

**Concerns regarding Special Use Permit Hearing - 1300 North 34th Street and 1304 North 34th Street - Ordinance No. 2026-061**

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**From** Babak Yaghmaei MPH <byaghmaei@hotmail.com>

**Date** Mon 4/6/2026 11:52 AM

**To** PDR Land Use Admin <dcdLandUseAdm@rva.gov>

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Hello,

I am writing to raise several concerns regarding the public hearing today for the special permit of 1300 North 34th Street and 1304 North 34th Street. I am the owner of 1318 North 34th Street that would be negatively impacted by this property development proposal. I would like my comments and feedback to be taken into consideration by the committee.

This development would increase traffic immensely. It would make the back alley very difficult to get in and out. Traffic flow on 34th Street and more so S street would be dangerous. Street Parking will become a nightmare as it is already at capacity.

The amount of units crammed into one property will render property values to decrease due to land and architectural being out of sync.

I recognize subject property owner wants to increase the revenue generation but this is not an appropriate answer.

A solution could be similar to what Churchill neighborhood has been doing for years which is take the plot of land and build attached townhomes similar in size to what exists throughout the city.

I firmly do not support this building proposal for 1300 North 34th Street and 1304 North 34th Street.

Sincerely,

Babak Yaghmaei

**Notice of Public Hearing**

**City of Richmond, Virginia – Planning Commission**

Notice is hereby given that the Richmond City Planning Commission has scheduled a public hearing open to all interested citizens, on **Tuesday, April 7, 2026**, at 6:00 p.m. in the 4th Floor Conference Room of City Hall, located at 900 East Broad Street, Richmond, Virginia, to consider the subject ordinance. Members of the public may attend and participate in the meeting in-person or online via Microsoft Teams.

The meeting will be streamed live online at the following web address: <https://richmondva.legistar.com/Calendar.aspx>. To listen to the meeting's live stream at the web address provided, find and click the link that reads, "In Progress", in the farthest right-hand column entitled, "Video". The agenda for the Richmond City Planning Commission meeting is accessible through the City's legislative website at the following web address: <https://richmondva.legistar.com/Calendar.aspx>. To view the agenda at the web address provided, find and click the link that reads, "Agenda", associated with the Planning Commission meeting listed in the calendar for the date referenced above. Instructions for accessing the meeting via Microsoft Teams will be provided on the agenda.

Interested individuals who wish to speak virtually at the Richmond City Planning Commission meeting will be given an opportunity to do so by following the "Public Access and Participation Instructions" attached to the Richmond City Planning Commission meeting agenda for the date referenced above. Citizens are encouraged to provide their comments in writing to [PDRI.LandUse/Administrator@rcva.gov](mailto:PDRI.LandUse/Administrator@rcva.gov) in advance of the meeting. All written comments received via email prior to 12:00 p.m. on the day of the Planning Commission meeting will be provided to the members of the Planning Commission prior to the beginning of the meeting and will be included in the agenda of the meeting. The person responsible for receiving written comments is Shatanna Trump, Secretary to the Planning Commission, (804) 646-7319.

The City Planning Commission conducts public hearings as required by the City and State Codes on special use permits, rezonings, community unit plans, institutional zoning matters, and other matters. The Commission considers each ordinance in order to forward a recommendation to the City Council. A motion is taken by City Council, and the Council is not required to follow the recommendations of the Commission. Copies of the full text of all ordinances are attached to the agenda for the Richmond City Planning Commission meeting.

**City of Richmond, Virginia - City Council**

Notice is hereby given that the Council of the City of Richmond has scheduled a public hearing open to all interested citizens, on **Monday, April 13, 2026**, at 6:00 p.m., in the Council Chamber on the Second Floor of City Hall, located at 900 East Broad Street, Richmond, Virginia, to consider the subject ordinance:

Interested citizens who wish to speak will be given an opportunity to do so. The full text of all ordinances is available by visiting the City Clerk's website at the City's Website at <https://www.rcva.gov/office-city-clerk>. Copies are also available for review in the Office of the City Clerk, City Hall, Second Floor, 900 East Broad Street, Suite 200, Richmond, VA 23219, from 8:00 a.m. to 5:00 p.m., Monday through Friday. For questions, please call the office at (804) 646-7955, option 3.

**Ordinance No. 2026-061 - Special Use Permit – 1300 North 34<sup>th</sup> Street and 1302 North 34<sup>th</sup> Street**

**PURPOSE:** To authorize the special use of the properties known as 1300 North 34th Street and 1302 North 34th Street for the purpose of up to two two-family detached dwellings, two single-family attached dwellings, and a single-family detached dwelling with garages for rent, upon certain terms and conditions.

**BACKGROUND:** The subject property is located in the Church Hill North neighborhood just south-west of the Oakwood Cemetery, in a R-5 Single-Family Residential District. Two-family dwellings are not permitted in the R-5 Single-Family Residential District. A Special Use Permit is therefore necessary to proceed with this request.

The City's Richmond 300 Master Plan designates the future land use for the subject property as Neighborhood Mixed-Use, which is defined as existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

*Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.*

*Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.*

*Secondary Uses: Large multifamily buildings (10+ units), retail/office personal service, institutional, cultural, and government*