

From: [Brown, Jonathan W. - PDR](#)
To: [Oliver, Alyson E. - PDR](#)
Cc: [Ebinger, Matthew J. - PDR](#)
Subject: FW: Objection to Ordinance no. 2023-136
Date: Monday, May 15, 2023 12:25:03 PM
Attachments: [image001.png](#)
[image003.png](#)
Importance: High

FYI: Just received from nearby resident..

Jonathan W. Brown
Senior Planner
804-646-5734
jonathan.brown@rva.gov
rva.gov/planning-development-review
900 E. Broad St., Room 511, Richmond, Va. 23219-1907

How am I doing? Please contact my supervisor matthew.ebinger@rva.gov

From: Alan Marr <alan@bramblypark.com>
Sent: Monday, May 15, 2023 12:19 PM
To: Brown, Jonathan W. - PDR <Jonathan.Brown@rva.gov>
Subject: Objection to Ordinance no. 2023-136

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Hello Mr. Brown,

We just spoke on the phone regarding Ordinance no. 2023-136: Special Use Permit for 1700 N 21st street.

I would like it on record that I object to this Special Use permit.

I have been out of town from the morning of Tuesday May 9th to the morning of Sunday May 14th.

There was no mail in my mailbox when I left town. When I returned I found a Notice of public hearing regarding this Special Use permit with a post date of May 4th.

Additionally, when I went to look for a posted notice what I found was a sign laying face down on the ground on the side of the property in question and not in front. When I stood it up it appeared that the sign had just been leaning on a fence.

These together constitute a lack of notification to residents.

I have spoken with multiple neighbors this morning that when told what was being planned were also opposed. Given more time I can provide a petition with signatures to prove as much.

Furthermore,

In regards to the specifics of the Special Use Permit:

These structures will diminish the surrounding property value.

The requests are due to multiple violations of City Zoning and Ordinance Conditions.

All three new lots will be under requirements on lot size. Two of the lots will be severely under

requirements. One will be less than 42% of the required lot size. The other will be less than 40% of the required lot size.

The lot width will be barely 50% of the required width.

The lot dwellings are proposed to be less than 48% and 40% of the required distance from the street and that is at their furthest point on a slanted street.

The lot coverage is also above the allowable coverage area.

It is stated that these houses are within the style of other houses in the area. This is absolutely false. Please provide another example of houses in this immediate area that are crammed into lots in this fashion.

This appears to be a money grab by developers and definitely not something that is in the best interest of the community. Rather, this type of development is exactly the type of thing that is detrimental to the continued positive development of the area.

Thank you,

Alan Marr

General Manager

alan@bramblypark.com

Brambly: 804.406.5611

Cell: 804.721.7410

From: [Troy Kingsbury](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); ["William Gillette"](#); ["Charlie Wilson"](#); markbaker@bakerdevelopmentresources.com
Subject: 1700 N 21st St SUP
Date: Friday, May 26, 2023 7:23:59 AM

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To Whom It May Concern,

I own a property that borders the above-mentioned property, and I have reviewed the proposed plans/site layout and I'm in strong favor of it. I think it can contribute to the area immensely. The design is a fresh look, and the off-street parking is much needed. Overall new projects like this are much needed to continue to grow Church Hill. I'm 100% in favor and this project has me strongly considering doing a major renovation on my property. I hope this project gets approved.

Troy Kingsbury

804-551-0901

From: [Andy Beach](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Subject: 1700 N 21 Street SUP
Date: Friday, May 26, 2023 7:26:34 AM

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I've reviewed the proposed plans and site layout and think that the project that's being applied for is quite sharp and will contribute to the streetscape and façade of the block and surrounding areas. The larger back yards and off street parking for both units is nice to see. The historical cues of the cornice line and hardie plank siding with the larger windows and covered front porches do really fit into the neighborhood. The additional new neighbors will be welcome and will help continue to populate this section of Church Hill. The additional sidewalk and street trees will also connect the residents and give some dimension. I hope this project gets approved. Thank you for your time"

Andy Beach | CEO



2120 Staples Mill Rd. Suite 200

Henrico, VA 23230

c. 804.212.6515

e. abeach@urbancoreva.com

From: [Ernest Chamberlain](#)
To: [Charlie Wilson](#); [Mark Baker](#); will@bakerdevelopmentresources.com; [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Subject: 1700 N 21st - SUP consideration
Date: Friday, May 26, 2023 8:34:44 AM

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Good morning,

I'm writing to express my strong approval for the SUP under consideration for the development at 1700 N 21st St. As an owner in the neighborhood, this is exactly the type of development that we welcome to the area. I have reviewed the plans and the proposed homes are very much in line with the aesthetic of the surrounding area. The large backyards and off-street parking are attractive. The incredible lack of housing inventory in the city of Richmond combined with the influx of new folks moving to the area are among the numerous reasons that this project should be approved.

I truly hope this project is approved without delay.

Best,

Ernie Chamberlain
Richmond City Resident

Sent from my iPad

From: [Kyle Hoffer](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); [William Gillette](#); [Charlie Wilson](#); [Mark Baker](#); [Matt Jarreau](#)
Subject: 1700 N 21St Street - SUP
Date: Friday, May 26, 2023 9:59:04 AM

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I've review the proposed plans and site layout and think that the project that's being applied for at 1700 N 21St is quite sharp and will contribute to the streetscape and façade of the block and surrounding areas. The larger back yards and off street parking for both units is nice to see. The historical cues of the cornice line and hardie plank siding with the larger windows and covered front porches do really fit into the neighborhood. The additional new neighbors will be welcome and will help continue to populate this section of Church Hill. The additional sidewalk and street trees will also connect the residents and give some dimension. I hope this project gets approved. Thank you for your time, Best,

--

Kyle Hoffer
Watchtower Homes
804-486-0386
3912 Seminary Ave Richmond VA 23227



5/31/2023

To Whom It May Concern,

After reviewing the proposed plans for 1700 N. 21st St. and the site layout, I believe that the project will contribute nicely to streetscape, facade of the block and the surrounding neighborhood. The large backyards and off street parking are a big plus for the area. The historical details, Hardie plank siding, larger windows and covered front porches are in line with the surrounding homes. Additional neighbors will be a positive for both the neighborhood and the city's tax base. The added sidewalk and street side trees will enhance the area as well. I hope that the city approves this project, thank you for your time in this matter.

Patrick Kemp

From: [David Steiger](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Cc: will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com; markbaker@bakerdevelopmentresources.com
Subject: Letter of Support for 1700 N 21st SUP
Date: Wednesday, May 31, 2023 11:30:12 AM

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Good Morning,

David Steiger here, I'm a Church Hill resident & have owned a home in the neighborhood since the summer of 2020 and I'm thrilled with all the continued development in the neighborhood!

Reaching out today to voice my support for the SUP proposed for 1700 N 21st Street. The projected site layout that's being applied for is high quality and will undoubtedly contribute to the look and feel of the block and surrounding areas. The larger back yards and off street parking for both units is nice to see given all the development in the area. The historical style of the cornice line and hardie plank siding with the larger windows and covered front porches do really fit into the historic feel of the neighborhood & they are nearly weatherproof vs several of the older wooden homes that are deteriorating rapidly. The additional new neighbors will be welcome and will help continue to populate this section of Church Hill that is in greater need of development vs other areas of the neighborhood.

The additional sidewalk and street trees will also connect the residents and give some dimension.

I hope this project gets approved! The only person complaining about this project is upset he was outbid for the house @ 1700 N 21st, so he's putting up a fight to stop any additional development "If I can't have it no-one else can is his mentality."

Please approve this project, if you want to continue to see the area develop in a positive light!!

Thank you,

David Steiger
(571) 477-5611

From: [Nancy Kuehl](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com; markbaker@bakerdevelopmentresources.com
Subject: 1700 N 21st - SUP Approval
Date: Wednesday, May 31, 2023 9:48:50 AM
Importance: High

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Hello to all included in this email!

My husband and I own several properties in Church Hill, some of which are located a couple of blocks from this proposed project.

We have had the opportunity to review the proposed plans and site layout for the project being applied for at 1700 N 21st St. and are writing to say that we support the project. We believe it will contribute to the streetscape and facade of the block and surrounding areas with historically influenced details like larger windows, covered front porches, cornice line and HardiePlank siding and will fit nicely into the neighborhood. It is also great to see that both units will have larger backyards and off-street parking.

The addition of new neighbors to help populate this section of Church Hill, along with the added sidewalk & street trees can only help to connect the residents and improve the area overall.

We support this project and hope to see it approved!

Thank you for your time,

Nancy Kuehl Traylor and Bryan Traylor

From: [Daniil Kleyman](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Cc: will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com; markbaker@bakerdevelopmentresources.com
Subject: Letter of support: 1700 N. 21st St SUP
Date: Tuesday, May 30, 2023 1:05:25 PM

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Good afternoon. I wanted to write a quick letter of support for this Special Use Permit submission. I've reviewed the plans and the site layout and think this is a great use of excess land to create more much-needed housing in this area.

This project will contribute positively to the streetscape and fits in quiet nicely into the surrounding neighborhood and the immediate block. Covered porches, off-street parking, new sidewalks and trees are all nice touches that will be welcomed here.

Thank you,

Daniil V. Kleyman
True Vision Analytics, LLC
Evolve Development, LLC
www.EvolveDevelopmentInc.com
804-991-4111 (cell)

From: [Gray Gilchrist](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Cc: will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com; markbaker@bakerdevelopmentresources.com
Subject: 1700 N 21st ST SUP
Date: Tuesday, May 30, 2023 9:35:04 AM

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Hello,

I hope that you are well.

I have reviewed the proposed plans and site layout for 1700 N 21st Street and think that the project that's being applied for. The project is aesthetically appealing and will contribute to the street scape and façade of the block and surrounding areas. The larger back yards and off street parking for both units is nice to see. The historical cues of the cornice line and hardie plank siding with the larger windows and covered front porches do really fit into the neighborhood. The additional new neighbors will be welcome and will help continue to populate this section of Church Hill. The additional sidewalk and street trees will also connect the residents and give some dimension.

I hope this project gets approved.

--

Sincerely,

Gray Gilchrist
(540) 293-3975

05-28-23

RE: 1700 N. 21st Street

To whom it may concern,

After reviewing the proposed plans for 1700 N. 21st Street, I believe the project is a well thought out design. It is a pleasant fit for a unique site. The architectural detail, cornice, large windows, siding and charming front porches, will fit right in with Richmond's old neighborhoods. It has a generous amount of parking, which is always a PLUS! ...and backyards too. It will complete that odd corner in a curb appealing way, while the new sidewalk and trees will join the neighborhood together. More homes are needed around here, and this will be a wonderful addition. I support this project and hope it gets approved.

Thank you,

Jason Clark

From: [PATRICK LUDDEN](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Subject: 1700 N. 21st Street, Richmond
Date: Monday, May 29, 2023 1:19:04 PM

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To whom it may concern:

I've reviewed the proposed plans and site layout and think that the project that's being applied for is quite sharp and will contribute to the street scape and façade of the block and surrounding areas. The larger back yards and off street parking for both units is nice to see. The historical cues of the cornice line and hardie plank siding with the larger windows and covered front porches do really fit in to the neighborhood. The additional new neighbors will be welcome and will help continue to populate this section of Church Hill. The additional sidewalk and street trees will also connect the residents and give some dimension. I hope this project gets approved. Thank you for your time.

Regards,

Patrick Ludden
3118 e broad st
richmond, va 23223
804.539.5790

From: [Jay Burton](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Cc: will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com
Subject: 1700 N 21st ST Proposed Project
Date: Monday, May 29, 2023 12:49:15 PM

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Richmond City Staff:

As proud residents of the Church Hill area, we have carefully reviewed the proposed plans and site layout, and we believe that the project being applied for is truly impressive. It will undoubtedly enhance the overall appearance and charm of the block and its surrounding areas. We are particularly pleased to see the inclusion of larger backyards and off-street parking for both units. Moreover, the historical elements such as the cornice line and hardie plank siding, complemented by the larger windows and covered front porches, truly harmonize with the existing neighborhood aesthetics.

We warmly welcome the arrival of new neighbors through this project, as it will contribute to the ongoing growth and vitality of this section of Church Hill. The additional sidewalk and street trees are also commendable additions that will not only bring the residents closer together but also add a sense of depth and beauty to the surroundings.

We earnestly hope that this project receives the necessary approval. We appreciate your time and consideration in this matter.

Regards,

Julie and John Russo Burton
703-651-6842

Sent from my iPhone

From: [Jennings Whiteway](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com; markbaker@bakerdevelopmentresources.com
Subject: 1700 N 21st Street
Date: Saturday, May 27, 2023 6:47:59 PM
Attachments: [1700 N 21st St - 2023 01-11 - SUP Comment Response 02.pdf](#)

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Greetings,

I wanted to reach out regarding this project up for approval. I've reviewed these proposed plans /site diagrams, and think it's a solid project that will contribute to the surrounding area and façade of the block. The larger back yards and off street parking is a really huge plus to see here. The historical detailing with hardie plank siding with the larger windows and covered front porches really suit our historic neighborhood and new neighbors helping to populate this section of Church Hill would be wonderful. The additional sidewalk and street trees will also connect the residents and give some dimension.

I really hope this one gets passed!

Thank you for considering it.

Jennings Whiteway

From: [Ed Fendley](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#)
Subject: Please approve 1700 N 21st Street Special Use Permit
Date: Friday, May 26, 2023 8:18:18 PM

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Dear Mr. Ebinger, Ms. Oliver, and Mr. Brown,

Brauers and Richmond need more housing!

So I was very happy to see the proposal for new homes on the oversized and under-used property at 1700 North 21st Street.

Our son lives nearby in the 1500 block of North 19th Street, and my wife and I live in Church Hill. We love the Brauers neighborhood. We hope only to see more homes, investment, and people there. This would make a very nice, walkable neighborhood even better, and provide more opportunities for people to live in and enjoy the city.

The homes as proposed in the Special Use Permit application seem to me to be well-designed, appropriate to context, and with a nicely traditional scale and orientation. I hope and expect that my wife and I and my son will be able to welcome two new households of good people who will be happy to live there!

I ask you and reviewing commissions and committees to give the proposal every consideration and "get to yes". Richmond and Brauers will be better for it!

Thank you,
Ed Fendley
2218 E. Grace Street #201
386.281.2316
EdFendley@gmail.com

From: [Madgar, Sophia](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); [Newbille, Cynthia I. - City Council](#); [City Clerk's Office](#); [Patterson, Samuel - City Council Office](#)
Cc: [troykingsbury@hotmail.com](#); [charlie@bakerdevelopmentresources.com](#); [will@bakerdevelopmentresources.com](#); [markbaker@bakerdevelopmentresources.com](#); [david.steiger3@gmail.com](#); [Alan Marr](#); [tim.d.mcculloch@gmail.com](#)
Subject: 1700 N. 21st St - SUP_ Ord. No. 2023-136:
Date: Thursday, June 1, 2023 5:53:16 PM
Attachments: [Public Comment \(1\).pdf](#)
Importance: High

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Hi – My name is Sophia McCulloch and reside with Alan Marr, the adjacent neighbor to Mr. Gibbs. The initial intention was to message only RVA officials and Baker Development but felt compelled to copy Mr. Kingsbury & Mr. Steiger per their unwaveringly support.

Reading the chain of “local support and approval” is baffling. Working in CRE has afforded me resources, along with sound advice, so I pose a few questions / comments.

None of these citizens reside on 21st street, or neighboring blocks, NOT one. Church Hill is a very large district, persons saying they have “lived in Church Hill for years” is irrelevant. What is relevant is every person (or neighbor for lack of a better term) has signed in DISAPPROVAL for this SUP. Those signatures comprise of long standing locals whom own their home. These are the ones that matter, the ones that are effected, not Mr. Gibbs’s pals that live in Henrico or chain of connections through Baker Development. Furthermore, most of these supporters are in Real Estate or Development, clearly there is skin in the game. That’s OK.

Lets talk morals, obligations, and Real Estate 101. Myself and 1 other neighbor received notice via US mail, post marked May 4th and May 9th. That is not adequate time per notice regulations for the City. Baker Development or any other involved parties did NOT notify the true surrounding neighbors. The application was submitted back in October of 2022 – you are telling me May is the best you can do to communicate to the effected citizens? This was hidden purposely, as they know issues would have arose with this unlawful development. In Commercial Real Estate, we would never do business with a company thats unwilling to be transparent. This development is unlawful, it is spot zoning. City language makes this term very vague on purpose, I now see why. The plans are permitted for R6. We live in R5. That is spot zoning.

Below you will find Henrico & Richmond residents, whom wrote in support of this development. Again, none are adjacent neighbors and should be considered irrelevant; the “N/A” persons were unsearchable per my resources (perhaps AI)?

But the most irrelevant patrons are David Steiger & Troy Kingsbury.

Mr. Kingsbury, DOES NOT “border the above-mentioned property”. Unless he resides in his mother’s basement or a box, he is a liar.

Mr. Steiger (my personal favorite) is a liar as well. There was no bid, nor is there a fight to stop additional development, just the one overlooking our residence. I find your note immature, laughable, and fact less. We both welcome development, but not when an unlawful dwelling is overlooking our private, residential yard. Up against our private, residential fence. David, who are you, I would like to meet you? Your grammar is poor but seems you are proficient in siding and window treatments...

I will pull every connection, every resource available to me, to ensure that there is a lawful and moral outcome. We actually have meaningful relationships with our surrounding neighbors. I welcome you to speak with each, if you truly care about the growth in Church Hill. The only thing that is transparent, is the end game for a few individuals.

- Troy Kingsbury – Owner @HighHoos / Real Estate Investment Firm
- Andy Beach – Principle @UrbanCore / Real Estate Development
- Ernest Chamberlain – Realtor @ Hometown Realty
- Kyle Hoffer – Owner @Watchtower Home and Construction
- Patrick Kemp – Camp counselor...
- David Steiger – Property Manager @Virginia Premier Investments
- Nancy Kuehl – N/A
- Daniil Kleyman – Real Estate Investor @Evolve Development
- Gray Gilchrist – Territory Manager @Ferguson Enterprises
- Jason Clark - N/A
- Patrick Ludden – Executive Assistant

We look forward to the City Council meeting. Thanks, Sophia

Sophia McCulloch Madgar | JLL
Associate, Brokerage
tel +1 804 200 6433
sophia.madgar@jll.com
License #: VA-0225258398



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From: william.rivercityrenovations.com
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com; markbaker@bakerdevelopmentresources.com
Subject: 1700 N. 21st St.
Date: Tuesday, June 6, 2023 9:02:57 AM

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June 5th, 2023

To whom it may concern,

After reviewing the plans for 1700 North 21st street, I found the project to be in keeping with the surrounding area's architecture style. The eave details and porches fit well into the Brauers Lane corridor. The off-street parking works well and will be welcomed by potential owners/tenants. I think this will be a welcome addition to this part of Church Hill. If approved, this should encourage more growth in the neighborhood. Adding sidewalks and trees is always good: adding shade and walk-ability to the area. I hope to see more projects like this being approved. Thank you for your time.

William Lewis
Owner of River City Renovations
Native Richmonder

From: [MMaynes AB](#)
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); [will@bakerdevelopmentresources.com](#); [charlie@bakerdevelopmentresources.com](#); [markbaker@bakerdevelopmentresources.com](#)
Cc: [matt@georgeva.com](#)
Subject: 1700 N. 21st
Date: Tuesday, June 6, 2023 9:46:51 AM

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Morning,

I have reviewed the proposed plans and site layout and think that the project that's being applied for is quite sharp and will contribute to the street scape and façade of the block and surrounding areas. The larger back yards and off street parking for both units is nice to see. The historical cues of the cornice line and hardie plank siding with the larger windows and covered front porches do really fit in to the neighborhood. The additional new neighbors will be welcome and will help continue to populate this section of Church Hill. The additional sidewalk and street trees will also connect the residents and give some dimension.

Hope the project is approved and appreciate your time. Thanks.

Mike Maynes
Atlantic Beacon Realty
3101 Cutshaw Ave.
Richmond, VA 23230
804.640.8235

From: william.rivercityrenovations.com
To: [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#); [Brown, Jonathan W. - PDR](#); will@bakerdevelopmentresources.com; charlie@bakerdevelopmentresources.com; markbaker@bakerdevelopmentresources.com
Subject: 1700 N. 21st St.
Date: Tuesday, June 6, 2023 9:02:57 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

June 5th, 2023

To whom it may concern,

After reviewing the plans for 1700 North 21st street, I found the project to be in keeping with the surrounding area's architecture style. The eave details and porches fit well into the Brauers Lane corridor. The off-street parking works well and will be welcomed by potential owners/tenants. I think this will be a welcome addition to this part of Church Hill. If approved, this should encourage more growth in the neighborhood. Adding sidewalks and trees is always good: adding shade and walk-ability to the area. I hope to see more projects like this being approved. Thank you for your time.

William Lewis
Owner of River City Renovations
Native Richmonder