

Subject **2101 Venable St Project**  
From Ernest Chamberlain <chamberlain.ernest@gmail.com>  
To <will@bakerdevelopmentresources.com>  
Date 2024-09-20 07:41

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Will,

Good morning. As an owner in the Union Hill neighborhood, I wanted to voice my support for the proposed project at 2101 Venable.

If I correctly understand the city's own declaration back in April, there's an incredible shortage of housing and we're experiencing a crisis.

I would imagine that alone would be enough for a speedy approval of this project.

And this project does not appear to be some quick infill of new housing. I have reviewed the plans myself and this development has clearly taken many factors into account. I can sum it up by stating emphatically that it is obviously thoughtful and deliberate and that quality of construction and design were their driving factor.

I hope this project is green lighted quickly so that additional quality housing becomes available in short order.

Thank you,

Ernie Chamberlain  
804-921-4307

Subject **In support of proposed development**  
From Sam Tuttle <sam.tuttle@gmail.com>  
To Ebinger, Matthew J. – PDR <Matthew.Ebinger@richmondgov.com>, <alyson.oliver@rva.gov>, William Gillette <will@bakerdevelopmentresources.com>  
Date 2024-09-27 12:38

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Dear Alyson and Matt,

I understand the proposed development at the **2100 Block of Venable and 800 block of N 21st Street** is being reviewed for a Special Use Permit.

I am in support of this project. I live in Church Hill and own property directly across the street at 815 N 22nd. The proposed development provides much needed housing in a manner that is consistent with historic building patterns in the neighborhood. (See the 2300 block of Venable/Burton Street.) Furthermore, as a former resident at 815 N 22nd, I can attest that the current parking lot at this location is essentially unused and is a net drain on the quality and vitality of the neighborhood.

Thank you,  
Sam Tuttle

Subject **SUPPORT: 2101 Venable St.**  
From Marna Bunger <marna.bunger@gmail.com>  
To <Alyson.Oliver@rva.gov>, <Matthew.Ebinger@rva.gov>,  
<will@bakerdevelopmentresources.com>  
Date 2024-09-26 18:55

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Please consider this a letter of support for the project at Venable-Burton-22nd Street in Union Hill O&H District. It appears the revised plans have added the elements that the community was upset about. Porches have been added and it appears from the renderings the trees will be saved. The street facade and block will be greatly improved when these are finished.

Sincerely,  
Marna Bunger  
308 N. 21st Street

Subject **Venable Development Endorsement**  
From Benjamin Layman <benlayman1@gmail.com>  
To <Alyson.Oliver@rva.gov>, <Matthew.Ebinger@rva.gov>,  
<will@bakerdevelopmentresources.com>  
Date 2024-09-23 08:00

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Hello!

I am a property owner in Union Hill and I'm writing to express my enthusiastic support for Matt Jarreau and his proposed development of 19 new upscale homes referenced as the "Venable Development", between 21st and 22nd Street . Having had the pleasure of working with Matt on previous projects, I can confidently say that he possesses the key qualities necessary to execute this project successfully: reliability, intelligence, and honesty.

Matt has a proven track record of delivering high-quality developments that not only meet but often exceed community expectations. I have looked over their plans closely and found them thoughtful and deliberate. This is particularly important for our historic area, where maintaining the character and charm of the neighborhood is essential. You'll find the overall design, metal roofs and double covered porches will harmonize well with our neighborhood. It will be a welcome change from the neglected parking lot that currently sits at this location.

This project will not only provide much-needed new housing but will also contribute to the ongoing revitalization of our neighborhood, bringing new families and businesses to the area and further enhancing our community's vibrancy and appeal.

I wholeheartedly support his efforts and look forward to seeing the positive impact this development will have on our historic neighborhood.

Thank you for considering my endorsement.

Sincerely,  
Benjamin Layman

Iliana White-Padilla  
718 N. 23<sup>rd</sup> St  
Richmond, VA 23223  
[kahlostaqueria@gmail.com](mailto:kahlostaqueria@gmail.com)  
September 30, 2024

To whom it may concern:

I am writing to express my enthusiastic support for the proposed development project in our neighborhood. As a business owner of Union Hill for 8 years, I have witnessed firsthand the potential our community has for growth and improvement. This development represents an exciting opportunity to enhance our area in several key ways.

Firstly, the project promises to bring much-needed housing options to our community. With the growing demand for affordable and diverse living spaces, this development will help meet the needs of families, young professionals, and seniors alike, fostering a more inclusive environment.

Additionally, having apartments in the city equipped with a dedicated parking lot greatly enhances the living experience for residents. It alleviates the stress of finding parking in busy urban areas, providing convenience and peace of mind. This amenity not only attracts potential tenants who value accessibility and ease of commuting but it also contributes to a more organized neighborhood environment.

Moreover, I appreciate the thoughtful design and planning that has gone into this project. The focus on sustainability and green spaces aligns with our neighborhood's goals for environmental responsibility and will contribute positively to our community's aesthetics and health.

I urge you to consider the numerous benefits this development will bring. By investing in our neighborhood, we are investing in our future—a future that is vibrant, diverse, and full of potential.

Thank you for your attention to this important matter. I am looking forward to seeing our community grow and thrive.

Sincerely,

Iliana White-Padilla  
802-299-6091 ©

Subject **Proposed Venable Development**  
From Howard Kellman <hudsonhk2@gmail.com>  
To <will@bakerdevelopmentresources.com>  
Date 2024-10-01 18:51

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Hi

I am a big supporter of the 19 – new 3 story single family attached houses that Matt Jarreau has proposed to develop. Matt has a wonderful eye for detail and has developed new housing that I think will truly enhance the neighborhood.

Thank you

Howard Kellman

Subject **2101 Venable St**  
From Tyler McKee <[tyler@tcmckee.com](mailto:tyler@tcmckee.com)>  
To <[will@bakerdevelopmentresources.com](mailto:will@bakerdevelopmentresources.com)>  
Date 2024-10-22 11:43

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Hi Will,

I hope this message finds you well. I'm writing to express my support for the proposed development at Venable and 21st Street, which aims to bring much-needed residential homes to the area. This project will not only add 19 thoughtfully designed homes but will also greatly enhance the appearance and functionality of the block.

The design elements, including the porches and rooftop features, reflect complementary architectural style that will fit well within the neighborhood. This development will replace a very underutilized parking lot, transforming it from dead space in the middle of the neighborhood into a vibrant residential space that will contribute to the local community's growth.

In addition to providing new housing options, this project has the potential to bolster local businesses by increasing foot traffic and fostering a more connected neighborhood. I believe this development will have a positive impact on both the immediate area and the broader community.

I hope you will give this project your consideration and support. Please feel free to reach out if you would like to discuss further or need any additional information.

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**Tyler O. McKee**  
[tyler@tcmckee.com](mailto:tyler@tcmckee.com) / 703-470-9649



**Subject** Support Letter – 2101 Venable St  
**From** Cory Weiner <cwperformancegroupllc@gmail.com>  
**To** <Alyson.Oliver@rva.gov>, <Matthew.Ebinger@rva.gov>  
**Cc** Matt Jarreau <mattj@htrsi.com>, <will@bakerdevelopmentresources.com>  
**Date** 2024-09-30 20:11

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Hello, just wanted to lend my support for the 2101 Venable St project. As a property owner a few blocks away, there is nothing better than seeing parking lots that are rarely used turn into vibrant housing!! The street façade will most certainly be improved and it will add to the continuity of the block and immediate surrounding areas with the standing seam metal roofs, the double covered porches, dormers and the roof top decks...This seems to be decently thought through and will certainly add to the vibrancy of the area and help create a more stable neighborhood. I hope that you agree and will allow this project to move forward.

Cory Weiner  
CW Performance Group LLC  
PO Box 14609  
Richmond, VA 23221  
cwperformancegroupllc@gmail.com  
(804) 347-3251