

Church Hill Central Civic Association

January 16, 2019

Matthew J. Ebinger, AICP
Secretary to the Planning Commission
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, Virginia 23219

RE: Special Use Permits for 3205 P Street, 700 N 31st Street and 1113 N 32nd Street (the
"Projects")

Dear Mr. Ebinger:

As president of Church Hill Central Civic Association ("CHC"), I am pleased to inform you that, following a meeting of CHC on January 7, 2019, at which Mark Baker of Baker Development Resources presented elevations, floor plans and site plans for each of the Projects, the members of CHC present unanimously expressed their support for the requested Special Use Permits for each of the Projects.

I do not have electronic copies of the elevations, floor plans or site plans we reviewed but trust that the final versions provided by Mark Baker to the Planning Commission will reflect the characteristics of those we reviewed.

Very truly yours,



Jennifer R. Parham, Esq.
President

cc: Mr. Mark Baker (via email)

Uma Nidmarty
3404 E. Broad St, Richmond, VA 23223
(804) 386-9997

July 11, 2019

To:

Matthew.Ebinger@Richmondgov.com
markbaker@bakerdevelopmentresources.com
DAVID.WATSON@RICHMONDGOV.COM

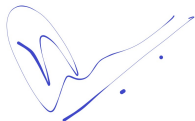
Dear Matthew, Mark and David:

My name is Uma Nidmarty and I own the property at 3404 E. Broad St. Richmond, Va 23223.

I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity.

Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better-quality development than might be developed by right. I look forward to seeing this project move forward.

Thank You



Uma Nidmarty

Watson, David F. - PDR

From: Justin Blessing <jblessing@outlook.com>
Sent: Wednesday, July 10, 2019 11:59 AM
To: Ebinger, Matthew J. - PDR; Watson, David F. - PDR;
markbaker@bakerdevelopmentresources.com
Cc: Matt Jarreau
Subject: SUP at 3205 P Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom This May Concern:

My name is Justin Blessing and I own the property at 512 N 26th St.

I support the request for a special use permit at 3205 P Street.

I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity. Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better-quality development than might be developed by right.

I look forward to seeing this project move forward.

Thank you,

Justin Blessing

Watson, David F. - PDR

From: Caitlyn Davies <daviescj@mymail.vcu.edu>
Sent: Wednesday, July 10, 2019 9:31 AM
To: Watson, David F. - PDR
Subject: 3205 P Street Project

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Mr. Watson:

My name is Caitlyn J. Davies and I own a historic property in Church Hill at 2818 East Marshall Street. I have had the chance to review the plans and believe that the project represents an appropriate development at 3205 P Street.

The design is consistent with our neighborhood and would be complementary to the historic nature of Church Hill if approved through the Special Use Permit process.

I appreciate the work of our Richmond Planners to consider and approve projects, like this P Street one, since the architectural design and quality building guaranteed through the SUP process assure it will be developed correctly.

I look forward to seeing this project move forward through your actions.

Sincerely,

Caitlyn Davies

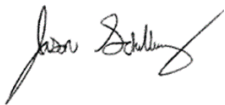
cjdavies@email.wm.edu

7/9/2019

To whom it may concern,

My name is Jason Schilling and I own the property at 3412 E Marshall St. I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity. Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better-quality development than might be developed by right. I look forward to seeing this project move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Schilling". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Jason Schilling

Watson, David F. - PDR

From: Rick Lugg <rickluggva@gmail.com>
Sent: Tuesday, July 9, 2019 5:19 PM
To: Watson, David F. - PDR; Ebinger, Matthew J. - PDR;
markbaker@bakerdevelopmentresources.com
Cc: Matt Jarreau
Subject: Support for SUP request at 3205 P St

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

My name is Rick Lugg and I own the property at 608 N 27th St. I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity. Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better quality development than might be developed by right. I look forward to seeing this project move forward.

Thank you for your consideration.

Rick Lugg
608 N 27th St
804-314-3979

Watson, David F. - PDR

From: Chris Yenson <yensonct@gmail.com>
Sent: Tuesday, July 9, 2019 5:31 PM
To: Ebinger, Matthew J. - PDR; Watson, David F. - PDR;
markbaker@bakerdevelopmentresources.com
Subject: 3205 SUP Support

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

My name is Chris Yenson, I live at 3008 P Street in Church Hill. I am contacting you to express my support for the Special Use Permit at 3205 P Street.

After reviewing the plans, I believe the project represents an appropriate, and needed, infill development for this location. The design of the new homes complement the character and historic lot pattern of the neighborhood. The construction of 8 new homes creates additional homeownership opportunities in a mixed-income community, increasing density and improving the streetscape, while growing the tax base.

Best,

Chris Yenson

Watson, David F. - PDR

From: Jeffrey Sampson <jsampson514@verizon.net>
Sent: Tuesday, July 9, 2019 6:36 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Subject: SUP Request for 3205 P Street

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

My name is Jeffrey Sampson and I own a new construction home at 625 N 27th St. I write to you in support of an eight home development that is planned at the intersection of 33rd and P Streets. I have looked at the developer's plans and I feel that this project represents an appropriate and exciting opportunity for this currently vacant location. The houses appear to be of high quality and will be consistent with neighborhood character and complementary to the rest of the neighborhood.

We moved to Church Hill in September 2017 and have observed with great interest the increasing number of new construction homes in the area. Many people who visit our home are shocked to hear that it is new construction as it blends in so well with the rest of the homes in the area. I believe that high quality, new construction housing developments, especially on currently vacant lots, will continue to improve our neighborhood's aesthetic appeal, property values, and our community's tax revenue base.

Sincerely,

Jeffrey Sampson

Miriam Airington-Fisher
3208 E. Broad Street
Richmond, Virginia 23223
(804) 824-8546
miriam.airington@gmail.com

July 9, 2019

To Whom It May Concern:

My name is Miriam Airington-Fisher and my husband, Michael Fisher, and I own the property at 3208 E. Broad Street. I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity. Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better quality development than might be developed by right. I look forward to seeing this project move forward.

Sincerely,



Miriam Airington-Fisher

7/9/19

To Whom It May Concern,

I have reviewed the plans for the eight home development at the cross-section of 33rd and P Streets. I am in favor of this project for a number of reasons. First, this type of infill development is ideal for the location. These particular lots are currently vacant and are not meeting their highest and best use. Secondly, the renderings and overall aesthetics match both the existing historic homes nearby and the various new construction, also nearby. Third, there is new construction directly across the street on 33rd, three newly constructed homes on the 3300 block of 33rd, and new construction around the corner on O St. This furthers my opinion that the development is appropriate and consistent with what's already happening in the immediate vicinity. Fourth, the plans indicate a modest square footage for the completed project, which should open them up to a myriad of potential buyers looking for affordable housing in the area, which has become increasingly difficult with prices soaring over \$500K in some cases. Finally, parking is a moot point at this location. This particular intersection is typically void of cars and there's very little traffic.

I previously resided in the neighborhood and own continue to own property at 920 N 27th St and 524 N 21st St. I have a vested interest in the neighborhood continuing to flourish with both new construction and with renovations.

I look forward to seeing this project move forward.

Best,

A handwritten signature in black ink, appearing to read "Ernie Chamberlain", followed by the date "7/9/19". The signature is fluid and cursive.

Ernie Chamberlain

Richmond City Resident

Watson, David F. - PDR

From: Sam Caputo <samvagurl324@gmail.com>
Sent: Tuesday, July 9, 2019 3:25 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR; Matt Jarreau
Subject: Support for SUP request at 3205 P Street

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Hello all,

My name is Samantha Caputo and I own the property at 619 N 28th Street.

I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity.

Parking is not an issue in the area and, despite the absence of an alley in this block and the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better quality development than might be developed by right.

I look forward to seeing this project move forward.

Best regards,

Samantha Caputo

Watson, David F. - PDR

From: AnnMarie Grohs <annmarie@bohostudios.com>
Sent: Tuesday, July 9, 2019 3:29 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Cc: Matt Jarreau
Subject: Support for SUP request @ 3205 P. Street - Church Hill

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon,

My name is AnnMarie Grohs and I am the owner of BOHO Studios, offering three fitness concepts nestled in some of Richmond's most famous neighborhoods. My Church Hill Cycle Studio is located at 24th & Marshall Streets. I've been a business owner in Church Hill since fall 2017.

I support the request for a special use permit at 3205 P Street. I've had a chance to review the plans and I think the project represents an appropriate infill development at this location. The dwellings will be consistent with neighborhood character in terms of design and would be complementary to the historic lot pattern in the vicinity. Parking is not an issue in the area and, despite the absence of an alley in this block, the proposed design appears to accommodate needed services such as refuse containers efficiently. Details such as variation in architectural design and quality building materials that will be guaranteed through the SUP process will ensure a better quality development than might be developed by right. I look forward to seeing this project move forward. I welcome all new residents to Church Hill and hopefully BOHO Studios.

AnnMarie Grohs
BOHO Studios
p: 804.355.1151
a: 329 N. 24th St. Richmond VA 23223
w: www.bohostudios.com e: annmarie@bohostudios.com

Watson, David F. - PDR

From: Philip O'Connor <oconnorpl@vcu.edu>
Sent: Tuesday, July 9, 2019 3:52 PM
To: Ebinger, Matthew J. - PDR; markbaker@bakerdevelopmentresources.com; Watson, David F. - PDR
Subject: SUP Request at 3205 P Street - Letter of Support

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To Whom It May Concern,

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I own property located at 608 N 28th St and have lived in the area since early 2013.?? Since then, I???ve seen many new projects take shape and have been pleased thus far.?? I???m writing today to support the request for a special use permit at 3205 P Street.?? I???ve since reviewed the plans and think it appropriate for the area.?? We have not have issues with parking and I don???t believe parking will be an issue for this project either.

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Thank you,

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Philip

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**Philip O???Connor | Executive Director, VCU College of Engineering Foundation | Corporate Relations,
VCU College of Engineering**

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601 West Main Street | West Hall 433 | Richmond, VA 23284-3068 | 804-828-9551 | oconnorpl@vcu.edu | [LinkedIn](#) and [Twitter](#) for VCU College of Engineering Updates

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3/15/19

To Whom It May Concern,

Cava Capital supports the 3205 P Street SUP request that is located across from 3301 P Street that is currently owned by Cava Capital. In reviewing this submitted SUP Cava feels it will remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area.

This SUP for 3205 P St will allow the quality assurances conditioned through the SUP to guarantee a higher quality development than might otherwise be developed by right. Cava Capital hopes that you will take our support into consideration in approving this SUP for 3205 P St.

Sincerely,

Frank Cava

