



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**BOARD OF
ZONING APPEALS**

May 13, 2025

Amanda and William Loy
1023 West 45th Street
Richmond, VA 23225

Baker Development Resources
530 East Main Street, Suite 730
Richmond, VA 23219
Attn: Mark Baker

To Whom It May Concern:

RE: BZA 15-2025 (CONTINUED FROM MAY 7, 2025 MEETING)

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 4, 2025 at 1:00 PM** in the 5th Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a lot split and building permit to construct a new single-family (detached) dwelling at 1023 WEST 45th STREET (Tax Parcel Number S006-0374/005), located in an R-5 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **757 783 363#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2025 drop-down, click meeting details for June 4, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at Chuck.Davidson@rva.gov for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 15-2025
Page 2
May 13, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary
Phone: (804) 240-2124
E-mail: Roy.Benbow@rva.gov

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Chambers Glenn P & D Charleen
1200 Taylor Ave
Richmond, VA 23225

Hendrick Elizabeth S
1201 W 45th St
Richmond, VA 23225

Hodgins Llc
2125 Buford Rd
Richmond, VA 23235

Kegley Lee Pearson
23 N Lombardy St
Richmond, VA 23220

Kitchen David E & Michele D Cox
1010 Taylor Ave
Richmond, VA 23225

Manuse Molly R
1016 W 45th St
Richmond, VA 23225

Mccormack Jill M
1022 W 45th St
Richmond, VA 23225

Miller Brian B And Caylyn H
1019 W 45th St
Richmond, VA 23225

Peaslee Lawrence R Jr & Joan W
4105 Crestwood Rd
Richmond, VA 23227

Phillips Michael J
1025 W 45th St
Richmond, VA 23225

Sayles Randall E & Sharon K
1014 W 45th St
Richmond, VA 23225

Smith Steven R & Sims Michael A
1200 W 45th St
Richmond, VA 23225

Stephen E Doak And Susanne N Chrysler
1014 Taylor Ave
Richmond, VA 23225

Stump Lori
2435 N Broad St
Commerce, GA 30530

Zayas Paul And Davis Caitlin Elizabeth
1012 W 45th St
Richmond, VA 23225

Property: 1023 W 45th St **Parcel ID:** S0060374005**Parcel**

Street Address: 1023 W 45th St Richmond, VA 23225-
Owner: LOY AMANDA & WILLIAM S
Mailing Address: 1023 W 45TH ST, RICHMOND, VA 2322500000
Subdivision Name : FOREST HILL TERRACE
Parent Parcel ID:
Assessment Area: 180 - Westover Hills Annx/First Hill Pk
Property Class: 120 - R Two Story
Zoning District: R-5 - Residential (Single Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2025
Land Value: \$92,000
Improvement Value: \$297,000
Total Value: \$389,000
Area Tax: \$0
Special Assessment District:

Land Description

Parcel Square Feet: 10000
Acreage: 0.2296
Property Description 1: FOREST HILL TERRACE PTL2-4 B8; 0100.00X0100.00 0000.000
State Plane Coords(?): X= 11777635.499996 Y= 3713714.561831
Latitude: 37.51799921 , **Longitude:** -77.48376597

Description

Land Type: Residential Lot B
Topology:
Front Size: 100
Rear Size: 100
Parcel Square Feet: 10000
Acreage: 0.2296
Property Description 1: FOREST HILL TERRACE PTL2-4 B8; 0100.00X0100.00 0000.000
Subdivision Name : FOREST HILL TERRACE
State Plane Coords(?): X= 11777635.499996 Y= 3713714.561831
Latitude: 37.51799921 , **Longitude:** -77.48376597

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2025	\$92,000	\$297,000	\$389,000	Not Available
2024	\$92,000	\$276,000	\$368,000	Not Available
2023	\$92,000	\$286,000	\$378,000	Not Available
2022	\$77,000	\$260,000	\$337,000	Not Available
2021	\$70,000	\$228,000	\$298,000	Not Available
2020	\$70,000	\$219,000	\$289,000	Reassessment
2019	\$70,000	\$197,000	\$267,000	Reassessment
2018	\$70,000	\$176,000	\$246,000	Reassessment
2017	\$70,000	\$174,000	\$244,000	Reassessment
2016	\$45,000	\$177,000	\$222,000	Reassessment
2015	\$45,000	\$173,000	\$218,000	Reassessment
2014	\$45,000	\$173,000	\$218,000	Reassessment
2013	\$45,000	\$173,000	\$218,000	Reassessment
2012	\$45,000	\$186,000	\$231,000	Reassessment
2011	\$45,000	\$194,000	\$239,000	CarryOver
2010	\$45,000	\$194,000	\$239,000	Reassessment
2009	\$45,000	\$193,600	\$238,600	Reassessment
2008	\$45,000	\$185,500	\$230,500	Reassessment
2007	\$45,000	\$176,700	\$221,700	Reassessment
2006	\$25,600	\$176,700	\$202,300	Reassessment
2005	\$23,100	\$163,600	\$186,700	Reassessment
2004	\$23,100	\$132,500	\$155,600	Reassessment
2003	\$22,000	\$126,200	\$148,200	Reassessment
2002	\$20,000	\$114,700	\$134,700	Reassessment
2001	\$19,050	\$109,220	\$128,270	Reassessment
1998	\$15,000	\$86,000	\$101,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
11/22/2005	\$0	Not Available	ID2005-41119	
08/01/2005	\$260,000	Not Available	ID2005-25468	
11/30/2000	\$169,950	Not Available	ID2000-28111	
04/19/1994	\$100,000	Not Available	00394-0146	
06/15/1989	\$75,300	Not Available	000204-02172	

Planning

Master Plan Future Land Use: R
Zoning District: R-5 - Residential (Single Family)
Planning District: Old South
Traffic Zone: 1166
City Neighborhood Code: FRHT
City Neighborhood Name: Forest Hill Terrace
Civic Code: 4004
Civic Association Name: Forest Hill Neighborhood Association
Subdivision Name: FOREST HILL TERRACE
City Old and Historic District:
National historic District: Forest Hill
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone:

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	1013	0606001	060600
1990	119	0606001	060600

Schools

Elementary School: Westover Hills
Middle School: River City
High School: Huguenot

Public Safety

Police Precinct: 3
Police Sector: 312
Fire District: 20
Dispatch Zone: 180B

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Tuesday
Bulk Collection: TBD

Government Districts

Council District: 4
Council District for 2025 (Current Election): 4
Voter Precinct: 402
State House District: 77
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: 001 -
Year Built: 1942
Stories: 2
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 1
Number Of Half Baths: 1
Condition: AV
Foundation Type:
1st Predominant Exterior: Wood Siding
2nd Predominant Exterior: Masonry
Roof Style: Gable
Roof Material: Composition shingle
Interior Wall: Plaster
Floor Finish: Hardwood, Softwood, Tile, ceramic or qua
Heating Type: Heat Pump
Central Air: Y
Basement Garage Car #: 0
Fireplace: N

Building Description (Out Building and Yard Items) :

Extension 1 Dimensions

Finished Living Area: 1610 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 600 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

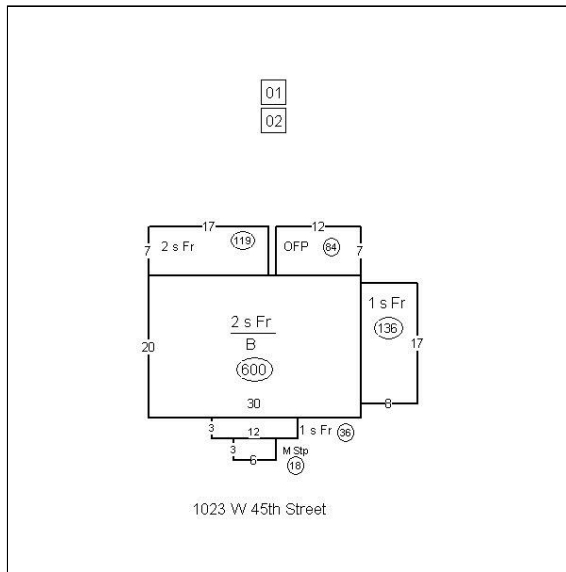
Name:S0060374005 Desc:R01



[Click here for Larger Image](#)

Sketch Images

Name:S0060374005 Desc:R01



RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



THE RICHMOND ZONING ADMINISTRATION OFFICE
ROOM 110, CITY HALL, 900 EAST BROAD STREET
RICHMOND, VIRGINIA 23219
(804) 646-6340

TO BE COMPLETED BY THE APPLICANT

PROPERTY Amanda and William Loy PHONE: (Home) () (Mobile) ()
OWNER: 1023 W. 45th Street FAX: (Home) () (Mobile) ()
(Name/Address) Richmond, VA 23225 E-mail Address: _____
OWNER'S Mark Baker PHONE: (Home) () (Mobile) ()
REPRESENTATIVE Baker Development Resources FAX: (Home) () (Mobile) 804-874-6275
(Name/Address) 530 East Main Street, Ste 730 E-mail Address markbaker@bakerdevelopmentresources.com
Richmond, VA 23219

TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES): 1023 W. 45th Street
TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER _____
ZONING ORDINANCE SECTION NUMBERS(S): 30-300 and 30-410.4.
APPLICATION REQUIRED FOR: A lot split and a building permit to construct a new single-family detached dwelling.
TAX PARCEL NUMBER(S): S006-0374/005 ZONING DISTRICT: R-5 Single-family Detached Residential District.

REQUEST DISAPPROVED FOR THE REASON THAT: The lot area requirement is not met. Lots of 6,000 square feet in area with a width of not less than fifty feet (50') are required. For zoning purposes, one (1) lot having a lot area of ten thousand square feet and one hundred feet wide (100') exists. A lot area of five thousand square feet (5,000) and fifty feet (50') wide for 1023 W. 45th Street and a lot area of five thousand square feet (5,000) and fifty feet (50') wide for the newly created lot 1021 W. 45th Street is proposed.

DATE REQUEST DISAPPROVED: 3/14/2025 FEE WAIVER: ☐ YES ☒ NO
DATE FILED: 3/14/2025 TIME FILED: 11:27 a.m. PREPARED BY: Andrea Cuffee RECEIPT NO. BZAR-163158-2025
AS CERTIFIED BY: William C. S. Jr. (ZONING ADMINISTRATOR)

I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) _____ OF THE CHARTER OF THE CITY OF RICHMOND
SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]
SECTION 1040.3 PARAGRAPH(S) 2 OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☐
I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.
SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature] DATE: 04/03/2025

*** TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS ***

CASE NUMBER: BZA 15-2025 HEARING DATE: June 4, 2025 AT 1:00 P.M.

BOARD OF ZONING APPEALS CASE BZA 15-2025
150' Buffer

APPLICANT(S): Amanda and William Loy

PREMISES: 1023 West 45th Street
(Tax Parcel Number S006-0374/005)

SUBJECT: A lot split and building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300 & 30-410.4
of the Zoning Ordinance for the reason that:
The lot area requirement is not met.





BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at PDRZoningAdministration@Richmondgov.com. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. **The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: _____

A handwritten signature in black ink, appearing to be "M. Benbow", is written over a horizontal line.

CC-79-8

B-61-33

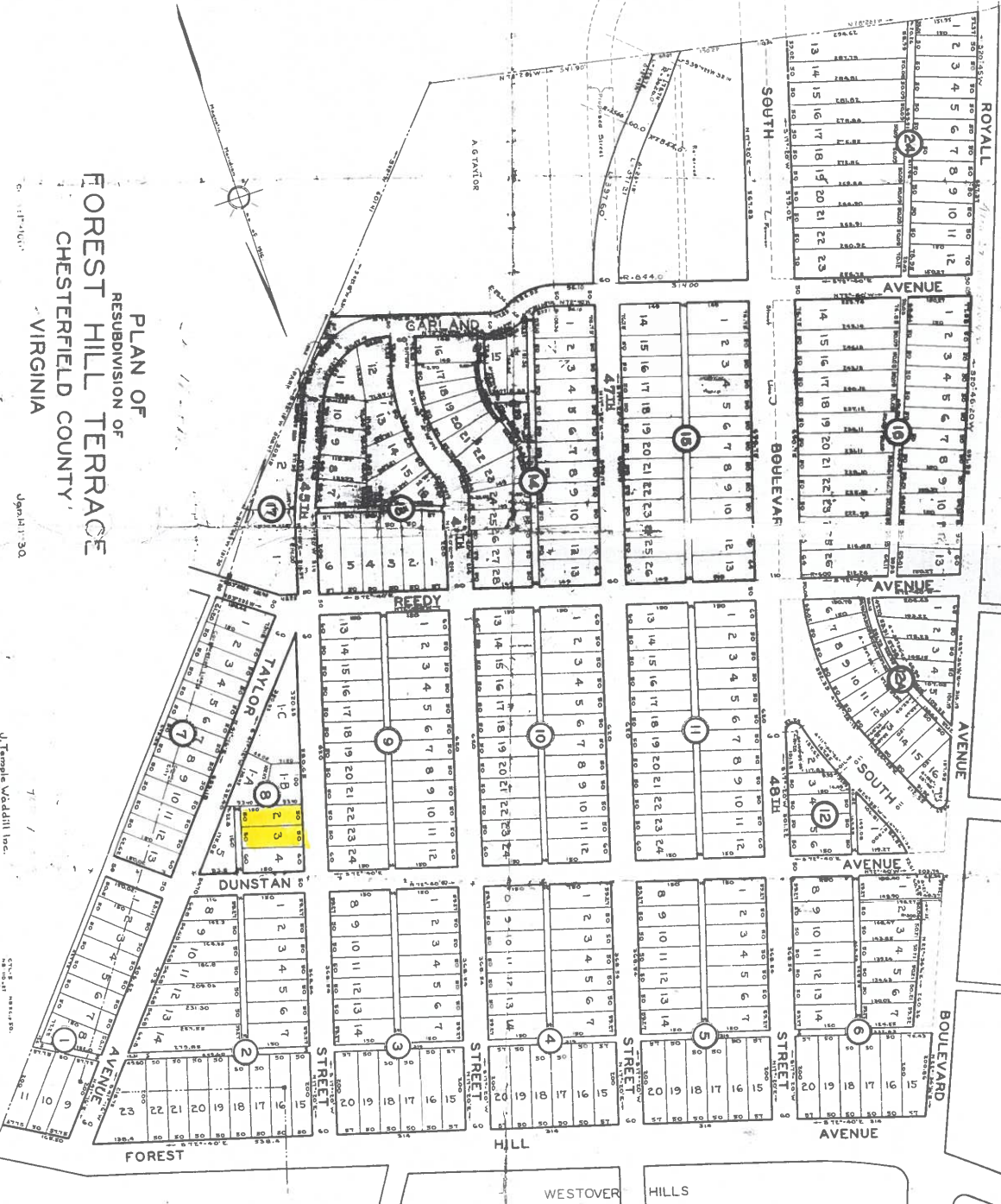
PLAN OF
RESUBDIVISION OF
FOREST HILL TERRACE
CHESTERFIELD COUNTY,
VIRGINIA

January 30,

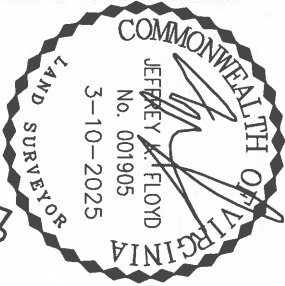
CC 79 B

J. Temple Waddell, Inc.
Certified Civil Engineer
Richmond, Va.

CC 79 B

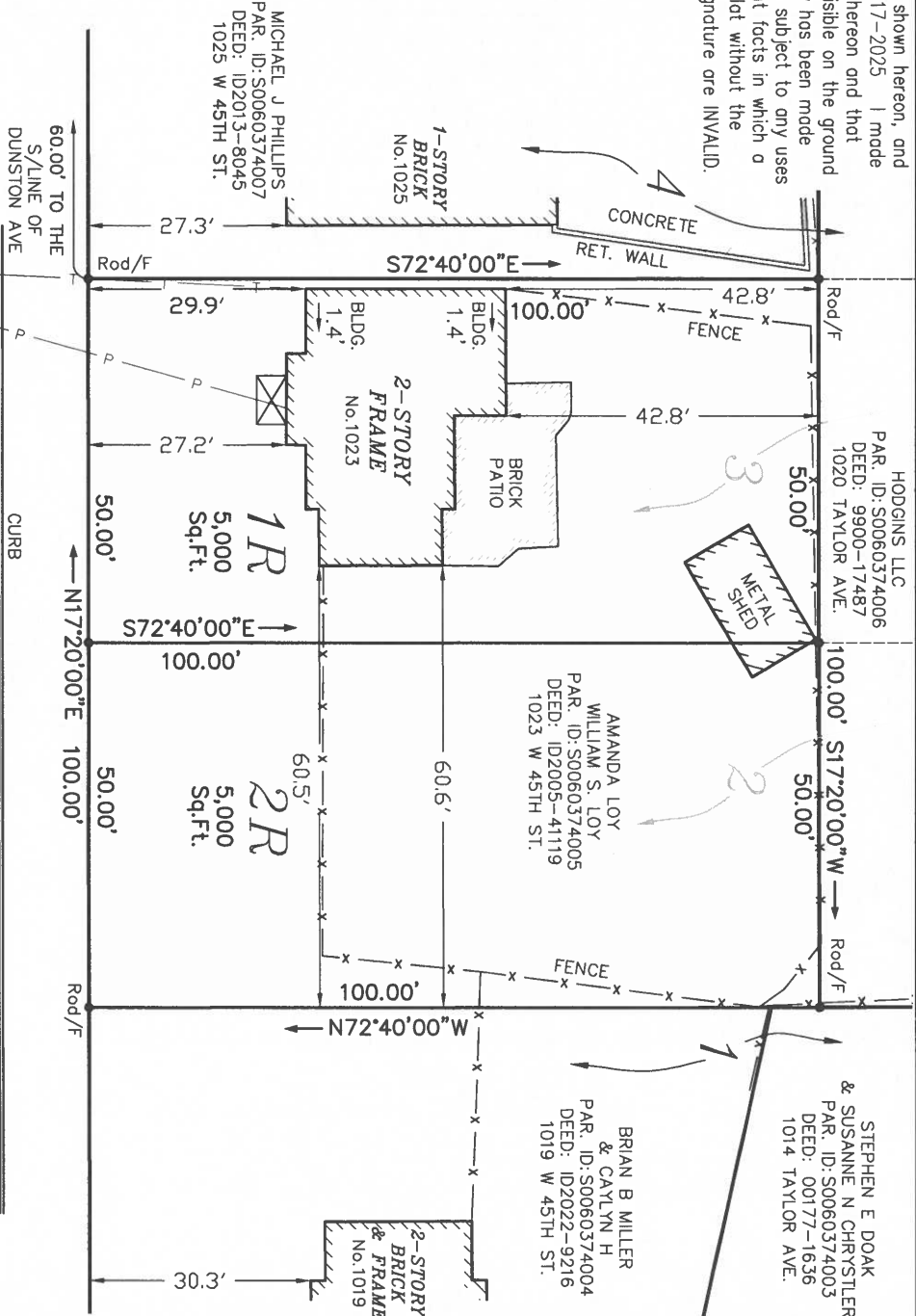


FOREST HILL
TERRACE



Virginia Surveys

MAP SHOWING THE DIVISION
OF No. 1023 W. 45TH STREET,
BEING A PORTION OF LOTS 2 AND 3, BLOCK 8,
REVISED PLAN OF "FOREST HILL TERRACE"
IN THE CITY OF RICHMOND, VA.

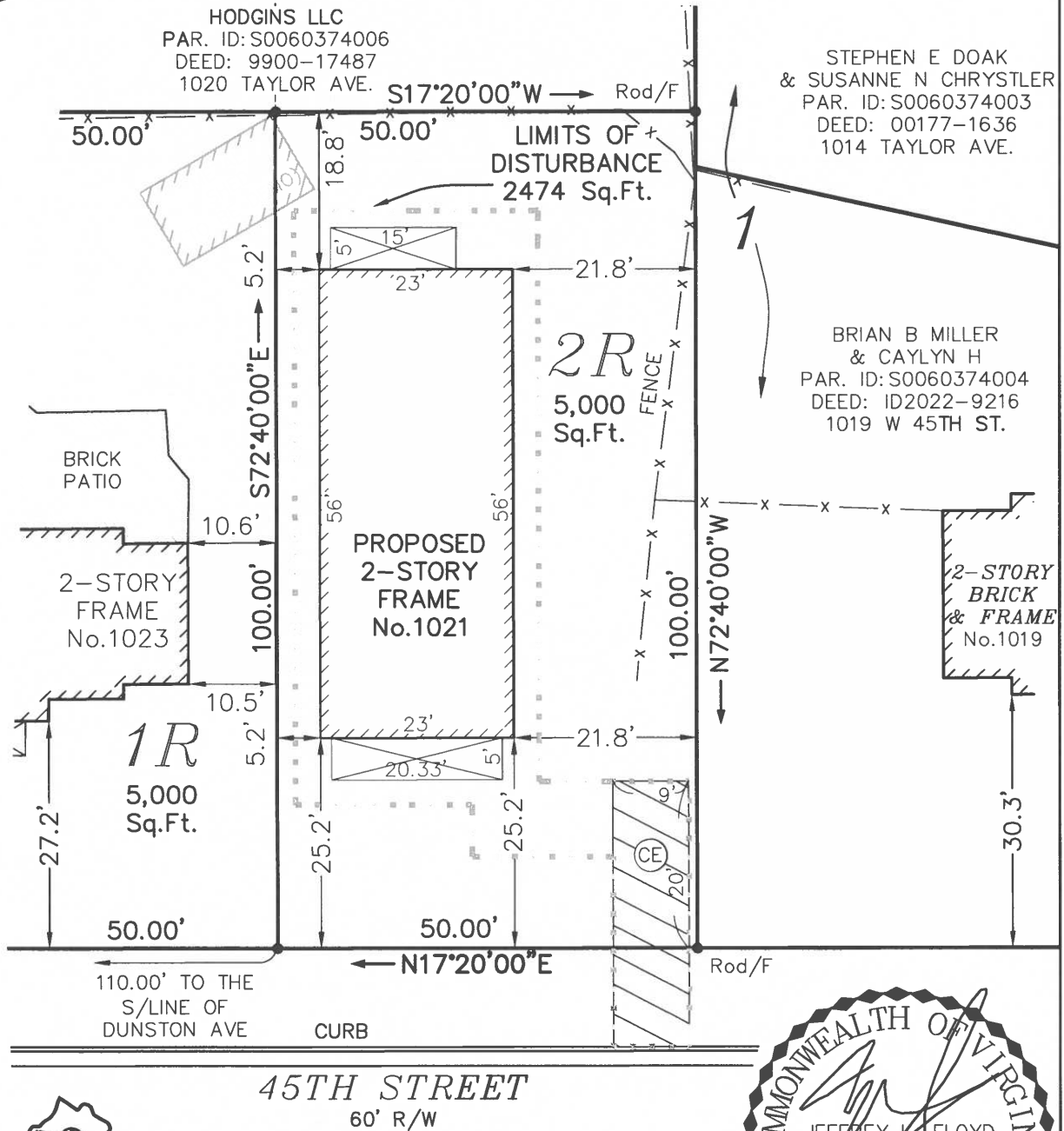


FOREST HILL
TERRACE

HODGINS LLC
PAR. ID: S0060374006
DEED: 9900-17487
1020 TAYLOR AVE.

STEPHEN E DOAK
& SUSANNE N CHRYSTLER
PAR. ID: S0060374003
DEED: 00177-1636
1014 TAYLOR AVE.

BRIAN B MILLER
& CAYLYN H
PAR. ID: S0060374004
DEED: ID2022-9216
1019 W 45TH ST.



45TH STREET
60' R/W

MAP SHOWING THE DIVISION
OF No. 1021 W. 45TH STREET,
LOT 2R, BLOCK 8,

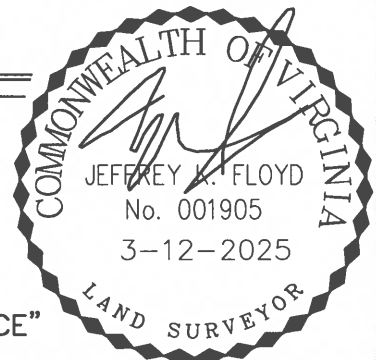
REVISED PLAN OF "FOREST HILL TERRACE"
IN THE CITY OF RICHMOND, VA.

REVISED 3-12-2025

DATE: 3-10-2025

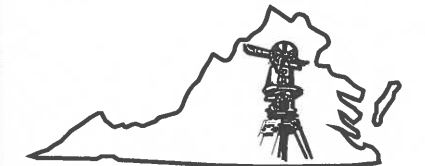
CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905



SCALE: 1"=20'

JOB NO. 250216624

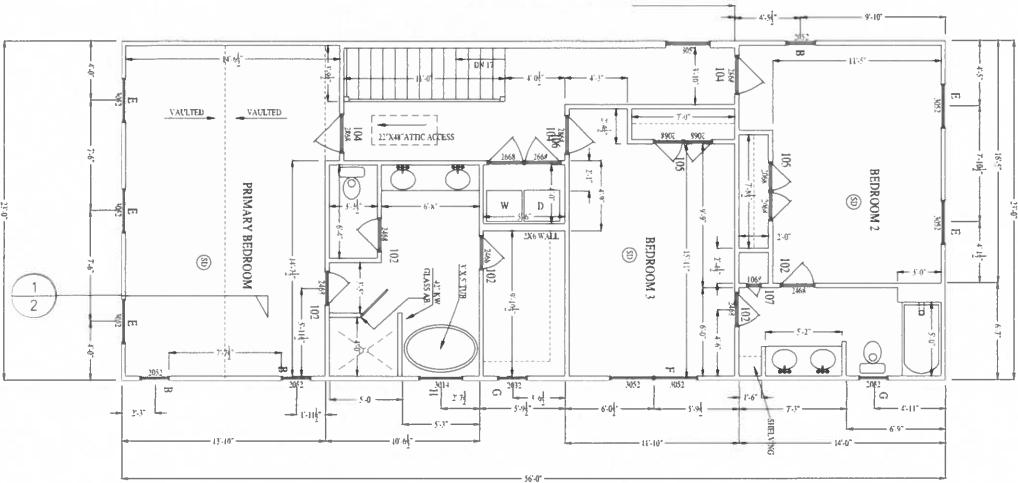


Virginia Surveys

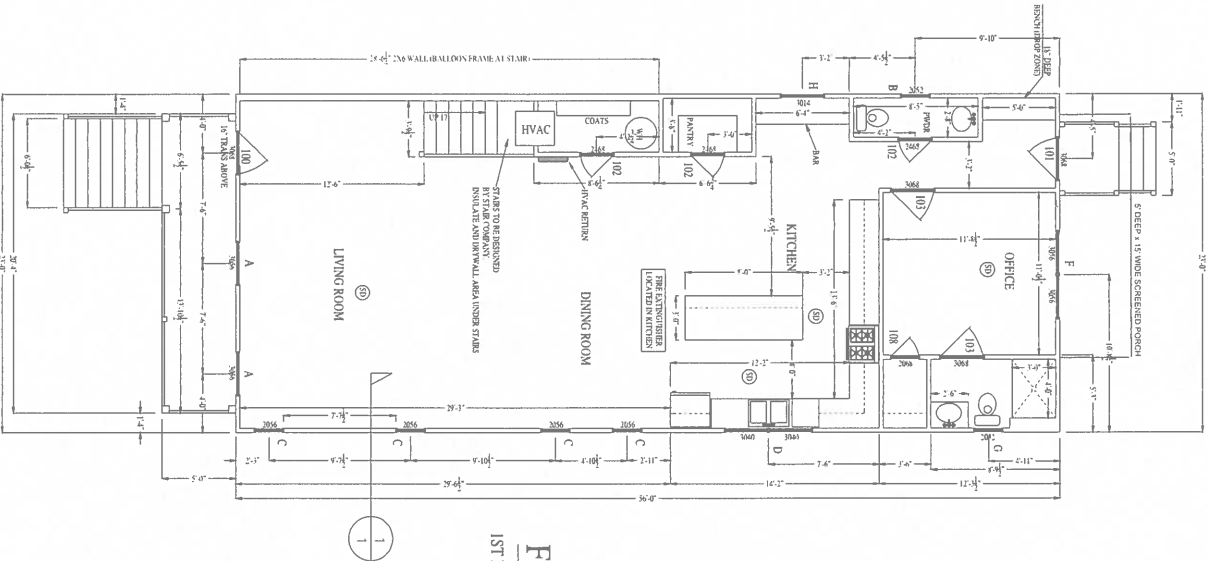
P.O. BOX 118
CHESTERFIELD, VA 23832

(804) 748-9481
COPYRIGHT © VIRGINIA SURVEYS
All rights reserved.

NOTE: ALL WALL DRAWN AT 3-1/2" THICKNESS.



SECOND FLOOR PLAN
2ND FLOOR HEATED SQ. FOOTAGE: 1288 S.F.



FIRST FLOOR PLAN
1ST FLOOR HEATED SQ. FOOTAGE: 1288 S.F.

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	5'-6"	SINGLE D.H.	CLEAR	CLEAR	2
B	3'-0"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	4
C	2'-0"	5'-6"	SINGLE D.H.	CLEAR	CLEAR	4
D	3'-0"	4'-0"	TEMP. TWIN D.H.	CLEAR	CLEAR	1
E	3'-0"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	6
F	3'-0"	5'-2"	TWIN D.H.	CLEAR	CLEAR	2
G	2'-0"	3'-2"	TEMP. SINGLE D.H.	CLEAR	CLEAR	3
H	3'-0"	1'-4"	TEMP. FIXED	CLEAR	N/A	2

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR INSUL.	3/4 LITE FIBERGLASS + 16" TRANS	1
101	3'-0"	6'-8"	EXTERIOR INSUL.	FULL LITE FIBERGLASS	1
102	2'-4"	6'-8"	INTERIOR	WOOD	8
103	3'-0"	6'-8"	INTERIOR	WOOD	2
104	2'-8"	6'-8"	INTERIOR	WOOD	1
105	2'-0"	6'-8"	INTERIOR TWIN	WOOD	2
106	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	1'-0"	6'-8"	INTERIOR	WOOD	1
108	2'-0"	6'-8"	INTERIOR	WOOD	1

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

FIELD USE - INSPECTOR COPY
All construction documents that are affixed with this stamp have been reviewed and approved for construction code compliance by a Third-Party Provider (in accordance with the City of Richmond Third-Party Program policies) with acknowledgment of such, the documents included herewith are issued by the City of Richmond. Permits & Inspections Bureau for construction use.
By Order of the Acting Commissioner of Buildings:
David Z. Chang Date: Mar 02, 2022



PROPOSED - 1021 W. 45TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

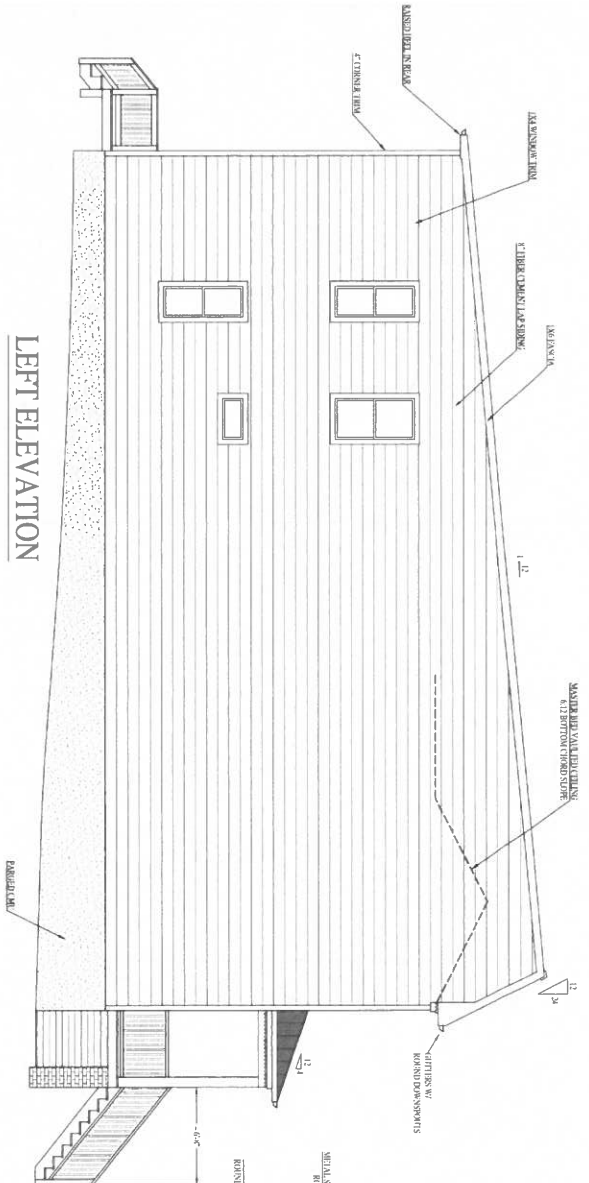


SHEET:
A1.2

DATE:
9-08-2021

SCALE:
1/4" = 1'-0"

REVISION NOTES
DATE
BY



Mercer, Brian P. - PDR

From: Lori Stump <lstump55@gmail.com>
Sent: Friday, March 28, 2025 10:25 AM
To: Mercer, Brian P. - PDR; Benbow, Roy - PDR
Subject: Proposed build on W 45th St

Categories: Misc.

Some people who received this message don't often get email from lstump55@gmail.com. [Learn why this is important](#)

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.

I am a homeowner at 1018 W 45th St. Wil and Mandy are my neighbors and I understand that they have plans to build another house on their side lot, which is directly across the street from my house. I have seen the exterior plans and have talked with Wil. We live in an eclectic, older neighborhood. My house was built in 1940 and all the houses are close and different in appearance. The plans for their build, I think, will meld nicely with the neighborhood, unlike some of the "industrial" homes that are being built in other neighborhoods, which I don't think are aesthetically pleasing to look at in historic neighborhoods. Not only will their proposed build "fit in", but it will likely increase the value of my home. I, therefore, have no objections to the project.

--

Lori Stump

Emilie Phillips
1025 W 45th Street
Richmond, VA 23225
emilie.c.phillips@gmail.com
804-349-3417
March 27, 2025

Dear BZA Members,

I am writing to express my support for the proposed construction of a new house at 1021 W 45th Street. I believe that the proposed new home is a positive contribution to our neighborhood.

The new house is in keeping with the aesthetic appeal of our neighborhood. Forest Hill Terrace features a variety of home styles that showcase the eclectic creativity of our neighborhood. The proposed design complements the existing variety of homes on our block, and efficiently uses the available space.

I am confident that the Loys, and the builders, will manage the construction process in a way that will produce minimal disruption to the neighborhood. Their plans to maintain cleanliness, manage noise levels, and adhere to construction schedules, demonstrates a commitment to being considerate neighbors.

I fully support the special exception request for the construction of the new home at 1021 W 45th Street. This project is a positive addition to our neighborhood and helps to address the need for more housing in our city.

Thank you for considering my perspective. Please feel free to contact me if you have any questions or require further information.

Sincerely,

Emilie Phillips