

Virginia Realty Ventures, LLC

2314 W. Main Street
Richmond, VA 23220

9886

March 8, 2018

Joseph Gahan
203 W. Blake Avenue
Richmond, VA 23225

RE: Proposed Subdivision of 3151 Moody Avenue

Dear Mr. Gahan:

In 2016, Virginia Realty Ventures, LLC (VRV) acquired the vacant and dilapidated house at 3151 Moody Avenue, and in 2017 proudly opened the renovated duplex to new residents. Attached are photographs showing the before and after views of the house. We hope you are as pleased with the outcome as we are. In addition to the Moody property, VRV also owns two other duplexes in the neighborhood which have also been recently renovated.

We wish to continue our revitalization efforts within this well located and important neighborhood by subdividing the Moody lot, and building a new duplex on the additional land. Attached for your review is a copy of a survey showing line approximating where we would like to subdivide the lot, as well as the estimated location of where the new house would be built. Also enclosed are the elevation and floor plans of what we propose to build. We plan to incorporate Hardiplank, LP SmartSide or other similar high-quality siding material, which along with the elevation, will allow our proposed new home to complement the existing architectural fabric of the neighborhood.

To achieve this goal, the City of Richmond requires that we discuss our plans with nearby neighborhood homeowners, and ultimately obtain approval from City Council. We have already had preliminary discussions with Amy Robins in Councilman Parker Agelasto's office (646-5724), and Leigh Kelley with the City Planning Department (646-6384). We have worked with both Mr. Agelasto and Mr. Kelley on a previously successful subdivision in this council district.

We hope that we will be able to win your support for these plans, and would like to invite you to join us on Tuesday March 27, 2018 at 5:00 p.m. at the Westover Hills Library (1408 Westover Hills Boulevard) to meet us in person, and discuss this subdivision proposal in greater detail. We look forward to seeing you then if you care to attend.

Best regards,

J. Mark Slack
Co-managing member

Andrew Fuqua
101 W. 32nd Street
Richmond, VA 23225

Chas Allen
103 W. 32nd Street
Richmond, VA 23225

Beverly Cobb and Michelle Edwards
105 W. 32nd Street
Richmond, VA 23225

Chelsea Lahmers
111 W. 32nd Street
Richmond, VA 23225

Floyd and Ernestine Simmons
113 W 32nd Street
Richmond, VA 23225

James Farmer
115 W. 32nd Street
Richmond, VA 23225

Elyse M. Bates
3152 Moody Avenue
Richmond, VA 23225

Patty Fowkes
3154 Moody Avenue
Richmond, VA 23225

Vivian Faulkner
3156 Moody Avenue
Richmond, VA 23225

Melvin Wall Sr.
3158 Moody Avenue
Richmond, VA 23225

Julie Faye
3160 Moody Avenue
Richmond, VA 23225

Cornelius Harris
3162 Moody Avenue
Richmond, VA 23225

Deborah Hubbard
5 W. Blake Avenue
Richmond, VA 23225

Northstar Development
7 W Blake Avenue
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Lorraine Mc Cullen
101 W. Blake Avenue
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Alt address: 4 Brodziak Rd. Denville NJ 07834

Betty Free and Forcythia Pegram
200 W Blake Avenue
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Tim and Ginnetta Smith
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Bettina Pamplona
202 W. Blake Avenue
Richmond, VA 23225

Joseph Gahan
203 W. Blake Avenue
Richmond, VA 23225

Carolyn Mabry
102 W Blake Avenue
Richmond, VA 23225

3151 MOODY AVENUE – TWO 3BR / 1BA APARTMENTS

BEFORE

AFTER



Front elevation – note concrete steps to porch



Front elevation – concrete spalling repaired



Side elevation – note concrete steps to porch



Side elevation – concrete spalling repaired



Rear elevation – note wooden side steps



Rear elevation – note side steps removed



Foundation repair – east side
(note two helical piers)



Foundation repair – north side
(note two more helical piers)

3151 MOODY AVENUE – TWO 3BR / 1BA APARTMENTS

UPSTAIRS UNIT

BEFORE

AFTER



Former front "office" – now kitchen
(note center window now removed)

New kitchen with granite/stainless



Bath

Bath



Living Room

Living Room