

Carver Area Civic Improvement League  
c/o Margaret Rush  
1009 Catherine St.  
Richmond, VA 23220  
[carverneighborhood@gmail.com](mailto:carverneighborhood@gmail.com)/ (804) 539.1713

August 17, 2015

Matthew J. Ebinger  
Senior Planner  
Land Use Administration  
Dept. of Planning and Development Review  
City of Richmond, VA

Re: 1401 W. Leigh St., Richmond VA

Dear Mr. Ebinger,

The Board of the Carver Area Civic Improvement League ("CACIL") is pleased to let you know that a vote was taken at our recent June 2015 meeting, and a majority of the membership present at that meeting approved the proposed SUP for 1401 W. Leigh St. in the Carver neighborhood.

Thank you for your request. Don't hesitate to contact me if you have any questions.

Sincerely,



Margaret Rush  
President, CACIL



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

Special Use Permit - 1401 W Leigh St, 1405 W Leigh St, 1400 Catherine St
Parcel Nos. N0000617015, N0000617012, N0000617018
File No. 9799

RECEIVED
FEB 26 2016
LAND USE ADMINISTRATION

Association Name: Carver Area Civic Improvement League (CACIL)

Please Check Appropriate Boxes:

The Association's (check one) [X] Membership or [ ] Board met on June 30, 2015
and voted to [ ] Oppose [X] Support [ ] Take no position on this proposal.

This Association does not intend to consider this issue because:

Was a representative for the proposal present? [X] YES [ ] NO

Other comments:

Margaret Rush
Print Name

President, CACIL
Title

Margaret Rush
Signature

February 26, 2016
Date

Please send to:

Matthew Ebinger, AICP - Senior Planner

Mail: Matthew Ebinger, AICP - Senior Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219
Email: Matthew.Ebinger@richmondgov.com
Fax: (804) 646-5789



# Richmond City Council

*The Voice of the People*

*Richmond, Virginia*

**RICHMOND NORTH CENTRAL 2nd VOTER DISTRICT**

**The Honorable Charles R. Samuels**

*Councilman, Richmond City Council, Richmond North Central 2nd Voter District*

March 14, 2016

Ms. Lory Markham  
Secretary  
Richmond Planning Commission  
Richmond City Hall  
900 East Broad Street, Room 511  
Richmond, Virginia 23219  
via email: [lory.markham@richmondgov.com](mailto:lory.markham@richmondgov.com)

**Re: Richmond City Council Ordinance # 2016-043, File #9799**

Dear Ms. Markham:

I write in support of Richmond City Council Ordinance # 2016-043 that authorizes a Special Use Permit (SUP) for the properties known as 1401 W. Leigh Street, 1405 W. Leigh Street, and 1400 Catherine Street, located in the Richmond North Central 2<sup>nd</sup> Voter District.

The applicant, Zarina Fazaldin, has led efforts throughout the Carver neighborhood to renovate and restore the neighborhood's housing stock. The properties that are the subject of the SUP include the historic Ruben Thomas Hill House, a brick Queen Anne mansion and the largest home in Carver. It was built in 1900 by Daniel J. Farrar, Sr., a renowned African-American architect and contractor. Approval of the SUP will facilitate renovation of this home and enable the construction of new homes that will conform with the neighborhood's architecture.

I respectfully encourage the members of the Richmond Planning Commission to recommend approval of this Ordinance at their earliest opportunity.

Sincerely,

Charles R. Samuels  
Councilman

cc: Zarina Fazaldin

Ord. No. 2016-43  
Item No. 5

**Ebinger, Matthew J. - PDR**

---

**From:** Florence Breedlove [sam41049@gmail.com]  
**Sent:** Sunday, March 20, 2016 11:50 PM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** Re: Richmond City Council Ordinance #2016-043 File # 9799

Dear Ms. Markham and Mr. Ebinger,

I'm writing this letter in support of the above mentioned ordinance for a Special Use Permit in favor of the owner of those properties, Zarina Fazaldin. I was the manager of Carver Community Garden for many years until recently. The garden is across the street from the largest house in Carver Community, the historic Ruben Thomas Hill House and the (I can't wait until it's renovated) Carriage House on Catherine Street.

I've seen Ms. Fazaldin renovate and restore her properties right in line with the beauty and style of the Carver neighborhood. So I know this project will only enhance it more, especially its historic feels.

I recommend that the Richmond City Planning Committee approve this Special Use Permit at your meeting, March 21, 2016.

Respectfully,

Florence E. Breedlove

cc: Zarina Fazaldin

## **Ebinger, Matthew J. - PDR**

---

**From:** David P Kohler (Energy - 2) [david.p.kohler@dom.com]  
**Sent:** Sunday, March 20, 2016 8:43 PM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** zarina fazaldin  
**Subject:** Special Use permit for my project at 1401 West Leigh St - IN SUPPORT

Dear Ms. Markham, Mr. Ebinger and Planning Commission,

I am a resident neighbor of Carver, community activist, member of the Carver Area Community Improvement League (CACIL) and also a sizable investor in Carver with several properties. Ms. Fazaldin continues to grow, support and improve our neighborhood with her many improvement projects and long history of commitment to our community. Such is the case for her carriage house project on at 1401 W. Leigh Street. I strongly support this project and hope to be present at the Planning Commission meeting 3/21/16 to voice my support of this worthy project. I am in support of this project and I write in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes.

Please call on me for any further questions of need of endorsement,

David Kohler  
1523 West Ave.  
Richmond, VA 23220

(O) (804) 771-4470  
(C) (804) 921-1456

[David.P.Kohler@dom.com](mailto:David.P.Kohler@dom.com)

---

**CONFIDENTIALITY NOTICE:** This electronic message contains information which may be legally confidential and or privileged and does not in any case represent a firm ENERGY COMMODITY bid or offer relating thereto which binds the sender without an additional express written confirmation to that effect. The information is intended solely for the individual or entity named above and access by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic transmission in error, please reply immediately to the sender that you have received the message in error, and delete it. Thank you.

## **Ebinger, Matthew J. - PDR**

---

**From:** Maria Dandridge [maria.dandridge@gmail.com]  
**Sent:** Sunday, March 20, 2016 7:53 PM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** zarina fazaldin  
**Subject:** Ordinance 2016-043; File 9799

I and my sister, Angela Lester, own our family property at 709 Catherine Street and we are supporters of the project referenced by the subject of this email, which authorizes a special use permit to restore the carriage house and build four new homes.

Zarina Fazaldin and her partners at LandzHistoric have restored several properties in the Carver District and we consider the company one of the major contributors to the revitalization of Carver. We, therefore, urge you to provide Ms. Fazaldin the special use permit for the project at 1401 West Leigh Street to keep the revitalization going.

Thank you.

Maria Dandridge  
Angela Lester

## **Ebinger, Matthew J. - PDR**

---

**From:** Angela Lester [thedandridgehouse@yahoo.com]  
**Sent:** Sunday, March 20, 2016 5:08 PM  
**To:** Ebinger, Matthew J. - PDR; Markham, Lory P. - PDR  
**Cc:** Zarina Fazaldin  
**Subject:** Richmond City Council Ordinance # 2016-043 File # 9799

Attn: Matthew Ebinger and Lory Markham:

We are property owners in Carver. We at The Dandridge House Properties are supporters of this project and are writing in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes.

Thank you for your consideration of this matter.

Angela (Angie) Dandridge  
Maria Dandridge  
The Dandridge House Properties

## **Ebinger, Matthew J. - PDR**

---

**From:** Diane Lewis [dianlewis17@gmail.com]  
**Sent:** Sunday, March 20, 2016 10:03 AM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Zarina Fazaldin  
**Subject:** Support of Richmond City Council Ordinance # 2016-043 File # 979

I am writing to support Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes. I am well acquainted with the new construction and renovation work of Ms. Fazaldin and her associates. I am confident that the quality of work will be of high standards.

**Diane Lewis, GRI, CRS**  
**Long and Foster Realtors**  
**3428 Pump Road**  
**Henrico, Va.**  
**Cell 804-337-2665**  
**Dianlewis17@gmail.com**  
**DianeLewis.LNF.com**  
***Licensed in Virginia***

Referrals are greatly appreciated and treated with care.



**Ebinger, Matthew J. - PDR**

---

**From:** John Hager [upperdarby65@gmail.com]  
**Sent:** Sunday, March 20, 2016 5:54 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** support of City Council Ordinance #2016-03 file# 9799

I owned the property 907 Kinney in Carver. It is directly facing Ms. Fazaldin carriage house. I am in total support of Richmond City Council Ordinance # 2016 file #9799 that authorizes a special use permit to restore the carriage house and build four new homes.

John Hager 809269113 cell

## **Ebinger, Matthew J. - PDR**

---

**From:** foleyma@mymail.vcu.edu on behalf of Michael Foley [foleyma@vcu.edu]  
**Sent:** Saturday, March 19, 2016 6:55 PM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR; zarina fazaldin  
**Subject:** Carriage house project

Hello,

My name is Mike Foley and I've lived on Kinney street for five years now. I am a supporter of this project and I write in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes. I would also like to add that I think this project would be beneficial for the community as it would both increase the value of the neighborhood and provide more housing for VCU students.

Thank you!

Mike Foley

## **Ebinger, Matthew J. - PDR**

---

**From:** Sam Forrest [samforrest10@gmail.com]  
**Sent:** Saturday, March 19, 2016 1:18 PM  
**To:** Ebinger, Matthew J. - PDR; Markham, Lory P. - PDR  
**Cc:** zarina , carver fazaldin  
**Subject:** Support for Zarina Faizenden's project

### **Gentlemen:**

I am a resident of Carver for 29 years, and good long term friend of Zarinas. I am a supporter of this project and I write in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes. Anything Zarina does will be a benefit to that community.

Sincerely yours,

Sam Forrest  
409 Hancock St., 23220  
804.643.1503

## Ebinger, Matthew J. - PDR

---

**From:** zarina fazaldin [landzhistoric@msn.com]  
**Sent:** Monday, March 21, 2016 9:58 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Fwd: New houses on Catherine Street

Sent from my Verizon 4G LTE Smartphone

----- Forwarded message -----

**From:** "Cindy Anderson" <cindya63@gmail.com>  
**To:** <lory.markham@richmondgov.com>  
**Subject:** New houses on Catherine Street  
**Date:** Mon, Mar 21, 2016 9:35 AM

Hello, Ms. Markham,

I am an owner of numerous properties in Carver, and more specifically 1409 Catherine Street, which is currently the only property on Catherine Street. I have seen the proposed plans, provided to me by Zarina Fazaldin, for additional homes on Catherine Street and Kinney Street, and I fully support this project. I write in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes.

Thank you,

Cindy Anderson  
Managing Member, Dellrose Place Properties, LLC  
804-399-3499

**Ebinger, Matthew J. - PDR**

---

**From:** Hugh Edmunds [hugh\_edmunds@yahoo.com]  
**Sent:** Monday, March 21, 2016 10:13 AM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Zarina Fazaldin  
**Subject:** Special use permit

The project is at 1401 West Leigh street and Kinney st and is seeking approval to restore the historic carriage house and build four new homes.

I am a property owner 1405 W. Clay St. My property has direct line of sight with the subject property seeking the variance on Kinney st and **I am a supporter of this project.**

I write in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes.

Ms. Fazaldin has proven herself to be a good neighbor and landlord. Her project will improve the neighborhood and I very look forward to her completed project.

Please feel free to call me at 804-358-5809 if you have any questions.

Sincerely,

Hugh Edmunds

## **Ebinger, Matthew J. - PDR**

---

**From:** theresa jean [onelovetj@yahoo.com]  
**Sent:** Monday, March 21, 2016 10:34 AM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Zarina Fazaldin  
**Subject:** Carver restoration/building project

I was a resident of Carver 9 years. I am writing in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes. L and Z Historic has developed many homes in the Carver and other areas of Richmond and do a wonderful job to preserve the historic integrity of Richmond buildings. The Carriage house development will undoubtedly be an enriching enhancement to the Carver neighborhood. I support this project.

Best regards,

Theresa Wizarde  
804-402-8088

**Ebinger, Matthew J. - PDR**

---

**From:** Nannette Bailey [nanbailey11@yahoo.com]  
**Sent:** Monday, March 21, 2016 11:19 AM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** landzhistoric@msn.com  
**Subject:** Letter in Support of Richmond City Council Ordinance # 2016-043 File # 9799

To Whom It May Concern,

I am sending this email in support of the approval of Richmond City Council Ordinance # 2016-043 File # 9799. The approval of this ordinance will authorize a special use permit to restore a carriage house and build four new homes. Currently, I serve in an administrative capacity at VCU. Prior to my employment at VCU, I worked at Carver Elementary School, which is located at 1110 West Leigh Street.

Having witnessed the positive transformation of the Carver community over the past 15+ years, I believe this project will further enhance the Carver neighborhood. Ms. Fazaldin's long-term commitment to Carver and her willingness to reinvest in the neighborhood provides a much needed stabilizing force.

Again, I strongly urge the approval of Ordinance # 2016-043 File # 9799. Feel free to contact me should you need additional information.

Best,  
Nannette Bailey  
Phone: 804-855-9403  
[nanbailey11@yahoo.com](mailto:nanbailey11@yahoo.com)

## **Ebinger, Matthew J. - PDR**

---

**From:** Kimberly Gray [kimbgray@gmail.com]  
**Sent:** Monday, March 21, 2016 11:35 AM  
**To:** Ebinger, Matthew J. - PDR; Markham, Lory P. - PDR  
**Cc:** zarina fazaldin  
**Subject:** Special Use Permit for 1401 West Street, Richmond City Council Ordinance # 2016-043 File # 9799

To whom it may concern,

I am a resident of Historic Jackson Ward, the neighborhood adjacent to Carver. I am writing in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build four new homes. I am also very familiar with the quality of work of L&Z Historic and know that they are good community stewards who respect the integrity of our historic neighborhoods. If you have any questions please feel free to call me at 804-852-4427.

Respectfully,

Kim Gray



## **Ebinger, Matthew J. - PDR**

---

**From:** Thomas Sheehan [thomas\_sheehan@hotmail.com]  
**Sent:** Monday, March 21, 2016 11:47 AM  
**To:** Markham, Lory P. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** landzhistoric@msn.com  
**Subject:** Carver resident letter of support

Hello,

I used to live in Carver, and currently work close to Kinney Street, where I became aware of a project that would build four new homes. I am writing in support of Richmond City Council Ordinance # 2016-043 File # 9799 that authorizes a special use permit to restore the carriage house and build these homes. I believe these buildings will help to rejuvenate the community and serve the growing need for affordable housing in Richmond.

Sincerely,  
Thomas Sheehan