

Church Hill Central Civic Association

July 23, 2019

VIA EMAIL TO Matthew.Ebinger@richmondgov.com

Mr. Matthew Ebinger
Secretary to the Planning Commission
Department of Planning and Development Review
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: Special Use Permit Request for 1213 and 1215 N 32nd St. (the "Request")

Dear Mr. Ebinger:

As a spokesperson for Church Hill Central Civic Association ("CHC"), I am writing to inform you of the position taken by members of CHC on the above-referenced Request.

The applicant's representative, Mr. Mark Baker of Baker Development Resources, presented this application to the CHC during their quarterly meeting on Monday July 1, 2019. Overall, it is our understanding that the applicant is seeking a special use permit to construct two two-story dwellings that would be 13.5' wide and have 1.5' side yard setbacks given the narrow 15' lot widths in relation to the dimensional requirements in the R-6 Zoning District.

The premise of CHC's voting is that we report all comments received based on proximity to the issue. Moreover, out of fairness for all opinions expressed, our voting is not a strict up-or-down voting process. **Therefore, this letter is neither a letter of support nor is it a letter of opposition.** Instead, what you will find is a summary of comments sorted by those in greatest proximity to the matter.

We surveyed our membership and received three comments of support from CHC members who live or own property in the following blocks: 1200 block N 32nd St, 3000 block Q St, and 600 block N 31st St.

All comments were supportive of the project and did not contain any substantive comments as it relates to the standards for reviewing special use permit applications.

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If I can be of any other assistance, please let me know. I can be reached via mobile phone at (434) 825-0353.

Take care,

J. David Conmy

Church Hill Central

cc: Mr. Mark Baker (via email)
Mr. Charlie Wilson (via email)