

September 3, 2014

City of Richmond
Zoning & Planning 900 E. Broad St. Room 110
Richmond, VA23219

To Whom It May Concern-

This letter is to offer support from Uptown Association, for the rezoning request made by Bruce Boykin for the property(ies) located at 1829-33 West Cary Street Richmond, VA. Bruce attended the Uptown Association meeting on September 2, 2014 to discuss the request to rezone 18-29-33 West Cary Street from R-7 to UB PO-3. After discussion with the Board of Directors of Uptown Association and a vote taken by the Board, we are supporting this request.

If you have additional questions, please do not hesitate to contact me at 804.691.1239 or email me at carol@nesbitsalon.net.

Regards-

Carol Nestor

President
Uptown Association

Bruce Boykin

From: Carol Nestor <carol@nesbitsalon.net>
Sent: Wednesday, September 03, 2014 2:38 PM
To: Bruce Boykin
Subject: Letter of Support
Attachments: RezoningBoykin.docx

Hi Bruce-

Attached is the letter of support. If you need anything additional, please let me know! Also, I am REALLY looking forward to your "make over" with the perm/frosting! We will be sure to post the before and after pictures for EVERYONE to see! :)

Carol Nestor
Nesbit Spa & Salon
2311 W. Main Street
Richmond, VA 23220
804.355.8775

Bruce Boykin

From: Ron Nixon <nixonron78@gmail.com>
Sent: Wednesday, September 03, 2014 3:43 PM
To: Bruce Boykin
Subject: Re: Rezoning?

Bruce,
Sorry if this is late. Very much do support you guys getting afore mentioned property rezoned!! Ps. you are much better off texting me anything time sensitive. As you can see I am a real slacker when it comes to checking email.....

Your friend,
Ron

On Thu, Aug 28, 2014 at 11:02 AM, Bruce Boykin <bhboykin@eckenterprises.com> wrote:

Ron,

I want to rezone 1829-33 West Cary Street from R-7 to UB PO-3, which is what the 1900 block of West Cary Street is zoned. Attached is a summary of this rezoning.

I am meeting with Your Neighbors Uptown Association on Tuesday night. If possible, could you please email me a response by Tuesday afternoon if you are in favor of this rezoning.

Thanks,

Bruce

Bruce H. Boykin, CPM®

Vice President/General Manager

Eck Enterprises, Inc.

1401 West Main Street

Richmond, VA 23220

Office: [804.381.5576](tel:804.381.5576)

Fax: [804.358.2695](tel:804.358.2695)

email: BHBoykin@EckEnterprises.com

Bruce Boykin

From: David Johannas <dave@johannasdesign.com>
Sent: Thursday, August 28, 2014 11:32 AM
To: 'Bruce Boykin'
Cc: 'Carol Nestor'; 'Markham, Lory P. - PDR'
Subject: RE: 1829-33 West Cary Street

I am not sure that I will be able to attend this Tuesdays Uptown meeting, but would like to express my support for the zoning extension for 1829-1833 West Cary St.

There have been significant changes since the original revitalization plan was rolled off the presses and 1996. The concept plans have been successful; however, the initial plans did not include the commercial on all four corners at Granby. I think it is incumbent upon us to look at the integrity of the original historic structure being discussed. The structure at the corner was originally built for commercial use at the street level and anchors the 1800 block.

I would greatly appreciate keeping its commercial character and use, and strongly support the UB-PO3 zoning extension.

With the arrival of Shindigz, this corner has become an even more vibrant location. I hope we continue to develop the vibrancy of the district.

Thank you for contacting me.

Respectfully,

Dave Johannas
Owner of 1901 West Cary Street.

From: Bruce Boykin [mailto:bhboykin@eckenterprises.com]
Sent: Thursday, August 28, 2014 11:06 AM
To: David Johannas
Subject: 1829-33 West Cary Street

David,

We want to rezone 1829-33 West Cary Street from R-7 to UB PO-3, which is what the 1900 block of West Cary Street is zoned. Attached is a summary of this rezoning.

I am meeting with Your Neighbors Uptown Association on Tuesday night. If possible, could you please email me a response by Tuesday afternoon if you are in favor of this rezoning.

Thanks,

Bruce

Bruce H. Boykin, CPM®
Vice President/General Manager
Eck Enterprises, Inc.
1401 West Main Street
Richmond, VA 23220

Office: 804.381.5576
Fax: 804.358.2695

email: BHBoykin@EckEnterprises.com
website: www.EckEnterprises.com

Bruce Boykin

From: Herb Coleman <herb@clachanproperties.com>
Sent: Tuesday, September 02, 2014 3:28 PM
To: Bruce Boykin
Subject: RE: 1829 - 1833 West Cary Street Rezoning

My company, Clachan properties, owns 17 single family homes on the 1800 block of Parkwood. As an owner in the immediate area, I felt that I should reach out and offer my support for the proposed rezoning of 1829-1933 West Cary Street to UB PO-3. I feel this zoning is more appropriate and represents a more consistent use for that area. Feel free to contact me with any question or concerns.

Thanks Herb Coleman

+++++

Herb Coleman
CEO, Clachan Properties, LLC
110 South 15th Street
Richmond, VA 23219
804-647-8099 – *cell*
804-358-7800, x104 – *office*
herb@clachanproperties.com – *email*

From: Bruce Boykin [mailto:bhboykin@eckenterprises.com]
Sent: Thursday, August 28, 2014 8:47 PM
To: Herb Coleman
Subject: Re: 1829 - 1833 West Cary Street Rezoning

Will do

Sent from my iPhone

On Aug 28, 2014, at 8:06 PM, Herb Coleman <herb@clachanproperties.com> wrote:

Bruce, I'd like to learn more about your proposal. I'm heading out of town tomorrow morning for a weekend of canoeing. I'll be in the car until about 9-10am. Can you call me on my cell in the AM to discuss?

+++++

Herb Coleman
CEO, Clachan Properties, LLC
110 South 15th Street
Richmond, VA 23219

804-647-8099 – cell

804-358-7800, x104 – office

herb@clachanproperties.com – email

From: Bruce Boykin [mailto:bhboykin@eckenterprises.com]

Sent: Thursday, August 28, 2014 11:08 AM

To: Herb Coleman

Subject: 1829 - 1833 West Cary Street Rezoning

Herb,

I want to rezone 1829-33 West Cary Street from R-7 to UB PO-3, which is what the 1900 block of West Cary Street and 1834 West Cary Street are zoned. Attached is a summary of this rezoning.

I am meeting with Your Neighbors Uptown Association on Tuesday night. If possible, could you please email me a response by Tuesday afternoon if you are in favor of this rezoning.

Thanks,

Bruce

Bruce H. Boykin, CPM®

Vice President/General Manager

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email: BHBoykin@EckEnterprises.com

website: www.EckEnterprises.com

Bruce Boykin

From: Agelasto, Parker C. - Council Member <Parker.Agelasto@richmondgov.com>
Sent: Thursday, August 28, 2014 4:19 PM
To: bhboykin@eckenterprises.com
Subject: RE: 1829-33 West Cary Street

Hi Bruce,

Thanks for your phone call today. Glad we had a chance to talk about this and other items. I plan to attend the Uptown meeting on Tuesday night. As I mentioned, I support the commercial use of the first floor of the building at 1833 W. Cary Street with residential apartments upstairs. It may be helpful to assess the parking requirements of that space without the Parking Overlay District versus with it. Also, I found your point about the lease to the Social Services building a good one that should be reiterated during the discussion.

All the best,
Parker C. Agelasto
Richmond City Council, 5th District

p.s. - this is my City email account

-----Original Message-----

From: Bruce Boykin [<mailto:bhboykin@eckenterprises.com>]
Sent: Friday, August 22, 2014 1:09 PM
To: Parker C. Agelasto
Subject: 1829-33 West Cary Street

Parker,

I would like to meet with you if you have time in the near future to discuss an issue. We want to rezone 1829-33 West Cary Street, old Groovin Gourmets, from R-7 to UB PO-3. This is a rezoning of parcels that are not currently compliant with zoning to compliancy just by sliding over the zoning district line.

Please let me know if you would like to meet at your office or if you have time to lunch.

Thanks,

Bruce

Bruce H. Boykin, CPMR

Vice President/General Manager

Eck Enterprises, Inc.

1401 West Main Street

Richmond, VA 23220

Office: 804.381.5576

Fax: 804.358.2695

email: <<mailto:BHBoykin@EckEnterprises.com>> BHBoykin@EckEnterprises.com

website: <<http://www.eckenterprises.com/>> www.EckEnterprises.com