit requested by the owner of 1302 Floyd to convert the building from single family use to a multi-unit building. I have owned and occupied 1329 Floyd Ave since 2003. The owner of 1302 Floyd has never shown any ability to care for or maintain this building. It has sat in disrepair for the last 14 years to my knowledge and I am sure prior to 2003. I am against awarding his neglect and contribution to blight in our city with a special use permit. I would rather see this property forced to go to sale than for him to own it and continue to neglect it. I have no confidence that he will do anything to improve the building and no confidence that he will maintain it for his tenants. Allowing this owner to become a landlord after his history with this property would be irresponsible.

Thank you for your time. I am sure the Department of Planning will make a responsible and sound decision on this matter.

Virginia Ward, Realtor
Long and Foster, Grove Avenue
5702 Grove Ave
Richmond, Va 23226
804-874-9030
Virginia.Ward@longandfoster.com
Viriniaward.lnf.com
www.facebook.com/viriniawardrealtor
Licensed in the Commonwealth of Virginia

Kelley, Leigh V. - PDR

From: Ebinger, Matthew J. - PDR
Sent: Wednesday, September 20, 2017 10:12 AM
To: Kelley, Leigh V. - PDR
Subject: FW: vote "no" for special use permit

Add to letters of opposition on file

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: Jane Tanner [mailto:janetanner@comcast.net]
Sent: Tuesday, September 19, 2017 12:32 PM
To: Ebinger, Matthew J. - PDR
Subject: vote "no" for special use permit

Dear Matthew,

I wanted to send a quick email to let you know that my husband and I would like to vote "no" for the special use permit at 1302 Floyd Avenue. We are fan residents and while we enjoy having a variety of neighbors (students, families, professionals, etc.), we feel that our area is currently at capacity regarding apartments. It is important that we continue to attract not only students, but young professionals and families who will invest in their property and continue to make this area the wonderful and stable community that it is. Please consider our request, and do not hesitate to contact me if you have any questions.

Thank you,

Jane Tanner

804 340-1880

1300 Park Avenue

Ebinger, Matthew J. - PDR

From: Jay Levine [Jay.Levine@outlook.com]
Sent: Tuesday, September 19, 2017 3:52 PM
To: Ebinger, Matthew J. - PDR
Cc: Cynthia Levine
Subject: 1302 Floyd Ave Richmond VA special use permit

Dear Sir,

It has come to my attention that a derelict property in my neighborhood, located at 1032 Floyd Ave, is attempting to get a special use permit from the city (to convert it from single family occupancy to a multi-unit rental property).

Please record that my wife and I are adamantly opposed to this for the following reasons;

1. The current parking situation in the Fan is already difficult and adding an apartment building (over a single family home) will only exacerbate the situation,
2. Property values are more stable when quality single family homes are in place, vs low cost student rental properties,
3. Permanent residents with an ownership stake in the neighborhood take better care of their properties, resulting in less crime, higher property values, and greater quality of life for all homeowners in the neighborhood.

Please inform us if a public hearing is scheduled on this matter so we can attend to voice our input for the record with your office.

Thank you,

Cynthia and Jay Levine
1303 Park Ave
Richmond VA 23220

Ebinger, Matthew J. - PDR

From: Kathy Messick [buye105241@aol.com]
Sent: Tuesday, September 19, 2017 10:44 AM
To: Ebinger, Matthew J. - PDR
Subject: 1302 Floyd Avenue Property

As a Fan resident I am opposed to the request of a Special Use Permit for the property at 1302 Floyd Avenue. The limited parking with respect to the density of the residents/students, the traffic patterns and current space availability make the Richmond urban lifestyle a difficult and dangerous challenge.

Respectfully Submitted
Kathleen Messick
111 North Harvie Street

Ebinger, Matthew J. - PDR

From: Jane Tanner [janetanner@comcast.net]
Sent: Tuesday, September 19, 2017 12:32 PM
To: Ebinger, Matthew J. - PDR
Subject: vote "no" for special use permit

Dear Matthew,

I wanted to send a quick email to let you know that my husband and I would like to vote "no" for the special use permit at 1302 Floyd Avenue. We are fan residents and while we enjoy having a variety of neighbors (students, families, professionals, etc.), we feel that our area is currently at capacity regarding apartments. It is important that we continue to attract not only students, but young professionals and families who will invest in their property and continue to make this area the wonderful and stable community that it is. Please consider our request, and do not hesitate to contact me if you have any questions.

Thank you,

Jane Tanner

804 340-1880

1300 Park Avenue

Ebinger, Matthew J. - PDR

From: Gordon Wisotzki [gordowiz@yahoo.com]
Sent: Monday, September 11, 2017 1:59 PM
To: Ebinger, Matthew J. - PDR
Cc: Christie Wisotzki
Subject: 1302 Floyd Avenue- Special Use Permit

Good Afternoon, Mr. Ebinger,

My family and I live at 1305 Grove Avenue and we share an alley with 1302 Floyd Avenue. Although we are excited about this property being renovated, we would prefer that it be a single family house rather than multi-family. The reason for this is twofold. First, the block that our home and this home are on is pretty densely populated already which creates parking issues and garbage issues. I consistently have challenges finding street parking in this 1 block area. Also, the house at 1300 Floyd Avenue has 8-10 trash cans on Morris Avenue that are overflowing and spilling trash on to the sidewalk. I believe that 1302 Floyd would share the same parking lot where the trash cans reside. Second, we would prefer another family in this area that might have children close in age to our two younger (7 and 10) kids.

Based upon the above, we strongly oppose the Special Use Permit for 1302 Floyd Avenue.

Please feel free to contact me at 703-477-9450 if you'd like any additional information.

Thank you for your consideration.

Sincerely,

Gordon and Christie Wisotzki

Ps. We have NOT been contacted by the owners of 1302 Floyd Avenue regarding the request for the Special Use Permit.

Ebinger, Matthew J. - PDR

From: Erin [ehjordaneh@gmail.com]
Sent: Friday, September 01, 2017 5:51 PM
To: Ebinger, Matthew J. - PDR
Subject: 1302 Floyd Avenue - No special use permit

Dear Mr. Ebinger,

I'm writing to request, respectfully, that the City deny the special use permit request for six apartments at the property at 1302 Floyd, which is currently zoned for single family.

My husband and I have lived in the Fan since 2011. We chose this neighborhood specifically for the architecture and location. We appreciate the mix of renters and home owners. However we worry about the expansion of VCU into the residential areas. Granting this permit to turn a single family home into high density apartments is an encroachment of VCU. We worry that our property value will decline as the city continues to allow such apartments.

Best regards,
Erin Jordan
106 North Lombardy Street
Richmond, VA 23220

Ebinger, Matthew J. - PDR

From: Charles Bleick [cfbleick@gmail.com]
Sent: Thursday, September 28, 2017 10:59 AM
To: Ebinger, Matthew J. - PDR
Subject: Special Use Permit for 1302 Floyd Avenue

Mr Ebinger,

It is my understanding that the owner of the property located at 1302 Floyd Avenue is attempting to secure a special use permit from the City to turn this Single Family property into 6 apartments. As a long time home owner residing around the corner at 110 N Harvie Street, I oppose this action because, for the lack of off-street parking, it could add 6 or more cars to the already over-crowded Zone 1 permit parking in the lower fan. It has also become evident in our neighborhood that the trash pick-up is a challenge for the city because there are no large dumpsters for apartment buildings resulting in overflowing trash cans. And, most importantly, the lower fan district does not need anymore absentee landlords who typically neglect their property and assume no responsibility for the behavior of their tenants. The fact that this property has remained vacant and neglected for such a long period of time suggests that the owner has little interest in preserving the unique residential community in this historic part of the city.

Charles Bleick
Mobile: 804 363 7181

Ebinger, Matthew J. - PDR

From: Millie Green [milliesalazargreen@gmail.com]
Sent: Thursday, August 31, 2017 3:47 PM
To: Theresa Moore
Cc: Ebinger, Matthew J. - PDR
Subject: Re: "No" to special use permit for 1302 Floyd Avenue

Thank you for writing such a thorough letter. Jim and I support you and agree with you 100%. We do not need any more multi-family dwellings in the Fan.

Jim and Millie Green

Millie Green, ABR
Realtor
Millie Green Team
RE/MAX Commonwealth

511 N. Meadow Street
Richmond, Virginia 23220

Office: (804) 612-2700
Mobile: (804) 218-4184
Fax: (804) 612-2710

Licensed in the Commonwealth of Virginia

On Aug 31, 2017, at 3:40 PM, Theresa Moore <theresa@theresamooreconsulting.com> wrote:

Dear Matthew,

I'm writing to request, respectfully, that the City deny the special use permit request for six apartments at the property at 1302 Floyd, which is currently zoned for single family.

The Fan is a wonderful place to live, work, and contribute to our community. Having more available single family homes for young professionals and families looking to locate in our city is much more beneficial than increasing the density of our already crowded neighborhood with additional (student) apartments.

VCU has done a great job elevating student housing opportunities along Broad Street and other routes, and I'm sure they will continue to do so. There are also many new, affordable apartment buildings that have recent come up in the area, most notably Scott's Addition.

Having more students in Fan houses does not give us the same return on investment as a single family dwelling. The residents of a single family home will more likely invest in the economic and social fabric of the community.

Thank you for considering my opinion, and I look forward to seeing you at the public hearing.

Kind regards,

Theresa

Theresa Moore, ACC, MSOD

1023 Park Avenue

Richmond, Virginia 23220

804.467.1636

@tmoore4221

www.theresamooreconsulting.com

Ebinger, Matthew J. - PDR

From: Theresa Moore [theresa@theresamooreconsulting.com]
Sent: Thursday, August 31, 2017 3:40 PM
To: Ebinger, Matthew J. - PDR
Subject: "No" to special use permit for 1302 Floyd Avenue

Dear Matthew,

I'm writing to request, respectfully, that the City deny the special use permit request for six apartments at the property at 1302 Floyd, which is currently zoned for single family.

The Fan is a wonderful place to live, work, and contribute to our community. Having more available single family homes for young professionals and families looking to locate in our city is much more beneficial than increasing the density of our already crowded neighborhood with additional (student) apartments.

VCU has done a great job elevating student housing opportunities along Broad Street and other routes, and I'm sure they will continue to do so. There are also many new, affordable apartment buildings that have recent come up in the area, most notably Scott's Addition.

Having more students in Fan houses does not give us the same return on investment as a single family dwelling. The residents of a single family home will more likely invest in the economic and social fabric of the community.

Thank you for considering my opinion, and I look forward to seeing you at the public hearing.

Kind regards,

Theresa

Theresa Moore, ACC, MSOD
1023 Park Avenue
Richmond, Virginia 23220
804.467.1636
@tmoore4221
www.theresamooreconsulting.com

Ebinger, Matthew J. - PDR

From: Dan Yochelson [dyochelson@yahoo.com]
Sent: Thursday, August 31, 2017 8:02 AM
To: Ebinger, Matthew J. - PDR
Cc: Bruce Nolte; Cmryochelson
Subject: [spam] 1302 Floyd Ave

Good morning Mr. Ebinger,

My wife, Cheri, and I live at 1303 Grove Ave. Our neighbor, Bruce Nolte, brought to our attention that the property at 1302 Floyd Ave will be petitioning the zoning department to be used as a 6 unit apartment building. Parking around us is challenging, and adding the potential for 12 visitor parking passes will make parking that much more difficult.

We are opposed to this permit request.
Thank you,
Dan

Sent from Yahoo Mail on Android