

Opposition

From: toal_margaret@yahoo.com
Sent: Monday, July 8, 2019 10:02 PM
To: zoning@fandistrict.org; president@fandistrict.org; Brown, Jonathan W. - PDR; Board@fandistrict.org; Addison, Andreas D. - City Council; Hilbert, Chris A. - City Council; Larson, Kristen N. - City Council; Agelasto, Parker C. - City Council; Robertson, Ellen F. - City Council; Newbille, Cynthia I. - City Council; Trammell, Reva M. - City Council; Jones, Michael J. - City Council; Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office
Cc: meadowparkneighbors@gmail.com
Subject: I Do Not Support the Chapel SUP

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Hello,

I am unable to attend the meeting on July 9 regarding a Special Use Permit for the Chapel at 1836 Park Avenue, but want to let you know I live a few doors away from the Chapel and do not support this SUP.

My primary concern is safety. It's my understanding that there will be some events hosted after hours and I'm concerned about my ability to park near my house during these events. I understand that valet parking will be offered, but it is human nature to park in available and nearby spots, especially if there is a line for valet parking.

I am the mother of two small children and arrive home on most days at around 6:00 p.m. or later. Parking in the fan is already difficult and I fear that these after-hours events held across the street from my house will take what few parking spots remain nearby during the evenings.

If I am forced to park blocks away, which I fear, there will be times when I have to make multiple trips between my car and house. This is made even more difficult because I must bring my two young children with me on these trips. As the days get shorter in the fall, and with the crime that sometimes happens in the fan, I worry about being a target.

I also worry that the increase in traffic as a result of these events will cause traffic safety issues.

It's my understanding that the Chapel congregation members were previously allowed use the parking lot at the former Lee Medical Building, but because that building is being converted to condos, that parking option is no longer available. In addition, these new condos bring additional fan residents and their visitors competing for spots in the same general area as the Chapel.

In addition to a safety fear, a business that hosts after hours evening events is an inconvenience to neighbors and not what we expected when we purchased our properties. We purchased our house in a residential neighborhood with a church on the corner and not a business that hosts after hours events.

My secondary fear with is that the conditions in the Chapel SUP will convey to subsequent owners.

I love the idea of any business that supports non-profits and wish this business much success; however, I don't think our residential community is the right location for a business planning to host after hours events. I welcome this business at the current Chapel spot for events hosted during business hours.

If this SUP gets approved, the parking and safety concerns must be addressed by extending the restricted parking hours for nearby residents, so that only they can park around the clock, just as the residents of West Avenue have. The Stuart side of Meadow Park, which does not currently have zoned parking should be added to zoned parking and included in these extended hours.

Thank you for taking the time to read my email.

Regards,
Maggie

From: [Paul Dylak](#)

Sent: Monday, May 6, 2019 1:23 PM

To: [Shannan Hillier](#)

Subject: Re-zoning of The Chapel

Hello Shannan,

I appreciate all you are doing to inform the neighborhood of this attempt to re-zone "The Chapel" for business use. I do not support this permit in any way, even with certain exemptions. My reasoning is quite simple, a president has been set by the FDA and the city that east-west streets in the fan will NOT be re-zoned for commercial use, minus the exemptions you've listed. This was recently visited during an attempt for Ms Babs Nursery to expand to an additional property on Grove Ave. That request was denied and, in my opinion, would have caused far less negative affects to the neighborhood. It is not permissible or fair to deny one property owner and approve another. The daycare expansion was a needed service to the community as there is a lack of daycare providers in the Fan and waiting lists that last over a year. How, in any way, is this permit looked at differently? Certainly this is not a needed service or one that improves the neighborhood in any way. I have many concerns on this attempt to re-zone this property, but here are my primary reasons:

- 1) There is little, and sometimes no, parking available near this building, especially during the hours most needed (evening gatherings). The exemptions for valet parking mean nothing as we all know most people will look to park near the building and walk. The immediate area is single family homes without garages and much of which is not zoned. Further, VCU students use this area as a staged parking lot throughout the year.
- 2) Re-zoning this property to a business allows the property to be sold in the future as a business. This can have further negative implications on the neighborhood as we will have little control on what the owner chooses to use the property for.
- 3) As mentioned above, the FDA and city have made it clear that these residential properties on east-west streets will not be re-zoned for commercial use.

Thanks again Shannan and hope this matter will be resolved with the best intentions for the neighborhood and with the integrity the FDA and the city has ruled with in the past.

Regards,

Paul Dylak

410 N Meadow St

Richmond, VA 23220

[262.442.8565](tel:262.442.8565)

From: Michele Buchanan
Sent: Monday, June 10, 2019 8:02 PM
To: Shannan Hillier
Subject: Chapel SUP

Hi Shannan,
I would like to note that I am against the Chapel SUP.

At this time the bldg. as a church does not affect us or the area but if it is turned into a business I feel that it will. Parking is tight and I don't think we need another business going in the middle of the fan. Parking is getting ridiculous and this shouldn't be added to our problem.

Best, Michele Buchanan