

Romy
230-2324
804 337-1615

May 3, 2021

I have no objection to the string of lights that Carrie and Josh Rogers have put on their property at 5005 Riverside Drive across from my house at 2023 Westover Hills Boulevard.

5-4-2021

I have no objection to the lights mentioned above,
in fact I think they are attractive from my
vantage point, from my house, 2023 Westover Hills Blvd.

Romy Merchant

Nancy

May 3, 2021

I have no objection to the string of lights that Carrie and Josh Rogers have put on their property at 5005 Riverside Drive across from my house at 2027 Westover Hills Boulevard.

Not only don't object, I enjoy
the lights & appreciate having a
A&B in the neighborhood.

Nancy Gunn

Komy
230-2324
804 337-1615

May 3, 2021

I have no objection to the string of lights that Carrie and Josh Rogers have put on their property at 5005 Riverside Drive across from my house at 2023 Westover Hills Boulevard.

5-4-2021

I have no objection to the lights mentioned above,
in fact I think they are attractive from my
vantage point, from my house, 2023 Westover Hills Blvd.

Romy O. Merchant

231-1889

May 5, 2021

We have no objection to the string of lights that Carrie and Josh Rogers have put on their property at 5005 Riverside Drive across from our house at 4916 Riverside Drive.

Jonas H. Meed

May 8, 2021

We have no objection to the string of lights that Carrie and Josh Rogers have put on their property at 5005 Riverside Drive across from our home at 2025 Westover Hills Boulevard.

Eli Wright

From: [Carrie Rogers](#)
To: [Lory Markham](#)
Subject: Fwd: Treehouse
Date: Tuesday, December 15, 2020 7:07:52 PM

(804) 855-7989

Begin forwarded message:

From: Beverly Binns <beverly.binns@comcast.net>
Date: August 11, 2020 at 5:51:12 AM MDT
To: shawbelt@gmail.com
Subject: Treehouse

Beverly Binns
5007 Riverside Dr
Richmond VA 23225

To Whom It May Concern

The rental of the Trailside Treehouse at has posed no issues for us.

Beverly Binns
Sent from my iPhone

Richard P. Hankins, Jr. and Susan B. Hankins
5011 Riverside Drive
Richmond, Virginia 23225
May 7, 2021

Mr. Matthew Ebinger
Planning Supervisor/Land Use Administration
City of Richmond Department of Planning and Development Review
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Re: 5005 Riverside Drive
Application for Special Use Permit

Dear Mr. Ebinger:

We understand that Carrie Rogers is seeking a Special Use Permit to operate a short-term rental in a structure known as the "Trailside Treehouse" on her property at 5005 Riverside Drive.

We are neighbors of the Rogerses, and in the winter we can see their house and the Trailside Treehouse. They are about 300 feet from the back of our house. A long gully, and a strip of land beside the gully's streambed which is owned by our next-door neighbors, separate the two properties. Almost daily we hear guests at the Trailside Treehouse and see their lights.

We have three concerns:

1. We want the owners to be on site whenever the Trailside Treehouse is in use as short-term lodging. We understand that Carrie Rogers lived in Montana for several months starting in Fall 2020. The Trailside Treehouse was rented out almost every night during her absence. It is rarely vacant.
2. We prefer a maximum of six guests at the Trailside Treehouse, the way we believe it was advertised when it first opened. On May 6, the airbnb.com listing for the Trailside Treehouse said it sleeps eight people and has one queen-size bed, a set of bunk beds, six hammocks, a floor mattress and a sofa bed. That is a lot of people and a lot of beds – 11 total – in a small two-room structure, and egress from the top floor is a bit problematic, especially in an emergency.
3. We do not favor any expansion of the treehouse or increasing the allowable number of short-term rental guests on their property, such as also renting out an on-site RV. Additionally, we firmly oppose any parties being held in the Trailside Treehouse.

Otherwise, we are neutral regarding Carrie Rogers' application for a Special Use Permit to operate the Trailside Treehouse as a short-term rental.

Please call or email if you have questions, 804-938-8440, or sbhankins@gmail.com.

Very truly yours,

Richard P. Hankins, Jr.

Susan B. Hankins