

Brown, Jonathan W. - PDR

From: Ron Friedman [menoluddite2@gmail.com]
Sent: Thursday, July 12, 2018 10:38 AM
To: Brown, Jonathan W. - PDR
Subject: Ordinance No 2018-190 Special Use Permit for 1715 Rear Hanover Avenue

I oppose the issuance of this Special Use Permit.

Since 1978, zoning promoted by the Fan District Association forbade any development that would increase density in the Fan due to concerns which have become even more pressing about parking, noise, and trash. This Special Use Permit would allow a storage/warehouse outbuilding in the center of block 732 to be a single family residence, which by code can be rented and occupied by three unrelated people, thus potentially adding three additional cars for the residents and more for their guests in a block in which it is already extremely difficult to park. The owner has proposed one garage he owns at 206 N. Allen for parking, but when I asked him specifically today whether he would actually use the garage, he did not answer the question directly.

In general, I do not think it is a good idea to have vacant buildings in a neighborhood, but having a vacant building can be better than the wrong type of development. I think a single family residence is the wrong type of development. I think the best use for this property and other similar outbuildings in the Fan is to make them into garages, not into residences, thus helping to alleviate the very serious parking problems we have every day in the Fan.

The owner has given several stories about his use of the building. In a meeting with neighbors about a year ago, he represented that he and his wife were going to use it occasionally on the weekends as a weekend-away cottage. Today, he told me that they were going to use it full time and sell their house in Mechanicsville. However, peoples' intentions change, and once the renovation is complete, he can simply change his mind. He seems to be a very nice and cordial man and I respect his good and stated intentions.

However, he is a man at least in his 60's, and anything can happen at that age. Once there is new ownership, the neighborhood is still stuck with a residence in which three unrelated people can live.

Furthermore, without prejudice to the owner of subject property, it is important to point out that he is a partner of an LLC that owns 201 N. Allen and 203 N. Allen in block 732, and the following other properties in the Fan: 1008 Park Avenue, 225 N. Boulevard, 26 S. Davis, 26A N. Davis, 100 N. Meadow, 205 S. Boulevard, 207 S. Boulevard, and 1014 Park Avenue, at least. Some of these properties are 600-800 square foot apartments. Except for one property listed by the City as being in "good" condition, the others are listed as being in "normal" or "fair" condition. For that reason, my guess is that we neighbors should not expect anything better than modest development of the property, and it is likely that the subject property will find it's way eventually into the LLC of which the owner is a partner. Once the property is sold or transferred to new owners, the best guess is that the property will be rented to three unrelated students. Few people would want a property situated in a parking lot with no yard around it.

I have owned property in the Fan characterized by the city as in "very good" condition for 43 years. I am a member of the Fan District Association, was one of their deliverymen for Fanfare magazine for years before it started to be mailed, and my garden was featured in the Fan Women's Kitchen and Garden Tour of 1987 and was featured in Richmond Magazine.

My further concern about issuing this Special Use Permit is that it will provide further precedent for similar development in the Fan, to it's detriment.

Please respond to MeNoLuddite at [gmail.com](mailto:MeNoLuddite@gmail.com) rather than the account from which I am writing, or leave a message at 804/355-8455, my landline.

Thank you for your consideration. Ron Friedman

Brown, Jonathan W. - PDR

From: John May [jdmay0401@gmail.com]
Sent: Saturday, July 07, 2018 9:05 AM
To: Brown, Jonathan W. - PDR
Subject: Special Use permit request, Ordinance #2018-190

Dear Mr. Brown:

We are writing to share concerns regarding a special use permit request (Ordinance #2018-190) at 1715 Rear Hanover Avenue. In the request, Mr. Storie, states that he intends to convert the building at this address into a dwelling for personal use. However, Mr. Storie currently owns nearby multi-family rental units on the block and the neighborhood is saturated with rental properties which lack sufficient off-street parking and create significant issues with trash and garbage. The alley area where the building sits is congested and is surrounded by multiple marked parking places for a condominium community also located on the block. Neighbors have experienced issues with lack of parking, illegal parking, and overflow of trash, garbage and discarded household items. We, personally, have reported violations involving trash and discarded items on several occasions. Even if the property is, as stated, converted to a 'single family' housing it could legally accommodate three unrelated adults, their partners, their vehicles, their guests and their trash.

Along with other neighbors, we are concerned about this issue and request that this petition be denied.

Respectfully,

John and Kathy May
1712 Grove Avenue



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Brown, Jonathan W. - PDR

From: mark cardona [mark72690@gmail.com]
Sent: Thursday, July 12, 2018 11:12 AM
To: Brown, Jonathan W. - PDR
Cc: Gray, Kimberly B. - City Council; mwarthen@hunton.com; feehan@chlhf.com
Subject: Ordinance 2018-190. . SUP for 1715 Rear Hanover

Dear Mr Brown:

In his July 10 meeting with you on the above subject, Mr. Ron Friedman understood you to say that the FDA had declared in support of the SUP. Since the FDA is regarded as a responsible and highly influential organization I think it is crucial to note that they have taken no position. The FDA incorrectly believed that Mr Storie has provided two off-street parking spaces; there is no indication that the FDA spoke with concerned neighbors or evaluated the potential impact of this ordinance. I hope that we will all take care to not interpret the FDA's lack of due diligence as an authoritative endorsement.

Due to its structure and location, this alley-way building, as residential, suggests a down-scale rental situation. It is owned by an individual who owns multiple other rental properties listed as in 'normal' or 'fair' condition on City records. It neighbors a building of approximately 24 units which occupy approximately 2 lots, those units using on-street parking, as do other residents.

I do not believe that this proposal has received adequate study. Please put me on record as opposing this special use permit.

Sincerely,

Mark Cardona

Brown, Jonathan W. - PDR

From: mark cardona [mark72690@gmail.com]
Sent: Thursday, July 12, 2018 1:14 PM
To: Gray, Kimberly B. - City Council
Cc: Brown, Jonathan W. - PDR; mwarthen@hunton.com; feehan@chlhf.com
Subject: Ordinance 2018-190 Special Use Permit for 1715 Rear Hanover

Dear Councilwoman Gray:

The above issue is scheduled for hearing with City Planning on July 16 and vote before City Council on July 23. At issue is a request by Mr Jim Storie to convert an alley-way storage building into a single-family residence. The building, by its structure and location suggests a down-scale rental situation; it is neighbored by a building occupying approximately two lots, which houses approximately 24 single-family units; all units use on-street parking, as do other neighbors.

Mr Jim Store is a partner in an LLC named HATS, which owns seven rental properties, comprised of 10 buildings located in the Richmond area. Their rentals consist mainly of 600 to 800 sf units, all except one of which are noted in City records as in "normal" or "fair" condition. The long-term disposition of the building in question is of much concern to neighboring homeowners who have worked through the years to maintain and improve residential conditions in the Fan.

I do not believe that this proposal has received adequate study as yet. I urge you to oppose this special use permit.

Respectfully,

Mark Cardona
1708 Grove Avenue
Richmond, VA