

To the Department of Planning and Development

I am formally writing you to express two primary concerns regarding the proposed Special Use Permit for 1703 Maury Street: (1) The parking allowance and (2) Scale, Height, and Depth of the Building Footprint.

I believe that the lot is too small to justify a duplex family housing use. My primary concern centers around the potential for the proposed duplex to support up to four parked vehicles on the property at any given time. I do not believe the lot is large enough to construct a parking area necessary to accommodate four vehicles without significant hardscaping at the rear of the lot. Also note that on-site parking is not allowed on Maury Street or the southern side of one-way directional 17th Street. Where would the cars park in any duplex configuration?

In addition to my parking concerns, no lots of a comparable size to 1703 Maury Street, either along Maury Street itself, or in the greater Blackwell Neighborhood, accommodate a duplex dwelling unit. All properties of comparable lot size only support, shotgun style, single-family dwelling units. I am concerned that the scale, height, and depth of the duplex's footprint would be out of scale and character of existing homes and other buildings within the neighborhood.

I hope my concerns are considered in your determinations to approve or deny the Special Use Permit. I have provided photos of the site for your reference.

Thank you for your consideration.

Concerned Homeowner
Allen Poe
1705 Maury Street
Richmond, VA 24224

NO PARKING ON THE SW SIDE OF 17TH



ZILLOW VIEW OF LOT ZIZE *GREEN DOT 1703 MAURY STREET



PARKING ON 17TH AT 1PM

