

Roakes, Raymond A. - PDR

From: dcmobrien <dcmobrien@gmail.com>
Sent: Monday, November 6, 2023 11:17 AM
To: Roakes, Raymond A. - PDR
Subject: ZONING LAWS SHOULD MATTER

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Dear Sir:

Less than a year ago, my son and his wife enthusiastically purchased the property at 3502 Hanover Ave. They chose it BECAUSE of the character of the structure and the neighborhood. And now the city is considering approving an absolute monstrosity of an addition onto the very SAME building they live in. The proposed addition takes away their privacy and ignores their rights. Windows and an actual second floor deck would overlook their backyard and completely block any sun that they might get, as well.

After months of searching, my son and daughter-in-law bought this charming piece of property one year ago, only to have a bait and switch occur, and now through no fault of their own find themselves in a completely different situation and their considerable investment at risk.

I urge you to consider how Ms. Waite's proposal negatively affects so many residents around her and dictates permanent changes to the neighborhood. We had hoped Ms. Waite's own sensibility and neighborly concern would keep her ideas in check. It is clear now that we hoped in vain. We are now depending on the city to protect us, to honor its obligations, and to obey its own laws by enforcing the zoning restrictions.

Michelle O'Brien
703.217.1647

Gregg Hansen
3502 Hanover Avenue
Richmond, Virginia, 23221

11/6/2023

Dear Commission Members:

As the owner of the other half of the duplex I am expressing my opposition to the granting of this request. Our row of Tudor houses is well known around the Richmond area and adds to the charm of the area. This will ruin the existing view not only from Nansemond but also from Hanover as the proposed building will exceed the height of the current home.

This will significantly impact my enjoyment of my home as the sun will now be completely blocked until late afternoon. The proposed plans will create a giant wall that my backyard will now border. If the existing setback rules are to be maintained this will not be an issue. I purchased this home with the assumption all building rules would be followed. This is why I do not think this request should be granted.

Susan Parker Hapgood
3438 Hanover Avenue
Richmond, Virginia 23221

October 30, 2023

Richmond City Planning Commission
City Hall
900 East Broad Street
Room 511
Richmond, Virginia 23219

Dear Commission Members:

I was recently notified about a Requested Special Use Permit for 3500 Hanover Avenue. This request is to allow an addition to the dwelling at 3500 Hanover that does not meet the front yard depth requirements along Nansemond Street in the R-48 District. The letter refers to this variance request as "Ordinance No. 2023-319 – Special Use Permit for 3500 Hanover Street.

I oppose the granting of this request, because an addition that does not meet the current front yard depth requirements would not match any of the existing structures on Nansemond Street. All structures currently facing Nansemond Street in this neighborhood do meet front yard depth requirements. The duplex building directly behind 3500 Hanover at 306 N. Nansemond has a front yard setback, as does the apartment building directly across at 311 N. Nansemond. Buildings facing Nansemond in the block south of 3500 Hanover (the 200 block North Nansemond) also meet the front yard depth requirement as do the structures in the 400 block North Nansemond. An addition or new structure behind 3500 that does not match the front yard depth of current structures would be an eyesore and out of character for this area.

I along with my siblings own the dwelling at 3438 Hanover Avenue. We grew up in this house purchased by our parents in 1958, and one of us still resides there. Two story homes with front porches and small front and rear yards have always characterized this neighborhood and give it its unique charm and appeal. Although the residents have changed from primarily families with children to more young couples and singles, the houses have retained their value because of their appearance with the setbacks and small front yards and porches. This is not an area of row houses without porches or front yards that are typical of many urban areas like Baltimore. The proposed structure on Nansemond attached to 3500 Hanover would not be an attractive fit with the rest of the homes.

There are also additional concerns and questions about this requested special use permit. Is the proposed structure an addition to the existing house or is it a separate structure? I have looked on line and cannot find the application, which may answer this question. Repeated attempts to contact by phone the city offices mentioned in the notice that I received have been unanswered. My name, phone number, and the nature of my inquiries go into their voicemail system but no one responds.

Among the many goals stated by the City and its leadership, like Mayor Stoney, include preservation of the special character of existing older neighborhoods like the Museum District, where this is located. Another goal is increasing available low cost housing stock. Granting this special use permit will not meet either of those goals. The proposed structure will not match or complement the appearance of

the neighborhood. After incurring the financial burden of new construction, the owner of 3500 Hanover will need to maximize her income from this structure; it will not become affordable housing. Refusing this permit is the best choice for the city and the residents of this area.

If you wish to contact me to discuss my concerns, my phone number is 540-483-4181.

Very truly yours,

Susan P. Hapgood

October 30, 2023

City of Richmond
Dept. of Planning & Development Review
Land Use Administration
City Hall – Room 511
Richmond, VA 23219

Reference: Special Use Permit-3500 Hanover Ave
Ordinance # 2023-319

As a current property owner near residence at 3500 Hanover Avenue, I am writing to you today to state that I strongly oppose granting a special use permit for 3500 Hanover Avenue. Since the property does not meet the requirements within the R-48 district for front yard depth along Nansemond St. the special use permit should be rejected. If this request is granted then the new residence's front yard depth would not be similar to other dwellings in the area. Having a second single family dwelling on such a small lot facing Nansemond St. would be out of character with the other homes nearby.

I believe people purchased homes in our neighborhood for the convenience to shopping, the character of the neighborhood and the physical appeal. Part of the appeal for our neighborhood is our lots; that were designed as single family dwellings with a front & back yard.

Another issue would be parking for this single family dwelling. Allowing other single family dwellings, accessory dwellings, etc. to be constructed on lots of existing single family homes without off street parking requirements is a mistake and further compounds the parking problem. Every household in the area has at least 2-3 vehicles. Using simple math if you multiply the number of households already existing, it's obvious that parking is already an issue. The 200 block North Nansemond St in the north bound direction has no street parking. On the south bound side it has ½ block street parking with a four unit apartment. The 300 block North Nansemond allows parking on both sides which makes the street so narrow that only a single car can pass at a time. On the east side of the 300 block North Nansemond St. is an eight unit apartment that has no off street parking.

I do not think that zoning regulations should be changed in such a way that allows additional dwellings to be built on existing single family small lots. This is over developing the area. Some consideration needs to be given to the residents who currently reside in the area that will be greatly impacted if this variance is granted.

Sincerely,

Curtis T. Parker, Jr.