

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)
Subject: FW: 2301 Grove Avenue - Special Use Permit - OPPOSE
Date: Monday, July 17, 2023 9:45:55 AM
Attachments: [FINAL FDA Resolutions Related to Three Zoning Changes July 16 2023](#)

From: Melissa Savenko [mailto:melissa@mikemelissa.com]

Sent: Sunday, July 16, 2023 3:57 PM

To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Trump, Shaianna L. - PDR <Shaianna.Trump2@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>

Cc: Rebecca Keller <fdapresidentrva@gmail.com>; Thomas Lisk <TLisk@cozen.com>; Jordan, Katherine - City Council <Katherine.Jordan@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Philipsen, Sven J. - City Council <Sven.Philipsen@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>

Subject: 2301 Grove Avenue - Special Use Permit - OPPOSE

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Thank you for the opportunity to comment on this application. While the FDA Zoning Committee (the "Committee") appreciates the applicant's commitment to operating a short term rental ("STR") with all required approvals, and their application for a Special Use Permit (the "SUP" or the "application"), the Committee has voted unanimously to OPPOSE this application. The reasons are as follows:

1. There is a City-wide zoning change pending with respect to STRs. It is not appropriate for us to support this application when the regulatory environment is unclear.
2. The Committee wants to ensure there is no precedent that could be interpreted as support for the general concept of accessory dwelling units ("ADUs") as STRs. The FDA Board adopted a resolution at a Special Meeting on May 22, 2023 opposing the use of ADUs as STRs. I have attached a copy of the adopted resolutions for your consideration.
3. Most importantly, it has been the long-standing position of the Committee and the FDA Board that any SUP application for an accessory dwelling explicitly agree that it will not be used as an STR. See 2513 Rear Hanover, 2417 Stuart, and 109 N. Plum, among others. We conclude it would be inequitable and unfair to change this position for this applicant, in the absence of any change in the City's regulatory scheme with respect to ADUs and STRs.

Based on the above, we ask the Planning Commission to OPPOSE this application. I am happy to address any questions you might have.

Best,
Melissa

Melissa Loughridge Savenko
Long & Foster - Innsbrook
11225 Nuckols Road

Glen Allen, Virginia 23059

Physical Office: 5706 Grove Avenue
Richmond, Virginia 23226

Cell: 804-986-3993

Email: melissa@mikemelissa.com

URL: www.mikemelissa.com

Blog: www.melissasavenko.strikingly.com

Licensed in the Commonwealth of Virginia

If you have family, friends, or colleagues with real estate needs, Mike & Melissa welcome your referrals!