From:	Brown, Jonathan W. - PDR
To:	Ebinger, Matthew J. - PDR
Subject:	FW: Ordinance No. 2019-295
Date:	Thursday, October 31, 2019 9:58:33 AM

From: Cicada Ventures [mailto:cicada.ventures757@gmail.com]
Sent: Wednesday, October 30, 2019 2:03 PM
To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Subject: Ordinance No. 2019-295

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I am the managing partner of Cicada Ventures, owner of 811 Albemarle which is located in front of the multi-family building in question before the RIchmond Planning Commission. The proposed balconies would jut out from the building and overlook both their parking area and our back yard.

I like the balcony idea. I think they would enhance the property and be attractive if built correctly and safely. As far as turning two apartment dens into bedrooms, they must feel a need for this change, but I would point out that the parking lot is already full. Usually, more bedrooms in a multi-family mean more cars. As long as the parking doesn't spill onto Albemarle which already deals with VCU students parking on the street, it doesn't bother me. It's good to have the option of using a room as a bedroom if needed.
Overall, the VIctory Building is a good neighbor and adds modern use to the established historic image of Oregon Hill.
Denise Holden 757-401-1956