

# Church Hill Central Civic Association

April 29, 2019

Matthew J. Ebinger, AICP  
Secretary to the Planning Commission  
Department of Planning & Development Review  
900 East Broad Street, Room 500  
Richmond, Virginia 23219

RE: Special Use Permit for 1200 N 28<sup>th</sup> Street to Permit the Conversion of the Existing Building Located in M-1 Light Industrial into Multi-Family Dwelling Units (the "SUP")

Dear Mr. Ebinger:

As president of Church Hill Central Civic Association ("CHC"), I am writing to inform you of the position taken by members of CHC on the above-referenced SUP.

At our quarterly meeting held April 1, 2019, the members of CHC who were present heard from Mark Baker of Baker Development, who noted that the SUP is needed by the owner because multi-family dwelling use is not permitted in areas zoned M1.

The premise of CHC's voting is that we report all comments received based on proximity to the issue.

We received comments of support from CHC members in the following blocks: 32<sup>nd</sup> and P Streets, 1100 N 36<sup>th</sup> Street, 800 N 25<sup>th</sup> Street, 600 N 31<sup>st</sup> Street, 1200 N 24<sup>th</sup> Street, 500 N 33<sup>rd</sup> Street and 1400 N 29<sup>th</sup> Street.

We received the following specific comments from homeowners:

600 block of N 31<sup>s</sup> Street - "I agree with the other person [present at the meeting] who stated that this site could be enjoyed by the public vs residential. But it seems to be largely a matter of opinion. For what it's worth, I like the idea to recommend mixed residential / commercial space, as something that could serve the congregation across the street, honor the building history, and still provide residences."

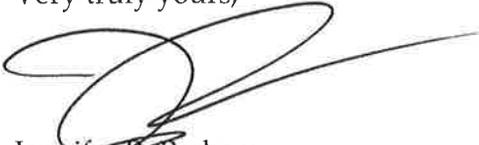
800 Block of N 25<sup>th</sup> Street - "Please include street trees and other appropriate landscaping wherever possible."

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Very truly yours,



Jennifer R. Parham  
President

cc: Mr. Mark Baker (via email)  
Mr. Charlie Wilson (via email)