

INTRODUCED: December 17, 2018

AN ORDINANCE No. 2018-325

To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 14 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 1412 Grove Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, which use, among other things, is not currently allowed by section 30-412.1, concerning permitted principal uses, and 30-412.4, concerning lot area and width requirements, of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: 1 NOES: 6 ABSTAIN: _____

ADOPTED: _____ REJECTED: SEP 14 2020 STRICKEN: _____

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies,

sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. Grant of Special Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1412 Grove Avenue and identified as Tax Parcel No. W000-0528/031 in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Re-Establishment of Lot Lines on 1400, 1410 and 1412 Grove Avenue in Richmond, VA.,” prepared by Jolliffe & Associates, Inc., and dated April 26, 2005, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, hereinafter referred to as the “Special Use,” substantially as shown on the Survey and the plans entitled “Floor Plan for 1412 Grove Avenue, Richmond, VA 23220,” prepared by Joe Nelson, and dated August 27, 2018, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. Special Terms and Conditions. This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental, as section 15.2-983(A) of the Code of Virginia (1950), as amended, defines “short-term rental,” and substantially as shown on the Plans.

(b) No rooms or groups of rooms used for short-term rental shall be rented to more than two adult persons per bedroom at any given time.

(c) The Property shall be used as either a single-family attached dwelling or a single-family detached dwelling, and not for short-term rental, for no fewer than a combined total of 185 days per year.

(d) The Owner shall ensure that the Zoning Administrator is furnished with contact information for the operator of the Special Use, as section 15.2-983(A) of the Code of Virginia (1950), as amended, defines the term “operator,” and a statement that the operator is the party responsible for the operation of the Special Use. The contact information must include the operator’s name, address of residence, telephone number at which the operator can be contacted 24 hours per day, and e-mail address.

(e) Smoke detectors shall be provided in compliance with applicable state and local laws and regulations.

(f) A fire extinguisher shall be provided at all times in an accessible location within the unit.

(g) Carbon monoxide detectors shall be provided in any individual room used for sleeping or cooking.

(h) The first of the certificates of zoning compliance required by subsection (k) shall be obtained and an inspection for conformance to applicable regulations performed by applicable City agencies prior to the commencement of the operation of the Special Use.

(i) A certificate of zoning compliance for the short-term rental use shall be obtained every two years. The period authorized shall run from January 1 through December 31 of each two-year period. The certificate of zoning compliance approval number shall be posted on all advertisements for the property.

(j) Outdoor lighting shall be located, directed, or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.

(k) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(m) Secure storage for no fewer than four bicycles shall be provided on-site for the Special Use of the Property.

(n) No fewer than three on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.

(o) In addition to signage permitted in all districts, as set forth in section 30-505 of the Code of the City of Richmond (2015), as amended, and signage permitted in R-6 Districts, as set forth in section 30-506 of the Code of the City of Richmond (2015), as amended, signage pertaining to the short-term rental use shall be limited to one non-illuminated wall-mounted sign not to exceed two square feet in area.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

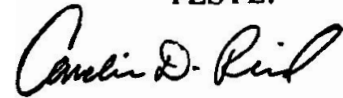
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance is not made within the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Amelia D. Reed".

City Clerk

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request
File Number: PRE.2018.037

O & R REQUEST
4-8072
AUG 15 2018

O & R Request

Office of the
Chief Administrative Officer
RECEIVED
AUG 29 2018

EDITION:1
OFFICE OF CITY ATTORNEY

DATE: August 13, 2018

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 1412 Grove Avenue for the purpose of permitting single-family residential use and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1412 Grove Avenue for the purpose of permitting single-family residential use and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions

REASON: The reason for the application is to allow 1412 Grove Avenue to be used as short-term rental units and as a single-family dwelling. The city's zoning ordinance does not allow short-term rental units within the R-6 Single-Family Attached District. A special use permit is therefore required. The special use permit would also authorize the existing single-family residential use of the property.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 1, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 4,493 SF or .10 acre parcel of land improved with a four-bedroom, 3,524 SF dwelling located on Grove Avenue, between North Plum Street and North Harvie Street, in the Fan neighborhood and Near West Planning District.

The subject property is subject to Ord. No. 2007-131-174, a special use permit authorizing single-family residential use of 1410 and 1412 Grove Avenue and multi-family residential use of 1400 Grove Avenue. At the time of adoption, these properties were one parcel. The parcel has subsequently been subdivided and 1400, 1410 and 1412 Grove Avenue are currently owned by different entities. As part of this proposal, Ord. No. 2007-131-174 would be amended to remove 1412 Grove Avenue and a new ordinance would be adopted authorizing the existing single-family residential use and the proposed short-term rental use of 1412 Grove Avenue.

The City of Richmond's current Master Plan designates the subject property for Single-Family Medium Density land use which includes, "...single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p.133).

Adjacent and nearby properties are within the same R-6 Single-Family Attached Residential District as the subject property. Single-family, two-family, and multi-family residential land use is present in the vicinity of the subject property.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 10, 2018

CITY COUNCIL PUBLIC HEARING DATE: October 8, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 1, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amendment to Ord. 2007-131-174

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No. 18-09



Application for **SPECIAL USE PERMIT**
 Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondva.gov>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 1412 Grove Avenue, Richmond VA Date: 10/02/2017
 Tax Map #: W0000528015 Fee: _____
 Total area of affected site in acres: .103

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Existing Use: Single Family Attached

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Proposed use is Tourist House
 Existing Use: Single Family

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Joseph E. Nelson

Company: _____
 Mailing Address: 3515 N. 25th Street
 City: Arlington State: VA Zip Code: 22207
 Telephone: (703) 2825,001 Fax: ()
 Email: jnelson@chainbridgebank.com

Property Owner: Joseph E. and Anne F. Nelson

If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 3515 N. 25th Street
 City: Arlington State: VA Zip Code: 22207
 Telephone: (703) 282-5001 Fax: ()
 Email: jnelson@chainbridgebank.com

Property Owner Signature: Joseph E. Nelson  _____ 10/10/17

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Amendment to Special Use Permit Application

Date: 11/2/2017

To: Jonathan W. Brown
Senior Planner
Land Use Administration
City of Richmond, VA

From: Joe Nelson

Regarding SUP Application Number- 024716

Property Address: 1412 Grove Avenue, Richmond VA 23220

Requestor- Joseph E. Nelson and Anne F. Nelson (Property Owners)

Dear Mr. Brown,

On Monday October 30th, 2017 I had a meeting with neighbors and representatives from The Fan District Association. Based on feedback and concerns brought forward during the meeting I would like to amend our application for the special use permit which is currently pending with the City.

Please note the following amendments:

Rental days per month- The application as submitted states that we will limit the number of days rented per month to 50% or 15 days out of a 30 day rental period. We are changing our application to limit the maximum number of days that the home can be rented to a maximum of 12 days per month.

Number of rentals per month- The current application does not have any restriction on the number of times the home can be rented in the allotted rental time frame. We are changing our application to limit the maximum number of rentals in any month to 4.

Occupants- The current application does not address or stipulate any restrictions with regard to the occupants who are eligible to rent the home. We are changing the application to state that the home will not be rented to any group of un-related adults.

Procedure for checking in guests- The current application does not address or stipulate a procedure for checking in guests to the home. We are changing our application to state that all efforts will be made for the homeowner, family member of the home owner or agent of the home owner to personally greet and to check in the guests upon their arrival to the home.

Sincerely,



Joseph E. Nelson

Date: 10/10/2017

Request for Special Use Permit

Property Address: 1412 Grove Avenue, Richmond VA 23220

Request for a Special Use Permit to Allow the Operation of a Tourist Home

Requestor- Joseph E. Nelson and Anne F. Nelson (Property Owners)

About the Owners- Joe and Anne Nelson purchased the home on 06/20/2017. The Nelsons purchased the home with two intended uses. The first use is to serve as a family base for the Nelson family in Richmond. The Nelsons have six children, four of whom live in Richmond and in close proximity to the home. Two of the four children live in the Fan District. The home offers an ideal location, configuration and size to accommodate their family needs. The second use is for the home to be used as a rental property when the home is not being used by family members or friends of the Nelson's. The rentals in-between personal usage helps to support the cost of owning and maintaining the home.

Joe works as a Senior Vice President for a community bank located in McLean, Virginia. Anne is currently a full time college student seeking a degree in nursing following a long career as a math teacher.

Of their six children, three are students enrolled full-time at VCU. Charlie is a freshman business student, Caroline a sophomore art student and Maddie is a 1st year graduate student enrolled in the occupational therapy school. In addition to their three children at VCU, their son-in-law is a full time medical student at MCV. Their oldest daughter is a reading teacher at an independent school in the Richmond area.

Why did the Nelson's buy a home in the Fan? The Nelson's fell in love with the Fan area when they rented a home in the Fan through AIRBNB in March of 2017 for their daughter's wedding. They love the architecture of the area, charming neighborhoods, walkability, convenience to restaurants, shopping, local attractions and proximity to their children's housing. After their daughter's wedding, they made several trips to look at real estate in the Richmond area and purchased the home on Grove Avenue in the Fan.

The Nelson's near-term plan for the property is to use the home 50% of the time for personal use and to rent the home 50% of the time. The long-term plan is that Joe and Anne will occupy the property upon retirement.

About the Property- The home was built in 1900 and was beautifully restored in 2007. The home features 3,542 square feet, 4 bedrooms, 3 bathrooms, a front porch, rooftop porch deck, rear deck, private courtyard and private parking for up to 3 cars. The home is located within a few blocks of VCU. The home is detached on the left side. The right side of the house is attached to the neighboring property by a small addition. The lot size of the property is .103 acres. The parking spots are accessed off of an alley which borders the rear of the property. The property has a fenced rear yard and a rear deck that provides access to the back door of the home. The home is in excellent condition.

Summary of Request- The request is for a special use permit for the operation of a tourist home.

The Zoning Ordinance defines Tourist Home as "a building containing not more than ten guest rooms, with or without kitchens and with or without board, intended to be rented for compensation for occupancy by the traveling public and similar transient guests on a daily basis and in which access to individual guest rooms is provided exclusively from within the building, as distinguished from a hotel, motel, lodging house, group home, shelter or similar form of housing."

Currently the R-6 zoning code allows the home to be rented for minimum lease period of 30 days with the maximum number of rentals in any given 12 month period of time to 12 total rentals. The Tourist Home Special Use Permit will offer flexibility to offer rentals which are shorter in term than 30 days. Our proposed tourist home use will consist of a four bedroom home to be rented for durations shorter than 30 days. We are not proposing to rent the bedrooms separately to different guests with a shared common area. Guests will rent the entire home for their visit to Richmond.

The special use permit application package provides a list of items to be addressed by the applicant. We have detailed those items and our response to each can be found below:

Exterior Changes to The Home- We are not proposing to make any changes to the exterior of the home.

Interior Changes to The Home- We are not proposing to make any interior changes to the home.

Detrimental to the safety, health, morals and general welfare of the community- We believe the addition of a regulated short-term rental home to the Fan district will be an asset for the neighborhood, area businesses and residents. The home will provide high quality, upscale, short-term rental housing to residents and visitors. A search for hotels and bed and breakfasts in the city

shows that the majority of all hotels are located in the downtown area of the city. Two bed and breakfast options are located on the edge of the Fan district closer to the VMFA. Proximity of the home to VCU will also provide families of VCU students a convenient and well located short-term housing option. Local residents will benefit from the access to a short-term rental home for their friends, guests and business associates traveling to Richmond. Local businesses will benefit from the increased visitors to the immediate area. We have polled our visitors and most all have frequented local restaurants and retail establishments while staying in our home.

We do not believe that the home will pose any type of detriment to the health, morals and general welfare of the community.

Tends to create congestion in streets, roads, alleys and other public ways and places in the area- We believe the proposed use will have a low impact on the roads, streets, alleys and public ways and places. As mentioned above the home has 3 private parking places.

Create hazards from fire, panic or other dangers- We do not believe that the proposed use will create any hazards for fire, panic or dangers.

Tend to cause over-crowding of land and undue concentration of population- the use as a tourist home will not create any hazards from fire, panic or other dangers.

Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements- The use as a 4 bedroom tourist home will not impact or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal or other such public improvements and conveniences.

Interfere with adequate light and air- The use as a tourist home will not impact or interfere with adequate light or air supplies.

Reasonable use within the code- The Fan District is a destination for travelers to Richmond. The travelers could be visiting friends and family members who live in the Fan area or could be visiting Richmond to visit one of the many colleges or attractions. A high quality, up-scale short term rental home providing accommodations to those travelers is a reasonable use within the code.

In addition to being a reasonable use within the code the special use permit will provide additional limits and remedies if guests are not compliant with house rules and local ordinances.

Compatible with surrounding area- The immediate area surrounding the home consists of single family homes, multi-family homes, group/student housing, condos, some small businesses, and restaurants. As a result of the home's proximity to VCU, the predominate use of the properties surrounding the home appear to be group housing or multi-family dwellings/condos. A quality, up-scale short-term rental home would be an asset to the area's mix of housing and residents. The home will provide much needed short term housing for visitors to the immediate area.

Compatible with surrounding area- The appearance of the home is perfectly compatible and fits well with the mix of property types located in the immediate area. The proposed tourist home use is also a compatible use for the property and will serve the needs of the area residents and visitors to the area.

Vehicular traffic- We believe the use of the home as a tourist home will not impact traffic in the area in a negative fashion. Traffic to-and-from the property is estimated to be nominal and comparable to any 4 bedroom rental property.

Appropriate use for the site- We believe the site for the property fits well for the proposed use. The primary difference for the use under the R-6 zoning code and that of a tourist home is the additional turn-over of occupants. As stated previously, the Nelson family intends to use the home 50% of the time. The other 50% would ideally be rented on a short-term basis to families, business people and other groups visiting the area. The Nelson's use of the home will minimize the turnover of occupants to an estimated 3-4 per month. The site allows for the use with minimal impact on the neighboring properties. Parking in the area will not be impacted due to the three private parking places that come with the home. The home is detached on the left side and only attached on the right side via a small 12' wide addition. Interactions between the guests and the neighbors is typically limited to an occasional encounter in the rear yard while accessing the property and on the front porch.

Negative aspect of the special use permit- In all fairness, the application needs to address the potential negative aspects of granting the tourist home special use permit. We have tried to list and address the potential negative aspects below:

Turnover of guests- As stated above the Nelson's proposed use of the home being occupied by them for 50% of the time will help to minimize the turnover of visitors. Turn-over will exist but it will not be a continuous stream which could accompany a typical tourist home use that would be renting rooms.

Un-known visitors in close proximity to neighbors and residents- Use of booking sites such as AIRBNB and VRBO allow the host to screen visitors by using past reviews and allow contact with

the visitors prior to accepting the rental agreement. In addition, renters using the site are required to provide a valid government-issued identification. This differs from the typical booking process in a hotel, which will book a guest for a room via only requiring a credit card. The property is the Nelson's home-base in Richmond. They have no desire to simply rent the home to any group requesting a rental. They will screen the guests to the best of their ability to ensure a good fit with the property. It is possible that a misfitting group could rent the home. All efforts will be made to reduce that possibility. It should be noted that the home alternatively could be rented to as many as 4 unrelated adults on a lease term of 30 days or greater. 4 unrelated adults would likely result in more unknown visitors at all hours and have a potentially higher impact on the neighboring properties and parking in the area in comparison to the proposed use.

Potential for noise and other offenses- The home is masonry construction and is largely detached from its neighbors. The construction and the site help to limit noise issues with the surrounding area. In addition, the house will have rules for guests about noise. The house will not be rented for events and or parties.

Other potential offenses- In addition to the noise limits, we will not allow smoking and have a zero tolerance policy for drugs.

It is possible that an occasional visitor could break any of the rules. All efforts will be made to ensure the visitor is well informed of the rules prior to booking their visit and will follow the rules during their visit.

The special use permit provides neighbors and area residents with the ability to enforce offenses through the request to revoke the special use permit in the event that the use of the property is determined to be in conflict with the neighbors' peaceful enjoyment of their homes. This potential course of action will help to ensure compliance with the special use permit and its requirements. .

Summary- We believe that the addition of a quality, up-scale, 4 bedroom, short-term rental home located in the heart of the Fan district will be an asset and will benefit the community and local businesses. Sites such as AIRBNB and VRBO provide hundreds of housing rental options in the city of Richmond with dozens of short-term rental options located in close proximity to the property. The vast majority of these homes are operating outside of the allowed zoning code and are not contributing to the tax base of the city. Travelers increasingly prefer to stay in rental homes over traditional hotel accommodations. I believe most people reading this application will recognize the benefits of a home rental compared to those of a hotel room, especially when traveling with family members or in a group. Rental homes tend to be located in neighborhoods offering the traveler the neighborhood experience compared to that of staying in a business district and being limited to the confines of a hotel room. Short-term rental homes also offer more space for traveling families and other such groups in addition to the convenience of a kitchen. A legally

zoned, tax collecting, tax paying, 4 bedroom short-term rental home would be an excellent option for travelers to Richmond and visitors to the Fan district.

We hope that you allow us to share our home with travelers to Richmond. Our home purchase in the Fan was prompted by a short-term rental of a home in the Fan for our daughter's wedding. Opening up the opportunity for other travelers to enjoy our neighborhood helps to increase the number of people frequenting our businesses, along with increasing the number of people who want to live in the neighborhood and purchase homes to be part of this vibrant area.

Sincerely,



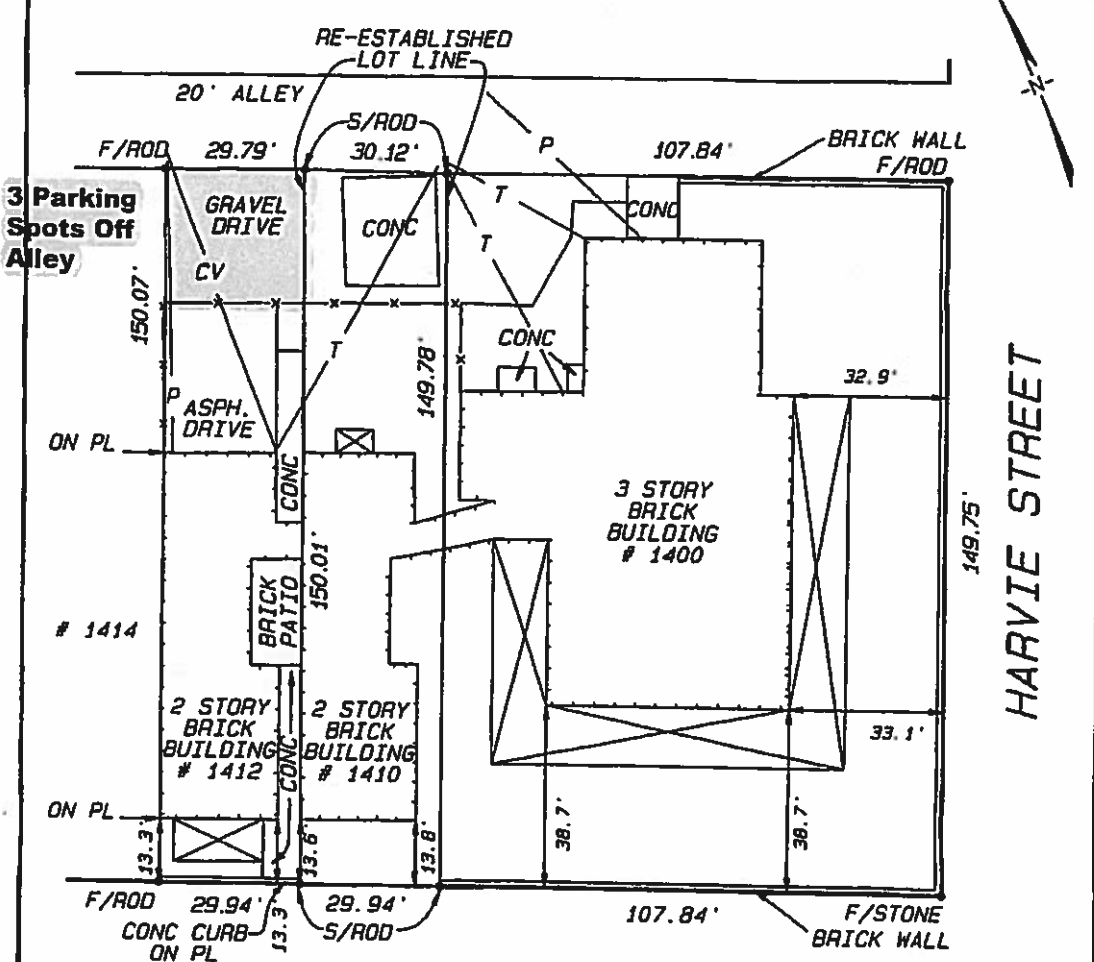
Joe Nelson

This is to certify that on 4-26-05 Jolliffe & Associates, Inc. made a field survey of the premises shown hereon, that to the best of my knowledge and belief all improvements and visible evidence of easement are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone C

House is old. Power and Telephone are overhead.

By *[Signature]*

RE: 1400, 1410, 1412 GROVE AVENUE



3 Parking Spots Off Alley

HARVIE STREET

GROVE AVENUE

PLAT SHOWING RE-ESTABLISHMENT OF LOT LINES ON 1400, 1410 AND 1412 GROVE AVENUE IN RICHMOND, VA.



JOLLIFFE & ASSOCIATES, INC.
CERTIFIED LAND SURVEYORS
RICHMOND, VIRGINIA
804-222-6854

DATE: 4-26-05
SCALE: 1"=30'
FILE: RICH 4 NW
BY: LHH
BOOK NO: 470-033

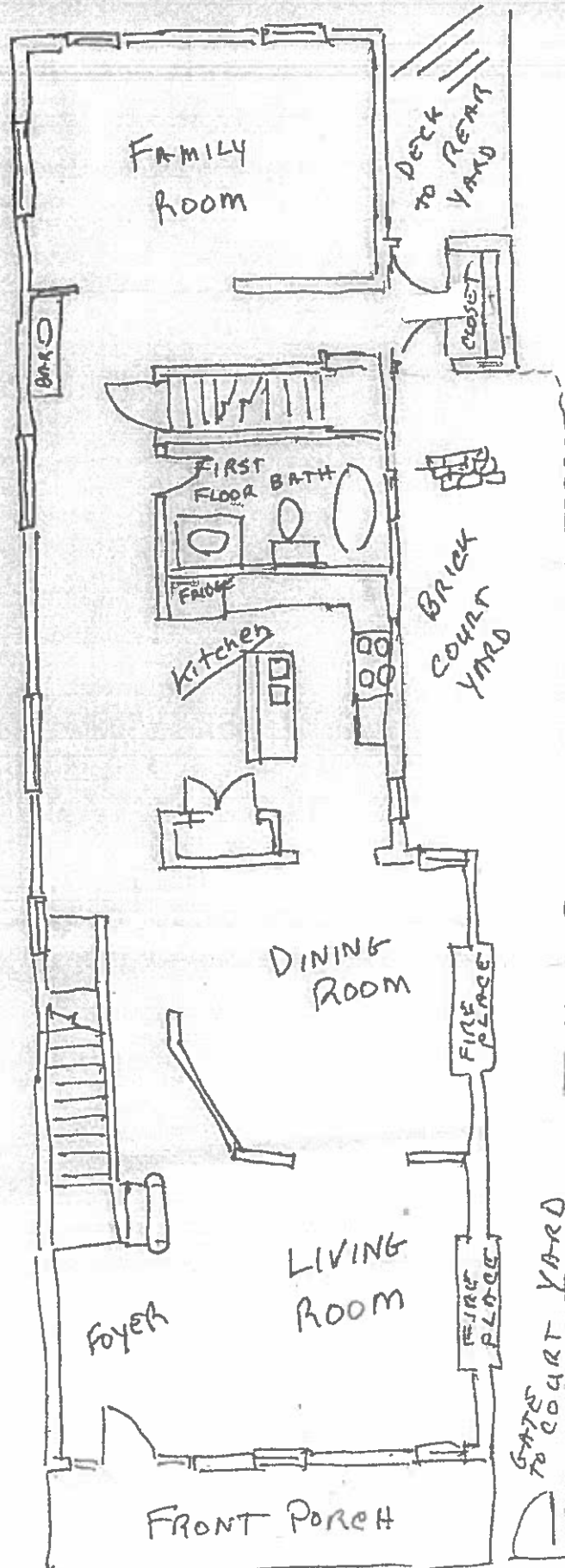
THIS PLAT WAS MADE WITHOUT BENEFIT OF A TITLE SURVEY OR REPORT

DATE: 8/27/2018
FLOOR PLAN FOR:
1412 GROVE AVE
RICHMOND, VA
23220

DRAWN BY:
JOE NELSON

PAGE 1 OF 2

1ST
FLOOR



DATE: 8/27/18

FLOOR PLAN FOR:

1412 GROVE AVE

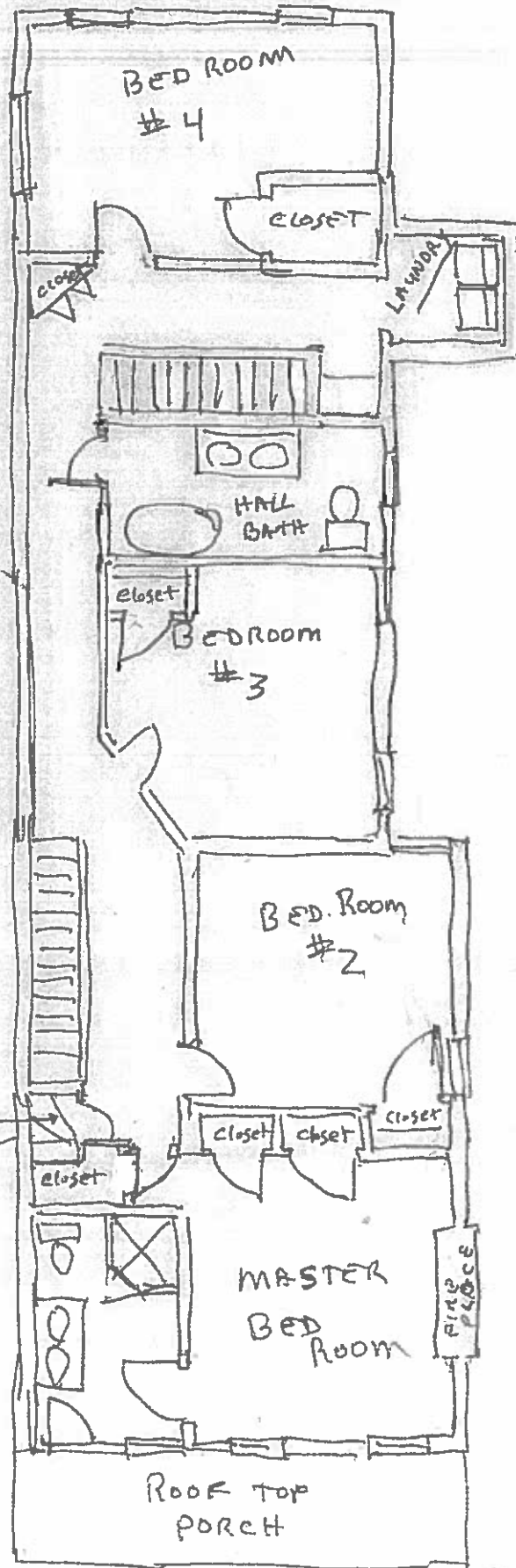
RICHMOND, VA
23220

DRAWN BY:

JOE NELSON

PAGE 2 OF 2

2nd FLOOR

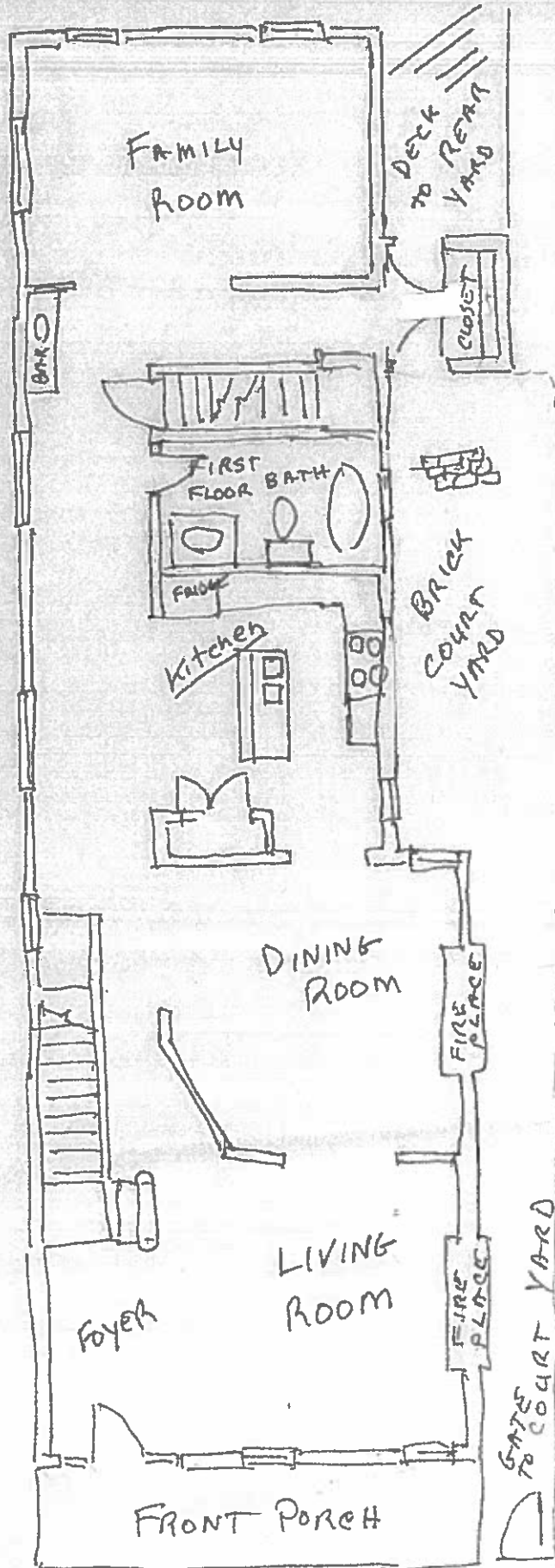


DATE: 8/27/2018
FLOOR PLAN FOR:
1412 GROVE AVE
Richmond, VA
23220

DRAWN BY:
JOE NELSON

PAGE 1 OF 2

1st FLOOR



DATE: 8/27/18

FLOOR PLAN FOR:

1412 GROVE AVE

RICHMOND, VA
23220

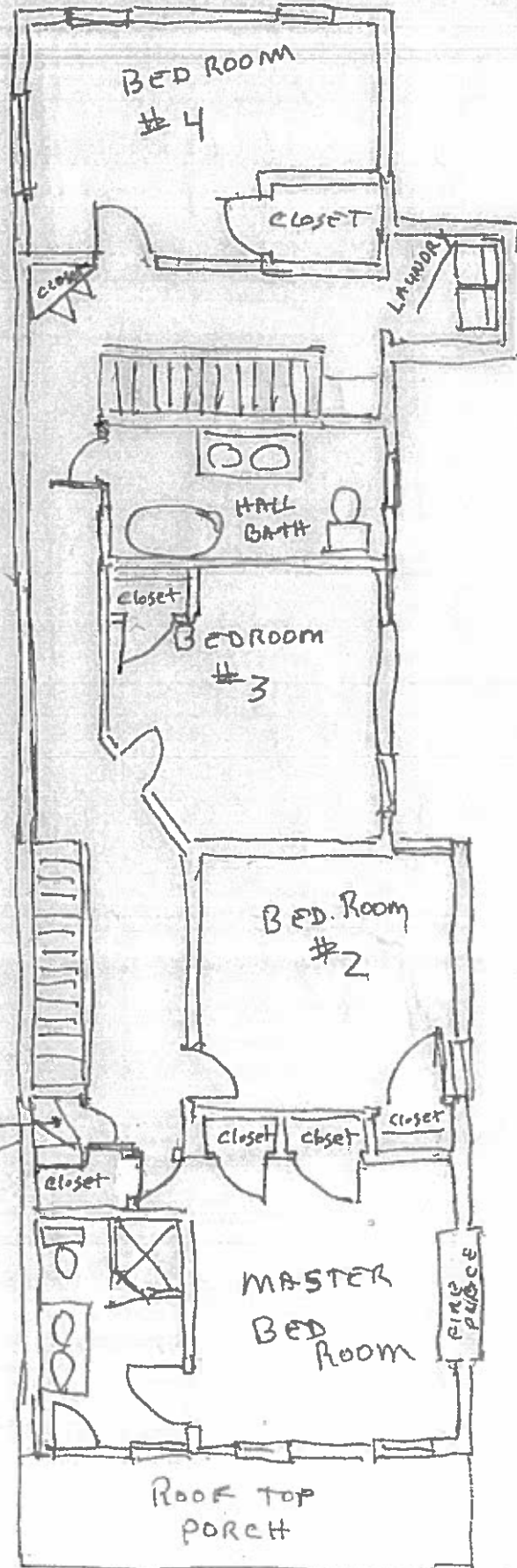
DRAWN BY:

JOE NELSON

PAGE 2 OF 2

2nd FLOOR

STEPS
TO ATTIC

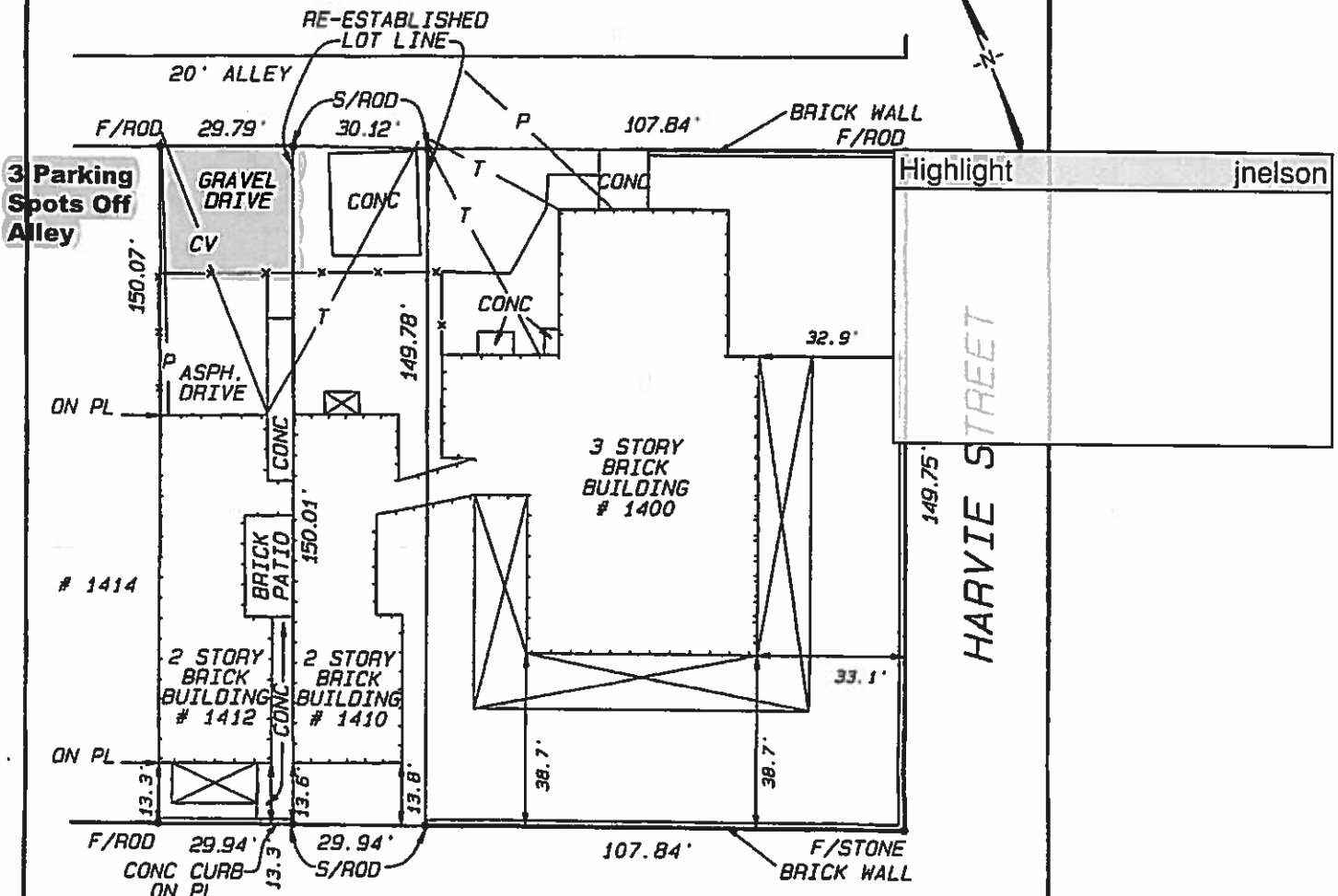


This is to certify that on 4-26-05 Jolliffe & Associates, Inc. made a field survey of the premises shown hereon, that to the best of my knowledge and belief all improvements and visible evidence of easement are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone C.

House is old. Power and Telephone are overhead.

By *JFB*

RE: 1400, 1410, 1412 GROVE AVENUE



Highlight jnelson

GROVE AVENUE

PLAT SHOWING RE-ESTABLISHMENT OF LOT LINES ON 1400, 1410 AND 1412 GROVE AVENUE IN RICHMOND, VA.



JOLLIFFE & ASSOCIATES, INC.
 CERTIFIED LAND SURVEYORS
 RICHMOND, VIRGINIA
 804-222-6954

DATE: 4-26-05
 SCALE: 1"=30'
 FILE: RICH 4 NW
 BY: LHH
 BOOK NO: 470-033

THIS PLAT WAS MADE WITHOUT BENEFIT OF A TITLE SURVEY OR REPORT