

**From:** Christopher Perkins <cperkins@eckertseamans.com>  
**Sent:** Tuesday, December 29, 2020 5:26 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** PDR Land Use Admin  
**Subject:** RE: Libbie  
**Attachments:** IMG\_3933.jpg; IMG\_3934.jpg; IMG\_3921.jpg; IMG\_3937.jpg; IMG\_3922.jpg

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Jonathan, thanks for call yesterday. I also received the certified mail notice last night. I own the single-family residence (513 Libbie) to the left as you face the proposed project. I have two children who attend school at St. Catherine's and St. Christopher's. There is another single-family residence (515) to the left of me. And there is a single family residence (507) to the right of the proposed project.

As I indicated, I have serious concerns about the project, which as I understand it is to take two single family lots (509 and 511) and replace them with 14 attached townhouses (7 per side) running from the street to the back of the property. The project would have an obvious negative impact on my property both in terms of privacy and sunlight. I will have at least 4 and perhaps 5 units overlooking my backyard, and back deck, which my family uses frequently. And given the height of the project (which appears to be four stories), it will undoubtedly block the air and light into both my back and front yard, and through the windows on the south side of my residence. My dining room, kitchen, and family room all have windows facing south, and will now be blocked by such a large structure. I've attached some photos to help give you a better sense.

Second, the proposed density is much greater than is appropriate, in my view. I have lived in that house for 5 years. From my observation, the level of traffic on the block is approaching its maximum. 14 more units with an average of 4 people per unit would mean potentially 56 more people living on land designed for two families. That's much more traffic, exhaust, noise, trash, and activity than such a small property can handle. The property is better suited for the type of project currently being built one block over on Maple, where 4 single family residences are being constructed onto one lot. That project appears much more suitable for the surrounding neighborhood.

Moreover, the nature of the project is more suited for Libbie Mill or Short Pump. With all due respect to the developer, this type of project cannot simply be dropped into the middle of a block of single family houses. It strikes me that these types of projects are clustered together in much larger, more open spaces that can better accommodate the vehicles, people and related activity associated with something so large. The neighborhood, which has seen a tremendous amount of construction, has nothing like it. Many single family houses have been remodeled, or torn down and reconstructed. But no townhouses.

Please share my thoughts with the planning commission. I would invite the members to drive by this weekend. You can really get a better sense of the impact of this project by standing there in person. I'm happy to meet with them and they can see the view from my backyard and inside my family room.

Also, as we discussed, please send me a link to the video meeting on January 4<sup>th</sup>.

Thanks  
Chris



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**From:** Brown, Jonathan W. - PDR <[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)>  
**Sent:** Monday, December 28, 2020 4:04 PM  
**To:** Christopher Perkins <[cperkins@eckertseamans.com](mailto:cperkins@eckertseamans.com)>  
**Subject:** [External] RE: Libbie

Hi Chris,

I am available now until 5pm if you have questions. I will be in on Wednesday, all day as well.

**Jonathan W. Brown**  
Senior Planner  
Land Use Administration  
ADU Program Manager  
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**From:** Christopher Perkins [<mailto:cperkins@eckertseamans.com>]  
**Sent:** Monday, December 28, 2020 3:36 PM  
**To:** Brown, Jonathan W. - PDR <[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)>  
**Subject:** Libbie

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Hi Jonathan, Rich Saunders gave me your email. I live at 513 Libbie. A sign was recently placed next door (511 Libbie) indicating a zoning change was pending. I understand Eagle Construction is proposing to build townhomes. I would like the opportunity to speak with you about the proposed project. Please let me know a convenient time.

Thanks and happy holidays.

