

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#); [Watson, David F. - PDR](#)
Subject: FW: N 35th Street home owner comments to Ord.No. 2022-262
Date: Friday, September 30, 2022 2:21:25 PM
Attachments: [Bacon Senior Living - Neighbor Plan Comments.pdf](#)
[800 block N 35th St- home owner comments.pdf](#)

From: Lothar Pausewang [mailto:LPausewang@glaveandholmes.com]
Sent: Friday, September 30, 2022 1:09 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Cc: Sebastian Meussling <SMeussling@glaveandholmes.com>
Subject: N 35th Street home owner comments to Ord.No. 2022-262

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To whom it might concern,

Attached is the site plan of 815 N 35th Street with comments and signed comment letter from homeowners of the 800 block of N 35th Street regarding Ord. No. 2022-262.

Sebastian Meusling (810 N35th St) and myself (812 N35th St) will attend Monday's meetings.

Please forward both documents to the committee.

Kind Regards

Lothar Pauseang

Lothar Pausewang
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elevating the human spirit.

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Comments of Homeowners on the 800 block of N 35th Street Richmond, VA 23223

Meeting to amend and reordain Ord. No. 95-152-151, Ord. No. 97-222-236, Ord. No.98-335-99-20. The following are comments of the homeowners and residents living adjacent to the property.

- Preserve lawn area on 35th street. Provide green space between sidewalk and parking. Provide setback for parking from sidewalk.
- The proposed project is very condensed occupying large portions of the available site with buildings and parking. Consider creating an intimate Garden/Park for the senior residents instead of subdividing the 2 lots for proposed single family housing. For some of the senior residents this might be the only option to spent time outside during the years they are living here.
- Refer to markup on drawing A1.00 for additional comments dated September 28, 2022.



Printed Name	Address	Signature
<u>Olivia Moseley</u>	800 N 35th St	<u>Olivia Moseley</u>
<u>Ryan Gunn</u>	804 N 35th St	<u>[Signature]</u> 9/28/22
<u>Jahvrie Whiting</u>	806 N 35th St	<u>Jahvrie Whiting</u> 9/28/22
<u>Andrea Storeman</u>	808 N 35th St	<u>[Signature]</u> 9/28/22
<u>SEBASTIAN MEUSSLING</u>	810 N 35th St	<u>[Signature]</u> 09/28/22
<u>LOTHAR PAULSEWANG</u>	812 N 35th St	<u>[Signature]</u> 09.28.22
<u>David E Sachs</u>	814 N 35th St	<u>David E Sachs</u> 9/28/22
_____	816 N 35th St	_____
_____	822 N 35th St	_____
_____	824 N 35th St	_____
_____	826 N 35th St	_____



SWA Architects-VA, Inc.
1553 E. Main Street Richmond, Va 23219

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BACON

Senior Housing
815 N. 35th STREET
Richmond, VA 23223

Proposed Additions & Alterations

EXISTING STRUCTURE
56 UNITS
PROPOSED ADDITION
70 UNITS
126 UNITS TOTAL
59 1 BEDROOM UNITS
6 2 BEDROOM UNITS
5 1 BEDROOM + DEN UNITS
57 PARKING SPACES PROVIDED

3 SINGLE FAMILY LOTS
8 TOWNHOMES with
14 PARKING SPACES

PROJECT MGR: BW DATE: 05 / 18 / 22

SPECIAL USE PERMIT

TITLE:
Concept Site Plan with
Single Family Attached
Lots

SHEET No.

A1.00

Can parking be shifted closer to building to allow for a row of crape myrtles between sidewalk and parking

Preserve existing lawn areas on 35th street

EXISTING ONE & THREE STORY
56 UNIT
HISTORIC MASONRY BUILDING

815/819 N. 35th ST
ONE & THREE STORY MASONRY

PROVIDE CONC.
SIDEWALK
CONNECTING TO 35th ST. WALK

PROVIDE NEW CG-9D
CURB CUT

PROPOSED 14 PARKING SPACES

PROPOSED PLOT SUBDIVISION FOR
8 NEW TOWNHOMES

Provide green space between sidewalk and parking. Relocate 3 Parking Spaces.

A lot of existing trees and bushes are lost in this area. Where are these compensated for?

CROSSING STRIPING, TYP.
EXIST'G CURB CUT
PROVIDE HC CURB CUT
PROVIDE SCREENING FENCE AS REQUIRED
O STREET
EXISTING CURB CUT TO REMAIN
PROVIDE CONC. SIDEWALK CONNECTING TO 37th ST. WALK

PROPOSED NEW PARKING (47 SPACES)
57 SPACES TOTAL

PROPOSED 3-STORY
70 UNIT ADDITION

EXISTING ALLEY TO BE
MADE ADEQUATE FOR VEHICULAR USE

Consider creating an intimate Garden/Park for the senior residents instead of subdividing the 2 lots for proposed single family housing. For some of the senior residents this might be the only option to get outside for the years they are living here.

812 N. 37th ST
ONE STORY FRAMED

810 N. 37th ST
ONE STORY FRAMED

808 N. 37th ST
ONE STORY FRAMED

806 N. 37th ST
ONE STORY FRAMED

804 N. 37th ST
ONE STORY FRAMED

ALLEY TO GRADED
TO CENTER "VEE"

EXISTING CONC. SIDEWALK

PROVIDE NEW CG-9D
CURB CUT

PUBLIC ALLEY, NAME TBD

PROPOSED PAVED ALLEY

EXISTING CONC. SIDEWALK

LOT 1
6,630 SF
0.152 ACRES

EXISTING CONCRETE SIDEWALK
INSIDE PARK

EXISTING SIDEWALK &
CROSSWALK TO N STREET

PROPOSED 3 SINGLE FAMILY
PLOT SUBDIVISION FOR NEW HOMES

BILL ROBINSON PARK

SCALE 1" = 40'