

July 7, 2022

3405 Monument Ave.
Richmond, VA 23221

Hon. Andreas Addison, Commissioner
Planning Commission
900 E. Broad St.
Richmond, VA 23219

Ref: Special Use Permit Request for 3401 Monument Ave, Richmond, VA 23221

Commissioner Addison,

I am opposed to any special use permits allowing additional density of residential properties in the 3400 block of Monument Ave. here in the city. I own the adjacent lots at 3403 and 3405, occupied solely as my single-family residence. I received a letter from a developer expressing a desire to obtain a special use permit to convert a two-car garage that is part of 3401 Monument Ave. into an additional residential unit. This would increase the number of units on this parcel to a total of three. There are several reasons for my objections.

The 3400 block of Monument Avenue is comprised of one- and two-family dwellings, there are no parcels in our block that have three housing units. The 3400 block of Wythe Ave. directly behind this property and the adjacent block fronting on Roseneath Rd. are all single-family homes several with garages. This sets a bad precedent not only for our blocks but the neighborhood in general. This is not in keeping with the city's plan especially along Monument Ave to encourage single-family housing unless it is in an area where this would be considered infill housing of a similar nature.

Additional residential units like this do not add to the tax base of the city but cost more in city resources to provide services for renters. Renters pay no real estate taxes that are used for things like maintaining the alley behind our homes, which is poorly maintained by the city as it is now.

There is a general lack of responsibility to manage this property and it's tenants by the landlord regarding maintenance and tenant conduct since its purchase. The most concerning issue to me is the recently erected makeshift wire fencing next to the house wrapped in black plastic. At first, I thought it was for some sort of pet or animal. But just this past week the purpose is apparent. Cannabis plants are being grown inside the fencing and have now grown above the screening in plain sight of Roseneath Road. A newly installed sign in the window above the area where the plants are, warns that the owner has firearms. This is an attractive nuisance to criminal elements that may want to break in to steal the firearms not to mention steal the

cannabis. There are families here in our neighborhood with small children and this is just not acceptable.

Grass goes un-mowed for weeks at a time in the yard. They do not maintain the area in front of this two-family dwelling, allowing weeds to grow that are over 12 inches tall along the sidewalk fronting Monument Ave.

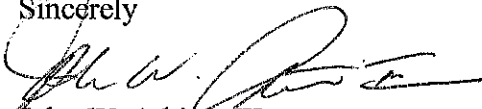
Other conditions at the property include trash that is not properly taken care of in the alley now with only one trash can and one recycling bin provided for the two existing units. There should be at least one of each per residential unit.

Current residents are quite noisy with an existing ping pong table in the back yard. While recreation is not a problem in a back yard but adding more residents to a parcel will only increase the noise.

Adding an additional residential unit to this parcel is an attempt by the landlord to maximize their return without regard to neighboring properties and will not improve the neighborhood.

I respectfully request that you and the planning commission decline to issue any special use permits that increase density in our block.

Sincerely



John W. Atkins, III
3405 Monument Ave.



June 3, 2022

RE: Special Use Permit Request – 3401 Monument Avenue

Dear neighbor:

I am assisting the owner of 3401 Monument Ave (the "Property"), on an application for a special use permit (the "SUP") to authorize the conversion of an existing, single-story detached garage into an accessory dwelling unit. While the accessory structure is permitted by the underlying R-6 Single-Family Attached Residential District, the dwelling unit is not, and therefore, a SUP is required.

The Property is currently improved by a two-story detached masonry home and a detached, one-story brick garage accessory structure. The Property is approximately 83 feet in width by 81 feet in depth and contains roughly 7,828 square feet of lot area. The owner now proposes to renovate the interior of the existing detached garage to create an accessory dwelling unit. The use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan. As the proposed use is not permitted by the underlying R-6 zoning regulations, a SUP is required in order to permit the proposed development.

When complete, the ADU would be approximately 460 square feet in floor area and would be configured as a studio apartment. Care was taken in designing it so as to include generous living space as well as a small, yet functional, kitchen. The existing masonry exterior is to be retained and ample sunlight will be allowed in the unit through the proposed glass windows in the existing garage door bays. The existing structure and brick exterior will be retained, and the project has been discussed with the Secretary of the Urban Design Council to ensure compatibility with the surrounding neighborhood. In exchange for the SUP, the intent of this request is to utilize the Property more efficiently and create an additional housing opportunity in the neighborhood for a future resident with a high-quality product that is in-line with future land use guidance.

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. I look forward to discussing this request with you.

Sincerely,

Mark R. Baker

CC: The Honorable Andreas D Addison, Councilmember