

Item No. 4

Ebinger, Matthew J. - PDR

From: Brown, Jonathan W. - PDR
Sent: Monday, June 18, 2018 12:45 PM
To: Ebinger, Matthew J. - PDR
Subject: FW: 2925 M St Letter of Opposition

FYI: This just arrived...

Jonathan W. Brown
Senior Planner
Land Use Administration
ADU Program Manager
City of Richmond, Virginia
804-646-5734 (office)
Jonathan.Brown@richmondgov.com

LINK TO: [Planning and Development Review](#)

LINK TO: [Interactive Mapping Tool](#)

From: Chloe Rote [mailto:chloeelizabethrote@gmail.com]
Sent: Monday, June 18, 2018 12:27 PM
To: Brown, Jonathan W. - PDR
Subject: 2925 M St Letter of Opposition

Mr. Jonathan Brown,

As a neighboring resident at 617 N 31st Street, I find that the City should **not approve** the requested SUP at 2825 M Street as written by the applicant. As a neighbor, I have strong opposition to this project.

2825 M Street is an empty lot of 3750 sqft purchased by the applicant for \$40,000.

The applicant could develop a single family home by-right and still make a profit. There are **no hardships** that preclude this type of development.

If the applicant wants to build attached homes, my reading of the ordinance find that “two family attached dwellings shall be located on lots no less than 2,600 square feet in area.” Again, this lot is 3750 sqft and there are **no hardships** that preclude this type of development.

Per my reading of the application, the owner is asking for a lot from the City and from the neighborhood. No parking on-site when R-63 requires one spot per dwelling unit, lot coverage of 70% when R-63 says max is 65%.

Further, there are problems with the actual application and plan. The applicant’s report states that these will be 3 bedrooms, 3 stories, and 2048 sqft. However, no plan has been provided for that 3rd story and the square footage of 2048 is the total of only the first two pictured stories. This leads me to believe that the applicant actually intends to build a third story that features a 4th bedroom, but doesn’t want to disclose that publicly.

Per the applicant’s plan, there is also a very small front set-back, zero outdoor space where anything could be planted, no front porch, and no off-street parking.

Again, there is **no hardship** which precludes the owner from developing housing. If the owner wants a Special Use Permit from the City, I could only support the project if one of the units were given to Maggie Walker Community Land Trust to ensure affordable housing remains in the stock of the East End.

Sincerely,

Chloe Rote