



Woodland Heights Civic Association
PO Box 8866
Richmond, VA 23225

April 30, 2023

Alyson Oliver, ACP
Matthew Ebinger, AICP
Department of Planning and Development Review
Land Use Administration Division, City of Richmond
900 E. Broad St. Room 511
Richmond, VA 23219

Dear Alyson and Matthew:

Joseph Lawson presented a request for support from the Woodland Heights Civic Association (WHCA) for a Special Use Permit (SUP) at 310 W. 31st St. The plan was presented on August 4, 2022 to the WHCA general membership.

Our general membership voted in support of the request and does not oppose a zoning variance to build the multifamily dwelling containing up to 19 units as proposed in the plans shared with our membership.

We appreciate their consideration of our neighborhood and community members, and we wish Joseph and his team the best as they move forward with their plans. Please don't hesitate to reach out if you have any questions.

Sincerely,

A. Dawn Rosenberg
President, Woodland Heights Civic Association

From: [Martha Yates](#)
To: [PDR Land Use Admin](#)
Subject: Ordinance No. 2023-118 Special Use Permit for 310 West 31st Street
Date: Monday, May 1, 2023 9:56:00 AM

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Attn: Alyson Oliver, Secretary to the Planning Commission

Dear Ms. Oliver

I am providing my comments on the above mentioned subject because I live at 405 West 32nd street within 200 feet of the above property. There is a large actively attended church directly across the street in front of my house. The church has no parking lot and congregants park throughout the neighborhood including around or close to the above mentioned property.

When we met with developers to discuss their vision of rehabbing the property to turn it into rental apartments, we voiced our concerns about parking.

We also have a building near 31st and Semmes that 3 of our houses share an alley. The building houses a meeting and event type of business where participants drive and park their cars to participate in their activities. They do have a small parking lot but we get the overflow on our street.

With the addition of 19 households on 31st Street, it is very important to us as neighbors and part of a relatively quiet community that the developers provide at least one parking space for each apartment.

Whoever rents these apartments will more than likely have a car and will need a place to park. I have lived in places where parking is inadequate and witnessed people fighting over parking spots.

I strongly urge the Commission to consider and only approve the permit providing the developers keep their initial promise to build parking space for each apartment.

Thank you.

Martha Yates
405 Westv32nd Street