

**From:** Scjorlinz <scjorlinz@gmail.com>  
**Sent:** Sunday, July 17, 2022 9:29 AM  
**To:** david.watson@rva.gov  
**Cc:** Addison, Andreas D. - City Council; Brown, Whitney H. - City Council Office; Watson, David F. - PDR; Roakes, Raymond A. - PDR  
**Subject:** 215/217 Roseneath questions

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Mr. Watson,

Below are questions Mr. Ebinger said you could help answer before Planning meeting.

Thank you,  
— Sheila

On Jul 15, 2022, at 4:19 PM, Ebinger, Matthew J. - PDR  
<[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)> wrote:

In regards to the property at 215/217 Roseneath, the foundation has been laid for the second building behind the original homes. Is the new building considered an "addition" because it is connected to the original homes by a breezeway? I am not sure what the meetings are about if the foundation for the new building has already been laid.

In the plans the 'breezeway' between the front building (entrance facing Roseneath, back door into breezeway) and back building (entrance facing Temple Beth El parking lot in alley and backdoor into breezeway) exits directly into the alley used by cars & trucks to get to Roseneath. The new building is right on the alley, no variance, so when someone steps out of the breezeway into the alley they are going to step right where the cars, garbage truck, recycling truck come through. Given the parking is behind the buildings, this seems very dangerous to me for the people living in the building facing Roseneath.

I had talked to the developer at the beginning of the project when I saw him in the alley. Nice man. He said he was applying for SUP to add an addition to the existing homes. There are a lot of additions being added to these old homes. I was happy he was going to spruce up the property and take down the garages that

were probably a place for rats. But, I had not seen the plans and did not realize the 'addition' was actually a second building.

Do the plans include making sure the water runoff does not flood the alley and back yards on Hanover? Flooding of yards was a problem before the city regraded the alley. 215/217 Roseneath had a lot of yard to absorb water, which is not the case now. The alley will probably need to be regraded afterwards, is the developer responsible for that?