

## **Ebinger, Matthew J. - PDR**

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**From:** Katherine J [katherine.l.jordan@gmail.com]  
**Sent:** Tuesday, October 03, 2017 11:36 AM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** zoning@fandistrict.org  
**Subject:** FDA letter regarding SUP request for 1302 Floyd Ave  
**Attachments:** FDA 1302 Floyd Ave SUP 10.2017.pdf

Hello Mr. Ebinger,

Attached is a copy of the FDA letter stating the board voted "not to oppose" Mr. Blackwood's SUP request for 1302 Floyd Avenue.

Our non-opposition to the SUP is conditional to the CO not exceeding either 4 units, or 5 bedrooms total, with private trash collection and centralized trash storage for the building. These conditions must carry over to any future owners.

Thank you,  
Katherine  
FDA President  
919 475 7263



**Fan District Association  
208 North Strawberry Street  
Richmond, Virginia 23220**

**October 3, 2017**

Nolen W. Blackwood  
Blackwood Development Co.  
7301 Boulder View Lane  
North Chesterfield, Va. 23225

Subject: Special Use Permit Request for 1302 Floyd Avenue

Dear Mr. Blackwood:

I am writing on behalf of the Fan District Association (FDA) to relay our unanimous vote "not to oppose" your request of a special use permit (SUP) to convert the residential property at 1302 Floyd Avenue into a four-unit, rental property.

Our vote was based on several factors: the unanimous recommendation of our zoning committee "not to oppose"; your positive history rehabilitating other distressed properties in Richmond; the inclusion of bike storage to promote alternative transportation; your commitment to a private trash service and centralized dumpster; that the majority of the renovation (3 out of 4) is single-bedroom apartments, rather than multi-bedroom units; the proposal is in keeping with the last previous use of the property; and not least, the existing character of the block is already multi-unit rentals. We believe that the above measures should mitigate the legitimate concern expressed by neighbors, which we discussed at length prior to our vote.

We wish you success in the renovation of this long-neglected property, and hope your tenants will be positive additions to our community.

Sincerely,

Katherine Jordan  
FDA President

cc Matthew Ebinger, Bruce Nolte