



August 7, 2018

Church Hill Ventures, LLC PO Box 14144

Richmond, Virginia 23225

Re: 1715 & 1717 Maury Street - Request for a Special Use Permit

David Watson,

Church Hill Ventures is committed to improving life, security, commerce and property in Manchester, Blackwell and Swansboro neighborhoods. CHV owns the vacant properties at 1715 and 1717 Maury Street. We are excited to tell you about a new project we are planning that will have a positive impact on the neighborhood. CHV is requesting the city grant a special use permit for this new project.

First, the property at 1717 has a house that is beyond repair. This dilapidated house will be removed to allow for the new project. Currently, this block of Maury Street is zoned R-7. This allows for two family dwellings. Since CHV owns these two adjacent lots, we propose placing two townhouses on the adjoining property line along a common wall. Zoning notes a 3'-0" setback on each side yard of a structure. Since we want to build on the property line, we need to ask the city for a special use permit. The advantage to building on the common property line is:

1. A shared common wall allows for better economy of construction that will reduce the construction cost and make the townhouses more affordable for residents of the community.
2. We can also more than double the side yard space to the neighbors. It's important to note this new arrangement also includes 6 new parking spaces accessed from the alley. That is 2 additional parking spaces than required.

The new duplexes are compatible with the surrounding residential styles in the area. The existing houses are a combination of single and two-family dwellings. At the corner of 17th and Maury are a series of four-unit buildings waiting to be rehabilitated.

The new duplex units will only contribute to the safety, health and morals and general welfare of the community as the rents for these units will be above the typical rents now being charged in the neighborhood.

There are six off-street parking places being provided on site. On street parking is not allowed in this block so that there will be no added congestion on the areas streets, roads alleys or other public ways and places.

The four new units will be located on existing lots with a boundary line adjustment to equalize the two lots. There will be no additional hazards from fire, panic or other dangers as this new construction will be infilling one vacant lot and replacing one badly deteriorated dwelling.

As duplexes are currently allowed by zoning in this area the Special Use Permit will not cause overcrowding of land or and undue concentration of population.

The new residents may use the local school several blocks away. Unfortunately no public parks or playgrounds are close by. Again, as stated above since duplexes are allowed by zoning there will be no adverse affect or interference with water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, nor will the new structures interfere with adequate light and air.

These significant improvements to the vacant properties at 1715 and 1717 Maury Street keeps this a strong, healthy community. We look forward to your responses.

Yours Truly:

A handwritten signature in blue ink, appearing to read 'D. Scherotter', with a long horizontal flourish extending to the right.

Daniel H. Scherotter, Culinary Director,
Development and Property Manager,
Owner's Representative
Church Hill Ventures (415) 572-1969