

Brown, Jonathan W. - PDR

From: Lora Jacobsen [lora.jacobsen@verizon.net]
Sent: Friday, March 17, 2017 10:20 AM
To: Brown, Jonathan W. - PDR; Robins, Amy E. - City Council Office; Agelasto, Parker C. - City Council; robert hickman; Ebinger, Matthew J. - PDR
Subject: Regarding the Proposed Special Use Permit for 3138 Grayland Ave
Attachments: Analysis of 3138 Lot Split and Proposed 3136 New Construction.pptx; ATT00001.htm

Good morning,

I want to thank all of you for your engagement on my concerns regarding the proposed Special Use Permit to split the lot at 3138 into two lots, one of which – 3136 – would be for new construction.

I especially need to thank Mr. Brown for providing the plans accompanying the application and also Mr. Ebinger who took time from his busy day to discuss the proposal and the process.

Mr. Ebinger and I agreed on almost everything:

- He notified me that the proposed new building would **not be compliant** with the current R-5 zoning ordinances for five feet side yard setbacks but would be consistent with the older structures on the block.
- I pointed out that **all existing new construction on the block was compliant** with current zoning ordinances for five feet side yard setbacks.
- Mr. Ebinger agreed that was the case but said that was because there was plenty of room on those parcels to follow the ordinances, but there was **no room on the proposed lot to follow current code.**

I absolutely agreed with everything stated. We respectfully disagreed on what happens next. The current ordinances were designed to protect the citizenry from archaic building practices – my house was built in 1923 -- that infringed on privacy and represented a fire hazard to existing structures, but even more than that – **it is the law.**

I am looking to the City of Richmond and the Richmond City Council for the protection of that law. I hope that wherever there is a dispute between landowners that the city will give weight to following the law rather than allowing it to be circumvented.

Additionally the new structure would go right through my existing power lines causing a disruption to my service as well as my property.

I have attached analysis compiled from the statistics of the proposed new building in comparison to both other new construction and the older structures on the 3100 block of Grayland Ave. All of the information is pulled directly from the current City of Richmond website except for statistics from Mr. Johnson's plan on the proposed structure at "3136" which were provided by Mr. Brown. This analysis will show that the proposed construction is not consistent with the design or lot usage of either old or new existing construction. I ask that the City of Richmond consider this information when they are considering Mr. Johnson's proposal.

I will be using this document and the statistics outlined herein when the public hearings are conducted on whether or not the zoning ordinances should be upheld, as well as in neighborhood and media communications.

I know this is a long process, and I very much appreciate everyone's time and assistance as we navigate this journey.

With Thanks,
Lora Jean Jacobsen

3134 Grayland Ave
Richmond, VA 23221

An Analysis of the Existing Construction of the 3100 Block of Grayland Ave and the Proposed 3138 Lot Split and 3136 Lot and Construction

Analysis Compiled by Lora Jean Jacobsen

Current City Zoning Ordinances for R-5*

- The proposed construction would not be compliant with current zoning ordinances including for side yard setbacks of five feet.
- All other recent construction on the 3100 block of Grayland Ave is compliant with current law.

Please Note: 3109 Grayland Ave was built on the location of a previous building. The west side maintains the older setback and the east side is compliant with current code.

Sec. 30-410.5. Yards.

Yard regulations in the R-5 single-family residential district shall be as follows:

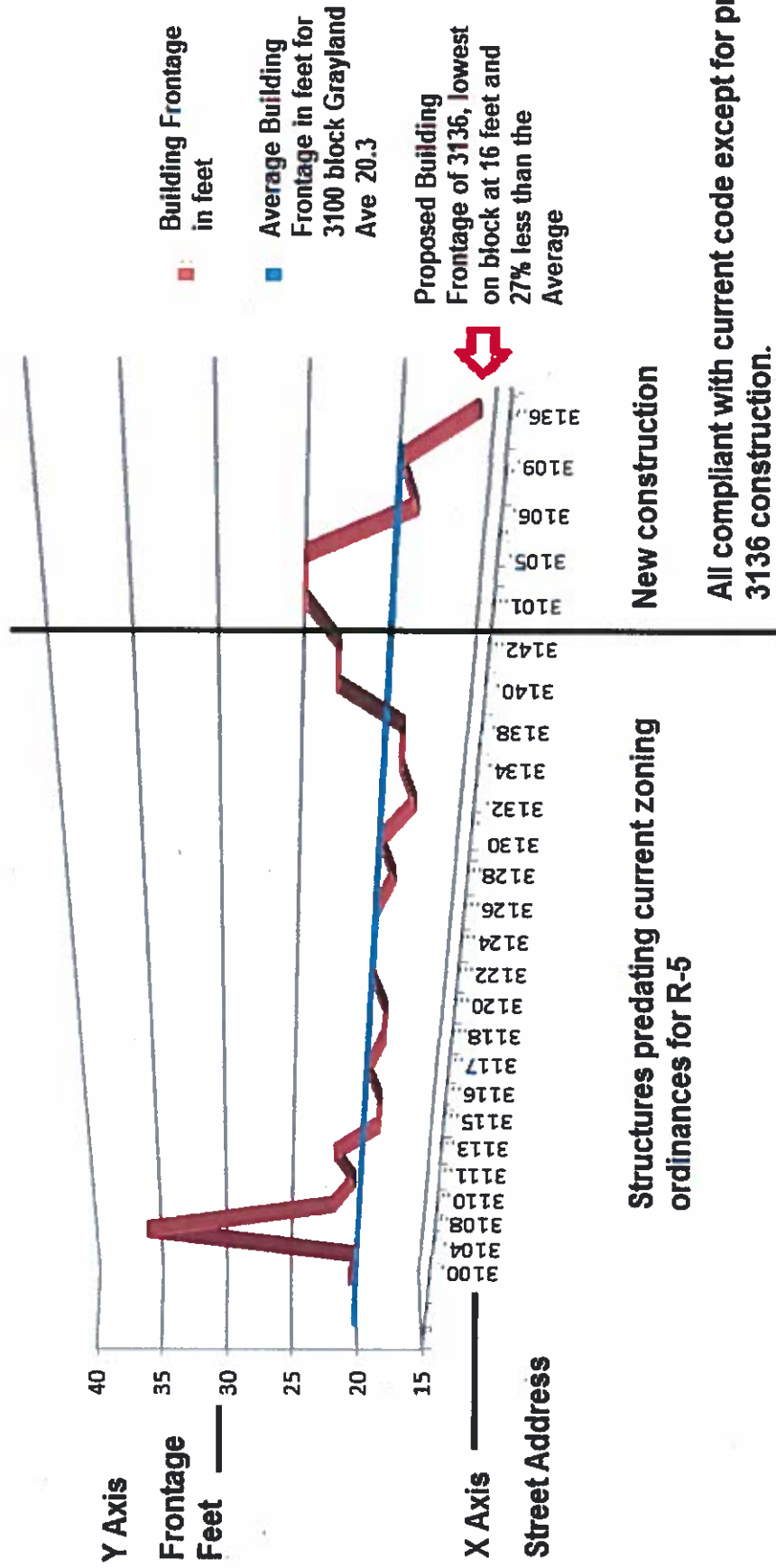
- (1) *Front yard.* There shall be a front yard with a depth of not less than 25 feet (see article VI, division 4, of this chapter).
- (2) *Side yards.* There shall be side yards of not less than five feet in width (see article VI, division 4, of this chapter).
- (3) *Rear yard.* There shall be a rear yard with a depth of not less than five feet (see article VI, division 4, of this chapter).

*Sources are current City of Richmond website records

Comparison of Proposed Building Frontage Size *

The below chart shows a comparison of the building frontages for existing old and new construction for the 3100 block of Grayland Ave to the proposed construction at far right.

- Proposed building frontage of 3136 is 16 feet – the smallest on the block and 27% less than the average frontage of 20.3 feet for all construction, both newer and older.

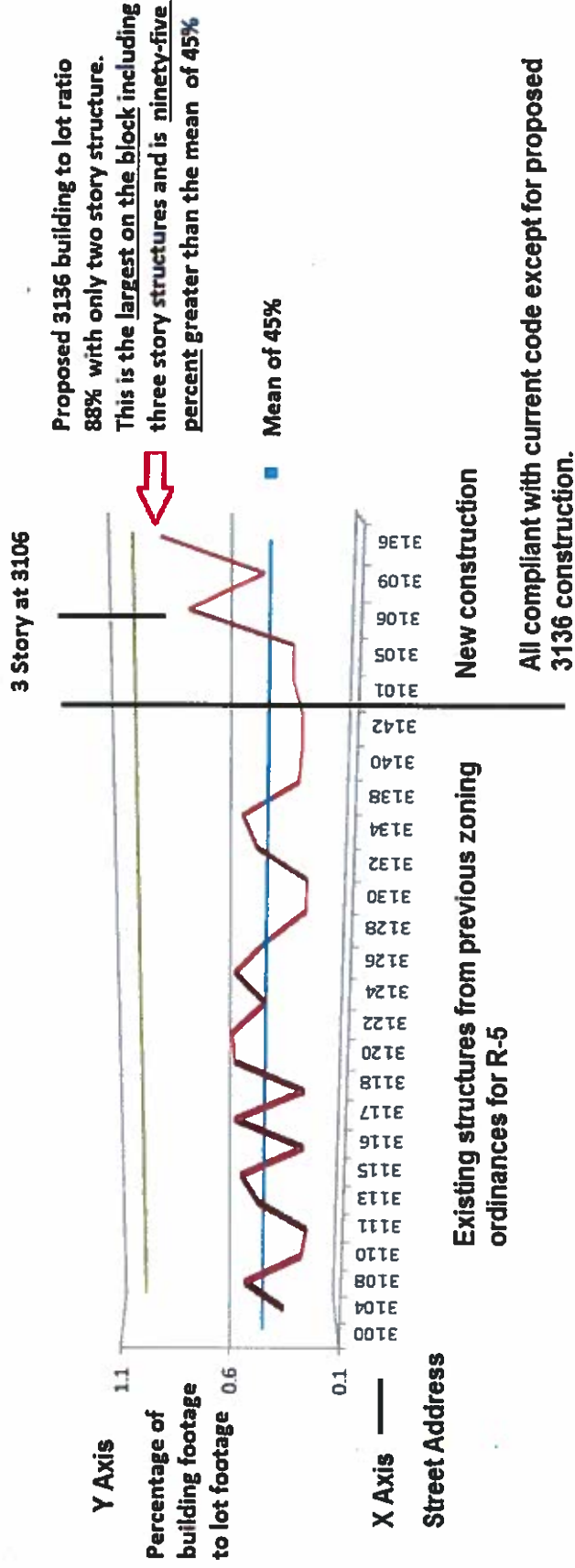


*Sources are current City of Richmond website records and plans submitted to the City of Richmond by Mr. Johnson.

Percentage of Building Square Footage [All Floors] to Lot Square Footage*

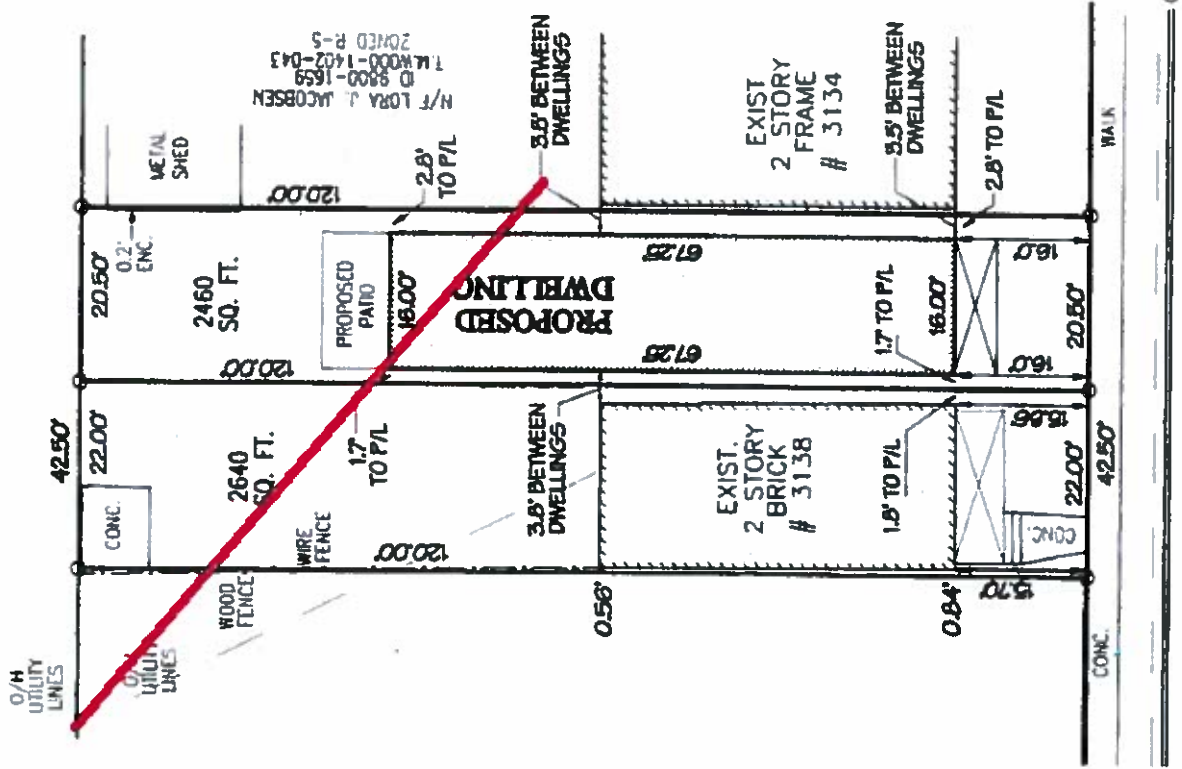
The below chart is a comparison of the percentage of square footage of each building [all floors] on the 3100 block of Grayland Ave to the square footage of the corresponding lot against the new proposed construction on the far right.

- The average building to lot square footage ratio is 45%.
- Proposed 3136 building to lot ratio is **88%**. This is the largest on the block and ninety-five percent greater than the mean of 45%.



*Sources are current City of Richmond website records and plans submitted to the City of Richmond by Mr. Johnson.

Power Lines and the Proposed 3136 Building*



New proposed construction at 3136 would interrupt existing power lines at adjacent 3134 Grayland Ave, representing a disruption in service and a potential fire hazard as well as requiring service conducted on that adjacent property.

**Sources are plans submitted to the City of Richmond by Mr. Johnson.*

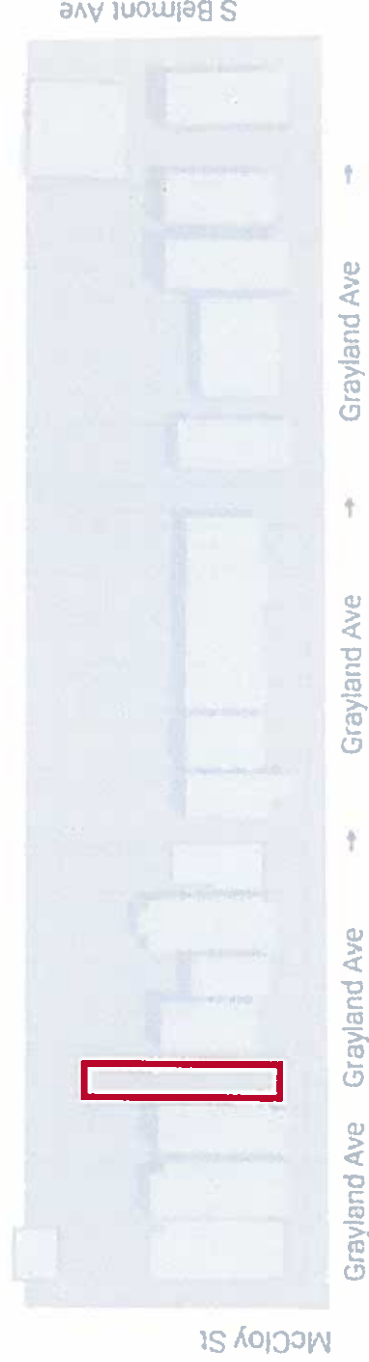
GRAYLAND AVENUE
50' R/W

Conclusions

The splitting of the 3138 lot and proposed structure at 3136:

- Would be the only new structure on the 3100 block of Grayland that is not compliant with City Zoning Ordinances for R-5
- Would be the narrowest building on the block by 27%
- Would have more building square footage per lot square footage by 95% higher than the existing average
- Would infringe on power lines to existing property at 3134 Grayland Ave

We respectfully ask the city to decline to consider the Special Use Permit.



Appendix*

Data for charts on Slides 3 and 4

	House Number	Lot Square Footage	Building Square Footage	Ratio	Frontage Size
Older Construction	3100 Grayland	4800	1682	0.350417	20.5
	3104 Grayland	3000	1598	0.532667	20
	3108 Grayland	6000	1596	0.266	36
	3110 Grayland	3000	748	0.249333	22
	3111 Grayland	3101	1465	0.472428	20.5
	3113 Grayland	3000	1660	0.553333	22
	3115 Grayland	2532	690	0.272512	19
	3116 Grayland	2220	1292	0.581982	19
	3117 Grayland	3214	880	0.273802	20
	3118 Grayland	2220	1292	0.581982	19
	3120 Grayland	2280	1358	0.595614	19
	3122 Grayland	3000	1360	0.453333	20
	3124 Grayland	3000	1756	0.585333	20
	3126 Grayland	3000	1360	0.453333	20
Newer Construction	3128 Grayland	3000	690	0.23	19
	3130 Grayland	3000	830	0.276667	20
	3132 Grayland	2400	1176	0.49	18
	3134 Grayland	2700	1476	0.546667	19
	3138 Grayland	5100	1638	0.32	19
	3140 Grayland	3000	928	0.309333	23
	3142 Grayland	3000	928	0.309333	23
	3101 Grayland	4800	1680	0.35	25
	3105 Grayland	4800	1680	0.35	25
	3106 Grayland	3000	2310	0.77	19
Proposed Construction	3109 Grayland	3232	1520	0.470297	20
	3136 Grayland	2460	2152	0.874797	16

*Sources are current City Website records and plans submitted to the City of Richmond by Mr. Johnson.

The Office of the Honorable Parker C. Agelasto
Richmond City Council
900 East Broad Street, Suite 305
Richmond, VA 23219

Dear Mr. Agelasto,

I am writing to you regarding the proposed Special Use Permit to split the property at 3138 Grayland Ave into two lots.

There is no room at this location to build a house according to current city ordinances for five feet side yard setbacks.

I respectfully ask you to vote against this request for the protection of the Fifth District citizens of Richmond.

Please enforce the City of Richmond codes.

Sincerely,

Signature



Printed Name

DAVID ZEMLAN

Address in Fifth District

3213 GARRETT ST. RICHMOND, VA 23221

Email or Phone Number

DavidZemlan@gmail.com

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Please enforce the City of Richmond codes and decline this Special Use Permit.

Sincerely,

Signature

EARLIE O JONES III

NOEL E NICHOLS

Printed Name

3133 PARKWOOD AVE 23221

Address in Fifth District

EARLIEJN@GMAIL.COM 358 9909

Email or Phone Number

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Signature



Printed Name



Address in Fifth District



Email or Phone Number

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Sincerely,



Signature

Kathryn Stracene

Printed Name

2912 Idlewood Ave Apt 8 Richmond, VA 23221

Address in Fifth District

Stracene Ave - 0114

Email or Phone Number

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Printed Name

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Email or Phone Number

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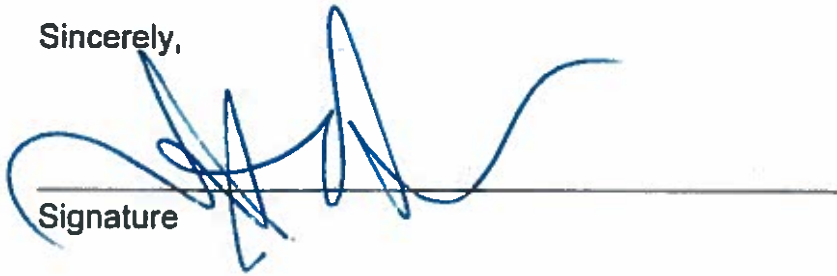
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Sincerely,



Signature

MATTHEW AGELASTO

Printed Name

3009 DOUGLAS OAK ROAD RVA, 23221

Address in Fifth District

AGELASTO@GAMC.COM

Email or Phone Number

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Richmond City Council
900 East Broad Street, Suite 305
Richmond, VA 23219

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Sincerely,



Signature

Phillip Travis Maynard

Printed Name

2914 Idlewood Ave, Apt 3 Richmond, VA 23221

Address in Fifth District

an:n804804@gmail.com

Email or Phone Number

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Sincerely,


Signature

Demetrios Tsipitsis
Printed Name

3004 Idle wood Ave Richmond VA 23221
Address in Fifth District

703 276-2761
Email or Phone Number