



Ross Fick &lt;ross.fick@gmail.com&gt;

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**GPRA Letter of Conditional Support for SUP located at 3210 Chamberlayne Ave**

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Christina Shelor &lt;president@historicginterpark.org&gt;

Fri, Oct 23, 2015 at 9:35 AM

To: lisa.townes@richmondgov.com

Cc: chris.hilbert@richmondgov.com, ross.fick@gmail.com

October 23, 2015

Ms. Lisa Townes  
Liaison for The Honorable Chris A. Hilbert  
Councilman, Richmond City Council  
Richmond Northside 3rd Voter District  
Richmond City Council Executive Offices  
Richmond City Hall  
900 E. Broad Street, Suite 305  
Richmond, Virginia 23219

Dear Ms. Townes:

The Ginter Park Residents Association submits this letter of conditional support, pending final permit language, of a Richmond Zoning Special Use Permit Application seeking relief from current/existing Richmond Zoning Regulations that is being submitted by Mr. Ross Fickenscher regarding the real estate property located within the boundaries of the Ginter Park Neighborhood, at 3210 Chamberlayne Avenue in Richmond, Virginia.

The 3210 Chamberlayne Avenue property is currently zoned as R-48 and Mr. Fickenscher is requesting a Richmond Zoning Special Use Permit for use as RO-1, as provided for under Richmond Code of Ordinances (Laws) Chapter 114, ZONING: Article IV. DISTRICT REGULATIONS; DIVISION 13. RO-1 RESIDENTIAL-OFFICE DISTRICT; § 114-424.1 Permitted principal uses, part 6: as follows: "(6) Offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts; provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises nor shall the storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises;"

Our understanding is that Mr. Fickenscher requests this Special Use for utilization of the property as office space for his business (a small real estate development and management company that owns and manages adaptive-re-use multi-family properties throughout Virginia) and for the possibility of renting some of it as professional office space, as provided for under Richmond Code of Ordinances (Laws) Chapter 114, ZONING: ARTICLE IV. DISTRICT REGULATIONS; DIVISION 13. RO-1 RESIDENTIAL-OFFICE DISTRICT; § 114-424.1 Permitted principal uses, part 6.

In addition, Mr. Fickenscher is seeking relief from parking requirements as required by Richmond Code of Ordinances (Laws) Chapter 114 - ZONING; ARTICLE VII. - OFF-STREET PARKING AND LOADING REQUIREMENTS; DIVISION 2. - OFF-STREET PARKING REGULATIONS; § 114-710.1. - Number of spaces required for particular uses.

Our understanding is that said property has available unencumbered square footage that

would allow for approximately 12 parking spaces and that the proposed use would include no greater than 12 occupants.

Therefore, based on Mr. Fickenscher's proposed use of the property for professional office/s, the Ginter Park Residents Association conditionally supports his Richmond Zoning Special Use Permit Application, pending final Richmond Special Use Permit Language, as being compatible and complementary to the community. This conditional support was approved by the Ginter Park Residents Association Board of Directors during a regular meeting, held Tuesday, October 20, 2015.

Thank you very much for your kind consideration and assistance in this matter. Please let me know how I can be of further assistance.

Sincerely,

Christina Shelor  
President  
Ginter Park Residents Association Board of Directors

CC: The Honorable Chris A. Hilbert,  
Councilman, Richmond City Council  
Richmond Northside 3rd Voter District

Mr. Ross Fickenscher