

----- Original Message -----

**Subject:**Re: New SUP at 1700 W Cary Street within the Your Neighbors Uptown Association

**Date:**2023-04-26 12:18

**From:**David Johannas <dave@johannasdesign.com>

**To:**William Gillette <will@bakerdevelopmentresources.com>

**Cc:**Uptown Association <presidentuptownrva@gmail.com>, Mark Baker <markbaker@bakerdevelopmentresources.com>, Alessandro Ragazzi <alessandro@bakerdevelopmentresources.com>

My apologies for not getting back to you and the city.

The Uptown Association group discussed both projects that evening. There were no concerns from the group.

The Uptown Association is not opposed to either the **9 S Harvie Street or the 1700 W Cary Street** special use applications.

Please feel free to forward this note to the city.

Thanks,

Dave Johannas for the Uptown Association

**J O H A N N A S   D E S I G N   G R O U P**

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On Wed, Apr 26, 2023 at 1:06 PM William Gillette <[will@bakerdevelopmentresources.com](mailto:will@bakerdevelopmentresources.com)> wrote:

Good afternoon, I spoke with Dave Johannas at yesterday's CAR meeting and with the SUP at 1700 W Cary Street coming before Planning Commission on Monday and the SUP at 9 S Harvie St expected to be introduced soon, we were reaching out to see if the Uptown Association would write a letter of support or no opposition for these two SUPs.

We presented both of these items to the neighborhood at the the April 4th meeting and neither item received any major concerns. Below is a brief summary of each SUP.

Thank you again for your time in considering this request and writing a letter and should you have any additional questions, please don't hesitate to reach out to myself or Mark Baker.

Will

### **9 S Harvie Street**

This property is currently occupied as a mixed-use building with both commercial uses and apartments. The owner is now proposing to renovate the commercial space in the building and create two additional apartment units. No changes are proposed to the exterior of the existing dwelling and the existing off-street parking, which has been utilized for the commercial use, will be sufficient to satisfy the parking requirements for the new units.

When complete, the two new proposed units would be appropriately scaled for their context and would provide additional housing opportunities in the neighborhood. The proposed floor plans would be spacious and modern with open kitchen and living areas. The conversion would be respectful to both the neighborhood and the existing building's historical design as it would not require modification of the exterior of the structure.

### **1700 W Cary Street**

The parcel at 1700 West Cary Street is located at the corner of S Vine and W Cary Streets and is extremely large for the vicinity containing approximately 6,432 square feet of lot area (making the lot roughly four times larger than the adjacent lot along Vine Street which is also occupied with a two-family dwelling). The applicant is proposing to construct three attached two-family homes fronting on W Cary Street and one detached two-family home fronting on S Vine Street. While the two proposed two-family homes are permitted by the underlying zoning and commonly found in the area, like many homes in the block and nearby in the Fan, they do not meet some of the existing R-7 feature requirements including lot width and area requirements.

When complete, the new units would be three stories in height and have been designed to reflect the historic character of the existing buildings in the neighborhood. They will be constructed in an urban rowhouse design with quality building materials including a brick exterior and metal roofing above the front porches. While a multifamily design was suggested during initial discussions with City Planning Staff, the townhouse design was specifically chosen for this site over a multifamily building as it is more in keeping with existing homes in the area. Each unit would contain approximately 1,450 square feet of floor area with 3 bedrooms and 2 ½ bathrooms. The units have been thoughtfully designed with desirable features including open living/dining areas, washer and dryer in each unit, and primary bedrooms with en suite bathrooms. The buildings would also utilize a unique split layout with one unit containing two bedrooms and the kitchen/living area on the first floor with the third bedroom on the second floor while the other unit would use a second floor kitchen/living area with bedrooms on the third floor. Full-width front porches are provided for each unit to provide additional living area and enhance the streetscape along W Cary Street.

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