

Peter Armstrong  
4501 Kensington Ave  
Richmond, VA 23221

December 15, 2017

Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219

RE: Support for Special Use Permit Application at 4410 Kensington Ave

To Whom It May Concern:

I have reviewed all renderings, drawings, and the proposal for the project at 4410 Kensington Avenue provided by the owner, Andy Daniel, and fully support the proposed changes.

Sincerely,

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

Peter Armstrong

Joe & Abigail Conley  
4406 Kensington Ave  
Richmond, VA 23221

December 15, 2017

Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219

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I have reviewed all renderings, drawings, and the proposal for the project at 4410 Kensington Avenue provided by the owner, Andy Daniel, and fully support the proposed changes.

Sincerely,

Handwritten signatures of Joe Conley and Abigail Conley. The signature for Joe Conley is on the left and the signature for Abigail Conley is on the right, both written in cursive.

Joe Conley

Abigail Conley

Sherry Yeatts  
4408 Kensington Ave  
Richmond, VA 23221

December 15, 2017

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Richmond, VA 23219

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I have reviewed all renderings, drawings, and the proposal for the project at 4410 Kensington Avenue provided by the owner, Andy Daniel, and fully support the proposed changes.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sherry Yeatts', is written over the printed name.

Sherry Yeatts

Brant Tullidge  
4502 Kensington Ave  
Richmond, VA 23221

December 15, 2017

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Richmond, VA 23219

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To Whom It May Concern:

I have reviewed all renderings, drawings, and the proposal for the project at 4410 Kensington Avenue provided by the owner, Andy Daniel, and fully support the proposed changes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brant Tullidge', with a large, stylized flourish extending from the end of the signature.

Brant Tullidge

**Subject:** Re: support for special use permit

**Date:** Sunday, December 10, 2017 at 11:00:46 AM Eastern Standard Time

**From:** Jeannie Welliver

**To:** Andy Daniel

**CC:** Andy Bennett

Andy,

Good morning the WCA typically stays out of residential development unless it were a sizable residential development change to the community. I wish you the very best, I think what's most important is to seek the support of your immediate neighborhood and your neighbors. One thing to think about with your bank is that if you do receive a non-conforming use for your property, meaning multifamily on your parcel, it is often very difficult to refinance your property because if your property were to burn down to past 60% of its value then you would have to go back to city council to reestablish your multi-family allowable use. I'm not here to discourage you I'm just trying to share some experience I have had with multi-family housing under special use permit because the banks are wary after you file your taxes using your multi-family status to refinance your multi-family acting property. In the city ordinance there is a rule that if special-use permit property is destroyed beyond 60% of its value you would have to go back to city council to reestablish your special use permit in order to reconstruct as is.

If you have some specific questions about this just so you understand the refinance rules you could contact William Davidson at Richmond [gov.com](http://gov.com) his name is Chuck Davidson he is in the zoning office and is the zoning administrator for the City of Richmond. His email is William. Davidson@richmond [gov.com](http://gov.com). Good luck with this and call me with any questions you may have or email me I'm at 646-7322.

Jeannie

On Dec 8, 2017 4:36 PM, "Andy Daniel" <[adaniel@vnephos.com](mailto:adaniel@vnephos.com)> wrote:

Hi Jeannie - My wife, Courtney, and I live in Colonial Place at 4410 Kensington. I wanted to reach out because we're planning to apply with the city for a special use permit so that we can construct a new office/in-law suite in part of our existing garage. Since our neighborhood is not zoned to normally allow this, they are requiring the permit and as part of the standard process, they're asking that we reach out to our neighborhood civic association. I took a look on the Westhampton Citizen's Association website and see that you're listed as the President. How could I go about providing further detail of our project and getting the associations support? As we're expecting our first child in April and I'm looking for a more private space for work (I currently work from home), we're hoping to submit our application with the city as soon as possible and would appreciate your expeditious reply. I can always be reached by email or by phone at [804-248-8597](tel:804-248-8597).

Thanks,

Andy