

Mr. Roy Benbow
April 29, 2019
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EXHIBIT A

As a property owner in Church Hill, I would like to express my full support for the proposed project at 1213/1215 N 32nd Street. Upon reviewing the request to replace the dilapidated/vacant structures with two new single-family attached dwellings, I feel that this will enhance the neighborhood to the fullest. The side yard setbacks as well as the third story are consistent with the neighborhood as well as the current market.

Again, as a property owner in the vicinity, I have a vested interest in the improvement of the neighborhood and believe this project will be a great addition. I believe that thoughtful and reasonable infill projects in Church Hill such as this create a more vibrant neighborhood, while also adding much needed tax revenue to be used in ways that only improve Richmond as a whole.

Please contact me with any questions or concerns.

Sincerely,
Kyle Johnston
804-404-5452

Properties:
421 N 32nd
815 N 33rd
420 N 26th

My company (under the name CC Richmond II) owns three properties (1206, 1208 and 1210) directly across the street from 1213 and 1215 N 32nd Street, as well as numerous others in the immediate neighborhood. We are relatively new to the area, but are excited to bring high-quality residential redevelopment to this very dynamic part of Richmond.

I am reaching out to you, and by extension the entire Church Hill Central Association, to express my support for the zoning variance being sought as part of the proposed new home construction at 1213 and 1215 N 32nd Street. I wholeheartedly believe that the re-introduction of housing stock into the parts of Churchill that have suffered through decades of high vacancy and neglect is a critical element in the City's effort to attract and retain new residents. Thoughtfully integrated infill development has the ability to re-weave the urban fabric where it has been damaged, and also translates into greater

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housing choice and opportunity for new homebuyers. As you know, due to the nature of the lot configurations in much of Church Hill, various forms of relief are often needed from current city zoning standards in order to make this much-needed new development feasible.

The variance being sought in this case is minor in nature – relief from a side-yard setback that, if granted, would result in new construction that is completely in keeping with the historical development pattern of the neighborhood. The overall form of the proposed new homes is consistent with the urban look and feel of the area, and I appreciate the manner in which the third floor is incorporated into the roof form in order to maintain a typical 2-story cornice line on the front elevation. The applicant is by no means attempting to “over-develop” the lots in question.

Thank you very much for your time on this matter and for the tireless work you do on behalf of the Association. Please don't hesitate to contact me if there is anything further I can provide in support of this application.

Best,
Greg

Greg Shron, Center Creek Homes
804.362.7727 | greg@centercreekhomes.com

As a property owner in Church Hill and North Church Hill and as an active participant in the restoration and redevelopment of many dilapidated properties, located in the vicinity of the project at 1213 /1215 N 32nd Str., I would like to express my full support of the proposed project.

The proposal will follow all zoning requirements with the exception of a variance of the side yard requirement being reduced by two feet from the minimum of 3 feet required. I also believe, that the design is in keeping with the neighborhood. I also would like to add that the 3rd floor has minimal impact due to the way it has been designed and is fully acceptable and in keeping with the style of the neighborhood. The improvement from the current state of these structures to the proposed ones will be beneficial for the neighborhood, property owners and occupants. In my professional opinion, as a licensed realtor and builder the design meets the requirements of the of the current market.

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I do have a vested interest in the well-being of the community and the neighborhood. I support this effort and hope that the project will be allowed to continue and contribute to the improvement of our neighborhood and bringing it back to the live it deserves.

Some of the properties that I own in the vicinity are:

1322 N 22nd St
1302 - N 31 St
1308 - N 31 St
1312 - N 31 St
1312A - N 31 St
1316 - N 31 St
1619 - 1621 N 28th Street
1111 N 35th St
1722 N 29 St
1803 N 28 St
3203 P St
1416 N 21 St
1008 N 35 St
1210 N 35 St
1824 N 28 St
1807 N 28 St
1319 N 22 St
1720 N 29 St
3409 S St

Please feel free to contact me for any further information or comments.

Sincerely,
Aleksandar Aleksandrov
Realty Group, LLC
Ph. 855-UGOTHOME (846-8466)
Ph. 804-325-1076
Cell. 804-873-9135
Fax. 888-592-5062
www.richmondhoulistings.com

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I own a lot at 1205 N 32nd St. as well as multiple other properties in the neighborhood. I want to write a letter of support for this project which will go in front of the BZA board to request a 1' side yard setback. This side yard variance request is keeping with the character of the area and the new structures would be a much needed improvement of that block. The 3 story design meets zoning requirements and would be appropriate for the neighborhood.

Thank you so much for your time!
Amanda

Amanda Seibert
(804) 698-9142
Nest Builders Development + Design Co.
www.NestBuildersDevelopmentCo.com

I would like to express my support for this BZA. I own 1209 N. 32nd, 1216 N. 32nd, as well as: 1113 N. 32nd, 1311, 1320, 1322, 1324 N. 32nd st. As well as a number of other properties on surrounding blocks.

I think the proposed design is a creative solution for marketable for-sale single family homes to be built on these narrow lots. Going 3 stories allows for a size of over 1700sq ft, which is really the bare minimum size you'd have to build something and be able to sell it. I don't have a problem with 3 stories here. I honestly think part of any interesting urban neighborhood is architectural diversity and that can include height diversity, as long as it's not extreme.

The 1' setback on each side is consistent with what we are doing on a number of other houses and is really the only way to build something viable on these small lots. Having homeowners here will certainly be better for everyone than having the lots sit empty.

Thank you,

Daniil Kleyman
804-991-4111

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Also attached are letters received from Casey White of Kiwi Development and Bryan Traylor of Unlimited Renovations.



Kiwi Development

April 17, 2019

Church Hill Civic Association

Dear Jennifer,

As owners of properties located at 1303 N 29th st , 1601 N 22nd st, 2200 M st, 3309 and 3311 E. Marshall. We are writing to support the development proposed by Watchtower Homes and Construction LLC at 1213 & 1215 N 32nd St to build two attached single family three story dwellings with 1' side yard setbacks. Although there is a 1' side yard setback variance requested, we at Kiwi Development feel that this set back is very clearly keeping with the character of the neighborhood and we fully support this development. Furthermore, we feel that 3 the story development is not inappropriate for the area, that it meets zoning (by right), and that the 3rd floor is minimized by designing the 3rd floor into the roof line. We support all aspects of the design proposed for the dwellings at 1213 &1215 N 32nd.

Kind Regards,

A handwritten signature in black ink, appearing to read "Casey White", is written over a light grey circular stamp.

Casey White

Manager

Kiwi Development



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

Letter of support of proposed construction within 3' of side yard setback.

1213/1215 N 32nd Street Board of Zoning Appeals Case

Unlimited Renovations LLC
Class A License
615 Albemarle Street
Richmond, VA 23220

To whom it may concern:

This letter is in support of the BZA case concerning the proposed plan of construction for 1213 and 1215 North 32nd Street. I/we own and are in the process of constructing new single family homes at 1209, 1216, 1320, 1322, 1324 North 32 Street as well as 8 other projects in the design phase within 4 blocks of these proposed homes.

We support the side yard variance of 1' as this is commonly found in the immediate area as well as the surrounding 4-5 blocks. 3 story construction is not uncommon in the area and allows for a variation in architectural features, varied visual cues as well tree top views from the interior.

These homes will provide a varied price point option and floor plan configuration that makes for diversity both economically, structurally and architecturally. With the 3rd floor integrated into the roof pitch additional square footage is added without sacrificing the general aesthetics of these homes.

These proposed dwellings do fit into the neighbor, represent the changing demographic of the neighborhood, offer architectural diversity in a block that has seen it's far share of blight for over a decade.

Respectfully submitted

Bryan Traylor
Owner, Unlimited Renovations

From: Frank Cava <fcava@cavacompanies.com>
Sent: Thursday, April 18, 2019 2:36 PM
To: markbaker@bakerdevelopmentresources.com
Cc: 'Charlie Wilson'
Subject: Church Hill Central Development - Cava Capital Support

To whom it may concern,

This is Frank Cava with Cava Capital, LLC. We are incredibly active redevelopers in the Church Hill and Union Hill areas. Relevant to the 1213/1215 N 32nd property, we own the following properties:

- 608 N 32nd Street Richmond, VA 23223
- 1129 N 32nd Street Richmond, VA 23223
- 1204 N 32nd Street Richmond, VA 23223
- 1225 N 32nd Street Richmond, VA 23223
- 1301 N 32nd Street Richmond, VA 23223
- 1301 N 30th Street Richmond, VA 23223

After reviewing the 1213/1215 N 32nd which are currently before the BZA for a request to replace the existing/vacant, condemned and dilapidated structures with 2 single-family attached dwellings, here is my input. The request is limited to a variance from the side yard setback requirement of 3' and a 1' setback is proposed. We support this request and also want to make note that all other zoning requirements will still be met. In addition, we also support the 3-story proposal as it is appropriate for the neighborhood and keeps in place the neighborhood's integrity. There was a comment made that the 3-story development is not appropriate for the area and we disagree. This is because the 3rd floor is minimized by designing it into the roof line and we feel this is very appropriate for the neighborhood. Lastly, with the plan that is proposed here, my opinion is that it results in a dwelling with a reasonable minimum size and configuration which is consistent with the current needs of the market.

In my vast experience, redevelopment is incredibly difficult as you are beholden to rules and regulations set in a bygone era. I think the proposed is the best case scenario for these reasons. The structure fits with established properties in the area, while being functionally relevant for today's standards. I believe this submission to be a smart and prudent way to blend both old and new and wish other developers in the area were as mindful as Kyle Hoffer. Please let me know if I can be reached for further comment.

Thank you,

Frank Cava
CEO - Cava Companies, Inc.

markbaker@bakerdevelopmentresources.com

From: DAVID SEIBERT <DAVID.SEIBERT@Longandfoster.com>
Sent: Wednesday, April 17, 2019 11:05 AM
To: Roy.Benbow@richmondgov.com
Cc: markbaker@bakerdevelopmentresources.com
Subject: 1213 and 1215 N. 32nd

Roy,

I am the owner of 1205 N. 32nd Street and I have been in touch with some folks who are developing the properties at 1213 and 1215 N. 32nd St. and have reviewed their proposals. The current zoning code for these properties is completely incompatible with the actual style of development existing in the neighborhood for the last century. From my review it appears that the developer of these properties is asking for a very reasonable variance and intends to develop two attached single family homes that are very compatible with the surrounding community. In fact they will be far more compatible than anything that would be approved under the existing zoning code.

As a property owner on this block I wanted to share my excitement about this project and encourage the neighborhood and City to support it. And for what it's worth I will not be selling these homes and have no financial interest in seeing them developed. Just want to do my part to be an active neighbor. So please approve the requested variance so we can do away with the existing vacant and blighted buildings I have been looking at for the last 10 years!

Thank you for your time and your service!

Dave Seibert
Long and Foster Realtors
313 N. 24th Street
Richmond, VA 23223
Cell-201-7220
DaveS@longandfoster.com
www.DaveSeibertRealEstateGroup.com