

Church Hill Central Civic Association

April 29, 2019

Matthew J. Ebinger, AICP
Secretary to the Planning Commission
Department of Planning & Development Review
900 East Broad Street, Room 500
Richmond, Virginia 23219

RE: Special Use Permit for 1101 Oakwood Avenue (the "SUP") - Amended and Restated
Comments

Dear Mr. Ebinger:

As you may recall, Church Hill Central Civic Association ("CHC") submitted a letter on February 25, 2019, which contained one negative comment in response to an email I sent to members of CHC regarding the proposed SUP (see letter attached).

On April 1, 2019, Mark Baker of Baker Development presented this project at an actual meeting of the members of CHC. In response to comments by CHC members that night, the developer of the project agreed to add a third parking space off of the alley behind the property as part of the development, and the homeowner who previously opposed the SUP has now expressed full support for the SUP, as did the other CHC members present.

In keeping with the tenets of CHC to report all comments and their proximity to the project, those who expressed support for the SUP at the April 1 meeting include homeowners located in the following blocks: 32nd and P Streets, 1100 N 36th Street, 800 N 25th Street, 600 N 31st Street, 1200 N 24th Street, 500 N 33rd Street and 1400 N 29th Street.

Very truly yours,



Jennifer R. Parham, Esq.
President

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

Church Hill Central Civic Association

February 25, 2019

Matthew J. Ebinger, AICP
Secretary to the Planning Commission
Department of Planning & Development Review
900 East Broad Street, Room 500
Richmond, Virginia 23219

RE: Special Use Permit for 1101 Oakwood Avenue (the "SUP")

Dear Mr. Ebinger:

As interim president of Church Hill Central Civic Association ("CHC"), this letter is to inform you that, following an email to CHC's members on February 13, 2019, I have received only one comment regarding the above-referenced SUP.

In keeping with the tenets of CHC to report all comments and their proximity to the project, the comment received on this project was from a member located in the 1100 Block of N 36th Street. Here is the comment, as presented:

"As an overall concept I am not in support of this project give the additional congestion i believe it will bring. The lot, which I pass multiple times a day, is too narrow to accommodate setbacks required (which i feel are appropriate to prevent overcrowding of space and present for safety reasons). While there is precedence for narrower setbacks, the existing homes are much older and built when the setback requirement did not exist.

Parking - if the intent is for the duplexes to be purchased, then I would anticipate potentially 4 cars at the residence - there is not currently enough street parking on that block to accommodate the 2 cars that will not have parking spaces."

Very truly yours,



Jennifer R. Parham, Esq.
President

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