

**From:** caleifa <caleifa@gmail.com>  
**Sent:** Tuesday, July 19, 2022 9:42 PM  
**To:** Roakes, Raymond A. - PDR  
**Cc:** Soraya Teschner; maggipegw@me.com; patinoart@gmail.com; sujana.bodapati@gmail.com; jamthorn51@gmail.com; haydenbraxton@haydenbraxton.com; George Stewart  
**Subject:** Re: Opposed to Special Use Permit on 1200 Block N 31st St, Richmond VA 23223  
**Attachments:** [Richmond City Council - SUP Opposition Letter.pdf](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Evening Mr Roakes,

I hope this note finds you well! I am a neighbor of Mrs. Maggie Wright who has been in contact with you as of this evening regarding the opposition of the special use permit/s for the planned 3 story structures on the 1200 Block of North 31st St.

On behalf of the 1200 Block of N 31st, I wanted to re-forward the below note we sent to the City Council recently, along with signatures of everyone on the 1200 Block of N 31st opposing the 3 story structures for reasons detailed below, along with Mrs. Wright's email this evening.

Please let us know what would be the appropriate next steps with the city, the developers, planning commission, etc, to ensure due diligence on this request from the residents of the 1200 Block of N 31st.

Really appreciate your time and consideration.

Caleifa Ousman  
On Behalf of the Residents of the 1200 Block of N 31st St

On Jun 24, 2022, at 10:10 AM, Caleifa Ousman <[caleifa@gmail.com](mailto:caleifa@gmail.com)> wrote:

Good Morning Richmond City Council,

I hope this note finds you all well! I am writing to you today because I recently received a letter in the mail alerting me to a Special Use Permit (SUP) for residential housing on the 1200 block on North 31st Street,

Richmond VA 23223. After reviewing the letter, and discussing it with the other residents of the 1200 block of North 31st Street, we wrote the attached letter opposing this SUP, the letter also includes signatures. Every resident of this block in Churchill is opposed to having *three* story homes built here as it does not follow the current architectural appearance & design of the block, this design also significantly diminishes privacy for surrounding residents. I hope you will read our letter and consider the request of the residents. We look forward to hearing from you.

**PROTEST OF SPECIAL USE PERMIT IN R-6 ZONING DISTRICT, 1200 Block of North 31<sup>st</sup> St, Richmond VA 23223**

6/24/2022

To: Richmond Planning Commission & Richmond City Council

This is an open letter from residents living on the 1200 block of North 31<sup>st</sup> St, Richmond VA 23223, expressing opposition to the ***Special Use Permit Request - 1219 N 31<sup>st</sup> St, Richmond VA 23223*** letter dated 6/15/2022, but post marked 6/21/2022 from ***Baker Development Resources***. Specifically, we are opposed to having three story housing which does not comply with current zoning. All of the homes on the 1200 block of N 31<sup>st</sup> St, Richmond VA are single family, one and two story homes. A three-story structure with a balcony takes away from the current architectural appearance and aesthetic of block. The construction of three-story homes also dramatically diminishes privacy for surrounding residents.

The attached letter from Baker Development Resources also states that the abutting by-right planned construction of 1221 N 31<sup>st</sup> and 1221 ½ N 31<sup>st</sup>, Richmond VA, 23223 would be three stories. We do not understand and cannot visualize how three homes can fit on this amount of property. We as residents and home owners on the block, strongly oppose allowing each of these *three* planned homes from having a third story/floor.

As a community we are excited for the continued growth, development, and investment in the area. We are in full support of one or two story housing being built on this property, and look forward to welcoming our new neighbors.

Thank you for your consideration.

Signed,

Caleifa F. Ousman

On Behalf of The Residents of the 1200 Block of North 31<sup>st</sup> St, Richmond VA 23223

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Richmond VA 23223**

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Thank you for your consideration.

Signed,

The Residents of the 1200 Block of North 31<sup>st</sup>, Richmond VA 23223

Name

Address

Maggie and Carlton Wright

1215 North 31<sup>st</sup> Street Rich. Va 23223

Name

Address

Caleifa Ousman/George Stewart

1234 N 31<sup>st</sup> St, Richmond VA 23223

Name

Address

Hayden and Siyana Baxton

1223 N 31<sup>st</sup> Street

Name

Address

HARRY THORNTON

1229 N. 31<sup>st</sup> St.

Name

Address

James Thornton

1229 N. 31<sup>st</sup> St.

Name

Address

Soraya Teschner & JUAN PABLO PATINO

1218 N 31<sup>st</sup> St.

PROTEST OF SPECIAL USE PERMIT IN R-6 ZONING DISTRICT, 1200 Block of North 31<sup>st</sup> St,  
Richmond VA 23223

Name

Shahida Tyler

Address

1208 N 31<sup>st</sup> St

Name

Sean Cook & Ashley Peery

Address

1318 N 31<sup>st</sup> St

Name

Patricia Eberhardt

Address

1204 North 31 St

Name

Carolyn Gordon

Address

1202 N. 31<sup>st</sup> St.

Name

Huey Gordon Jr.

Address

1202 N. 31<sup>st</sup> St.

Name

Tiara Gordon

Address

1202 N. 31<sup>st</sup> St

Name

Tamecca Greene

Address

1205 N. 31<sup>st</sup> Street

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address

Name

Address



June 15<sup>th</sup>, 2022

**RE: Special Use Permit Request – 1219 N 31st Street**

Dear neighbor:

I am assisting the owner of 1219 N 31st Street (the "Property"), on an application for a special use permit (the "SUP") to authorize the construction of a new, single-family detached dwelling on the Property. While the proposed single-family use is permitted by the underlying R-6 zoning district, some of the applicable feature requirements cannot be met and therefore, the SUP is required.

The Property, which is currently vacant, is roughly 22 feet wide by 124 feet in depth and contains approximately 2,727 square feet of lot area. While it is a legal lot of record, it does not meet the current R-6 lot area and width requirements. As a result, the SUP is needed in order to authorize the construction of a new single-family detached home. Importantly, all other zoning requirements, including the requirement that off-street parking be provided, would be met

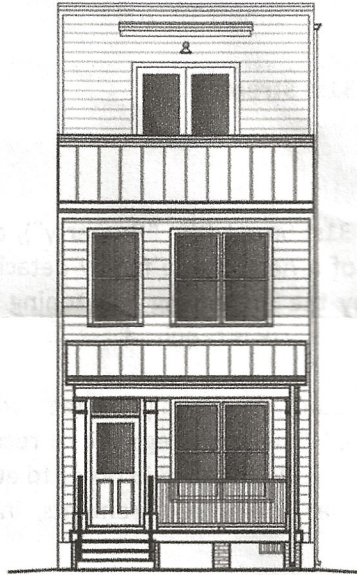
When complete, the proposed home would be of a traditional rowhouse design and contain three bedrooms and two-and-one-half bathrooms. The dwelling would be three stories in height with a setback third floor and a false mansard roof at the second story in order to achieve the appearance of a two-story building from the street. This design has been utilized elsewhere in the vicinity and is planned for the abutting by-right construction at 1221 and 1221 ½ N 31<sup>st</sup> Street. The proposed floor plans are modern and efficient and designed to meet the needs of families in today's market. The third floor is stepped back to allow for a forward-facing outdoor terrace which is accessible from an interior loft. The new dwelling would be clad in cementitious lap siding to ensure quality and consistency in appearance with many other dwellings in the vicinity. A full-width front porch, with a standing seam metal roof, addresses the street and allows for additional outdoor living space for future owners. Off-street parking would be located on site and accessible from the rear alley. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality residence that represents an ideal infill development for this location.

We have made application for the SUP with the City, and it is currently being reviewed by staff. In the meantime, if you have any questions or comments, please call me directly at 874-6275 or email me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com). I look forward to discussing this request with you.

Sincerely,

Mark R. Baker

CC: The Honorable Cynthia Newbille, Councilmember



01 | RIGHT SIDE ELEVATION  
1/8" = 1'