

From: Reshma Gola <reshmagola16@gmail.com>
Sent: Wednesday, March 10, 2021 9:32 PM
To: Ebinger, Matthew J. - PDR
Cc: MattJarreau@hometownrealtyservices.com
Subject: 2416 Jefferson Ave SUP - Please approve!

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Hi Matthew!

I'm a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St and have reviewed the project and the SUP. I wanted to let you know that I am in full support of this type of development and am excited to see something like this come to fruition! I think it will make the community a better place and I am eager to welcome it into our neighborhood! Please allow the applicants to move forward as planned, thank you!

Best,
Reshma

From: Bryan Traylor <bryantraylor@gmail.com>
Sent: Wednesday, March 10, 2021 10:38 AM
To: Ebinger, Matthew J. - PDR
Subject: 2416 Jefferson Ave SUP letter of support

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Mathew I'm emailing you to offer support for these folks in their quest for SUP approval. It is my understanding that they are requesting a tourist house designation, sidewalk seating for a restaurant as well as partial parking waiver.

I support and stand behind all of these requests as I have reviewed their SUP application.

Tourist house designation: Will provide much needed lodging for folks visiting loved ones at MCV and other surrounding medical facilities is my primary thought. These units will allow people to cook and stay in a safe controlled environment away from the general public so they can visit their loved ones without fear of contamination.

Sidewalk seating: I feel with the current state of affairs sidewalk dining is not only a need but a want for the immediate neighborhood. As you know many restaurants only need to apply for an encroachment permit to allow folks to dine in the public right of way. I feel dining on public/private property regardless of how close they are to R zoned properties is part of the charm of living downtown and I support their decision to want to move in this direction.

Parking. (Partial parking waiver): Parking around the entire triangle for uses in and around this area needs to be broadened. With the Jefferson Ave project of widening and installing more parking will alleviate some of these issues. I feel allowing a greater variety of neighborhood serving uses will benefit all of us that call Church Hill home.

Thank you so much for your time.

Bryan Traylor

From: Ryanjohnparks <ryanjohnparks@gmail.com>
Sent: Wednesday, March 10, 2021 3:34 PM
To: Ebinger, Matthew J. - PDR
Subject: 2416 Jefferson Ave SUP

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Mr. Ebinger,

I'm writing to request that the SUP applications for the project on the corner of Jefferson and N 25th st be approved. I'm a church hill resident and can see the value this development will add to our neighborhood and city.

Thank you,
Ryan Parks

804.874.7551
601 N. 31st St.

From: Patrick Covert <patrick.covert@gmail.com>
Sent: Wednesday, March 10, 2021 11:17 AM
To: Ebinger, Matthew J. - PDR
Subject: 2416 Jefferson Ave SUP

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Hello Matthew,

My wife and I are residents of Church Hill and are familiar with this project on Jefferson Ave and 25th streets.

We have reviewed the project and the SUP are writing in support of this type of development for our neighborhood.

Walkable amenities such as those proposed by this development help make our neighborhood even more desirable and livable, and we're happy to see progress to enhance the availability of these types of spaces throughout Church Hill.

Please allow the applicants to move forward as planned thank you!

Patrick and Kelly Covert

From: Crystal Wolverton <crystalvoncakes@gmail.com>
Sent: Wednesday, March 10, 2021 11:12 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave SUP

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Mr. Ebinger,

I own a home in Church Hill near the corner of 22nd Street and Cedar St. I am familiar with the project at 2416 Jefferson Ave. I have reviewed the project and SUP and am in support of it moving forward. I am excited to see this type of development and feel the neighborhood would benefit greatly from it. Please allow the applicants to move forward as planned.

Thank you,

Crystal Romero-Wolverton

From: Jonathan Wood <jonwood621@gmail.com>
Sent: Wednesday, March 10, 2021 11:09 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave SUP

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Matthew, I'm a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St and have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition.

Please allow the applicants to move forward as planned.

Thanks,
Jon Wood

From: Petrie, Madeline <madeline.petrie@richmond.edu>
Sent: Thursday, March 11, 2021 10:11 AM
To: Ebinger, Matthew J. - PDR
Subject: mattjarreau@hometownrealtyservices.com

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Hi Matthew,

I am a resident of Church Hill and am familiar with the project on Jefferson Ave and N 25th St. I have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition. I think it would be a great addition to the neighborhood and bring in more investment to the area. Please allow the applicants to move forward as planned.

Thank you!

Madeline Petrie

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Madeline Petrie

project:HOMES

University of Richmond, 2017

From: Gray Gilchrist <graygilchrist@gmail.com>
Sent: Wednesday, March 10, 2021 9:21 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave SUP

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Matthew,

I hope that you are well.

I am a resident of Church Hill and I own several rental properties in the neighborhood. I am familiar with this project on Jefferson Ave and N 25th. I have reviewed the project and the SUP. I think that this development will be a great addition to the neighborhood and the City of Richmond. The development team has the vision and skillset to really transform this section of 25th Street.

Please allow the applicants to move forward as planned.

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Sincerely,

Gray Gilchrist
(540) 293-3975

From: Christopher Melton <christopher.melton4m@gmail.com>
Sent: Wednesday, March 10, 2021 6:43 PM
To: Ebinger, Matthew J. - PDR
Subject: 2416 Jefferson Ave

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Good evening Matthew,

I am a resident of Church Hill and have become familiar with the project under review for the corner of Jefferson and 25th st. I believe that this project will be greatly beneficial to the residents in the neighborhood and help accelerate the growth that Church Hill has seen in recent years. I am excited to see this project become reality and would like to ask that you allow the applicants to proceed as planned. Thank you for your consideration!

Respectfully,
Chris Melton

From: Cheryl Belcher <cjbelcher1@comcast.net>
Sent: Wednesday, March 10, 2021 9:39 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave.

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Matthew,

I am a resident of Church Hill and am familiar with the project on Jefferson Ave and N. 25th. I have been following this project from the beginning and am excited to see this type of development coming to Church Hill. I am happy it is finally getting off the ground.

Please allow the applicants to move forward as planned.

Thank you.

Cheryl Belcher

Sent from my iPad

From: Cathy Jennings <cathyjennings3@comcast.net>
Sent: Thursday, March 11, 2021 8:11 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 2416 Jefferson Ave

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Matthew, My family and I have been residents of Church Hill for many years, and have seen the community go through numerous changes. We are familiar with the associated area and have reviewed the Jefferson Ave. project as well as the SUP. We strongly support this type of development for our community and look forward to seeing something like this come to realization.

Please allow the applicants to move forward as planned

Thank You,

Abe Jennings

From: Meghanne Ogburn <ogburn@vccinsurance.com>
Sent: Thursday, March 11, 2021 8:12 AM
To: Ebinger, Matthew J. - PDR
Cc: 'Matt Jarreau'
Subject: 2416 Jefferson Project

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Matthew,

Mt husband and I have been residents of Church Hill since 2006 and we currently live at 615 N 28th street. In addition we also own 3 rental properties in the immediate area. I am very familiar with not only this project on Jefferson Ave And N 25th St, but also the developer of the project itself, and have reviewed the project and the SUP. My husband and I are completely in support of this type of development and are very excited to see something like this improving the space we choose to live and love in. Please allow the applicants to move forward as planned! Thank you in advance for your time and energy on this project.

Meghanne A. Ogburn

Personal Lines Sales Producer
Virginia Commonwealth Corporation
Member of the Keystone Insurers Group
2570-B Gaskins Rd.
Henrico, VA 23238
P: 804-282-6723 x22
F: 804-282-2286
E: ogburn@vccinsurance.com

"The greatest compliment a client can give us is the referral of a loved one or friend. Thank you for your continued trust in us."

"In a world where you can be anything, be kind" - unknown

From: jeffrey.w.breeden@gmail.com
Sent: Wednesday, March 10, 2021 4:53 PM
To: Ebinger, Matthew J. - PDR
Cc: MattJarreau@hometownrealtyservices.com; sjbreeden@yahoo.com
Subject: 25th Street and Jefferson Street project

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Mr. Ebinger,

I am a resident of Church Hill and live at 700 North 27th Street which is two blocks from the proposed development at 25th Street and Jefferson Avenue. I have been following the project since its inception and feel that it will be an asset to the Church Hill Community.

We understand the developer will be requesting a SUP for the following items:

A partial parking waiver for certain prospective ground floor commercial uses.

A partial waiver of the 150' radius requirement for outdoor dining on private property

A waiver from the requirement for shared access for a limited number of tourist home units.

Because of where we live, this could potentially impact us and I would like to state that we would recommend approval of these SUPs as the benefits outweigh the potential impacts. Parking around our house isn't an issue and we have lived in Church Hill for 6 years. The outdoor dining would be a great asset to the community and lastly, the requirement for the shared access for tourist homes seems to be more a technicality of how the code is written and interpreted.

I would like to thank you in advance for consideration of my comments in your review and deliberation.

I would also be happy to elaborate in greater detail if you would like to contact me regarding this e-mail.

Regards,

Jeff Breeden
700 North 27th Street
Richmond, Virginia 23223

(804) 356-1063

From: Sam Tuttle <sam.tuttle@gmail.com>
Sent: Wednesday, March 10, 2021 6:03 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 25th and Jefferson Ave project

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Good afternoon, Matthew. I'm a resident of Church Hill and live less than a stone's throw from the project at 25th and Jefferson Ave. I've discussed this project with Matt and the details of the SUP. I'm in support of everything they are proposing with a cap of 7 tourist homes of the 21 total units. More food and beverage options, sidewalk seating and a mix of short and long term rentals are a great asset to the neighborhood.

It's been exciting to see this project come out of the ground and I fully support this and other similar types of development in our neighborhood.

Thank you,
Sam Tuttle

From: Jacob Keller <jacob@rivercityfit.com>
Sent: Thursday, March 11, 2021 7:26 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 25th and Jefferson Project

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Matthew,

I'm a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St. I have reviewed the project and the SUP, and I am in support of this type of development. I am excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you!

Thanks,
Jacob Keller

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Jacob Keller
River City Fit

From: Stacia Parks <staciamartyn@gmail.com>
Sent: Thursday, March 11, 2021 8:18 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 25th and Jefferson St project in Church Hill

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Matthew,

I'm a current resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St. I've reviewed the project and the SUP. I support this type of development. I am excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you!

Thank you,
Stacia Parks

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Stacia Parks

From: Justin Paley <justin@catalystdevelopmentco.com>
Sent: Wednesday, March 10, 2021 3:27 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: 25th at Jefferson

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Matthew,

I own a couple of properties in the Church Hill and Union Hill areas and am familiar with this project on Jefferson Ave And N 25th St . I've reviewed the project and the SUP and wanted to express my support of the development. It's my belief that neighborhoods with a mix of complementary uses and engaging spaces create a better quality of life for residents, and property values, in urban settings. I am excited to see this project come to fruition. Please allow the applicants to move forward as planned.

Thank you,

Justin Paley | Principal



Mobile 804.687.9096

Email justin@catalystdevelopmentco.com

Licensed Real Estate Agent in the Commonwealth of Virginia

From: Matt Conrad <matthewconrad@gmail.com>
Sent: Wednesday, March 10, 2021 10:33 AM
To: Ebinger, Matthew J. - PDR
Cc: Alicia Conrad
Subject: Jefferson Ave SUP

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Matt,

I am writing in support of the special use permit for Jefferson Avenue. About a dozen years ago, I led the effort to rezone the majority of the Union Hill neighborhood to R-63. Although an imperfect zoning tool, it encompasses much of what we still desire for our neighborhood: a walkable community that embraces diverse uses, including multi family housing, retail, and restaurants.

The uses proposed in the special use permit for Jefferson Avenue continue the trend we want to see for our neighborhood. I encourage the planning commission and staff to support this next step for our neighborhood.

Matt Conrad
804.938.7654

From: Samarth Gola <samarth.gola@gmail.com>
Sent: Wednesday, March 10, 2021 9:38 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: Jefferson Ave and N 25th St SUP

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Matthew,

My name is Samarth Gola and I am a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St , which is only a few blocks away from my home on N 21st. I have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition. As a long-time enthusiast of the growing Richmond food and drink scene since first moving to the city in 2007 for my pre-medical training, I could not begin to tell you how much I look forward to new projects like these that add to the character of this neighborhood. Please allow the applicants to move forward as planned and you will not regret it!

Thank you,

Samarth

From: Kathi Ednie <kednie417@live.com>
Sent: Wednesday, March 10, 2021 8:06 PM
To: Ebinger, Matthew J. - PDR
Subject: Jefferson Ave. and N.25th St Project

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Matthew,

I'm a resident of Church Hill and I am familiar with this project on Jefferson Ave and N 25th St and have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition.

Please allow the applicants to move forward as planned thank you!

Kathleen Ednie

From: William Pangburn <savoyproperties@verizon.net>
Sent: Wednesday, March 10, 2021 10:37 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau; Verizon
Subject: Jefferson Avenue & 25th Street.

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Good morning Mathew,

I am writing to you today to let you know that as a developer and builder in Church Hill, that I am in full support of this mixed use project that has a SUP application under review. We completed our recent project, The Williams Townes, corner of N Street and North 32nd Streets. You worked with us to have our SUP application reviewed and approved and we thank you very much for your efforts. We are to build four more town homes on 33rd and P Streets, this SUP has previously been completed and passed.

My point is, the more services that are provided then the easier it is to sell our homes. I believe this Jefferson Avenue project will promote further business growth as well as attract more people to the Church Hill area as residents and visitors. Not to mention, the City will gain another real estate tax base for a much improved site.

I fully support this development and wish future success to the owners and would appreciate your efforts to support the project as well. Please let me know if I can be of further support or assistance.

Thanks,

Bill Pangburn
Savoy Properties
804-241-1955

From: Cynthia Knoll <clknoll@comcast.net>
Sent: Thursday, March 11, 2021 12:45 PM
To: Ebinger, Matthew J. - PDR
Subject: Jefferson Avenue Project

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Matthew,

I am a resident of Church Hill and I'm very familiar with this project on Jefferson Ave and N 25th Street. I have reviewed the project and the SUP and I'm in support of this type of development and excited to see something like this come to fruition.

I think the changes that have come to Church Hill since I've been a resident for 7 years are very positive. I love watching the area improve. For the most part the improvements I have witnessed are very positive and the growth for the neighborhood is going in the right direction.

Please allow the applicants to move forward as planned thank you!

Cindy Knoll

From: Ian <ian.marcuse@gmail.com>
Sent: Wednesday, March 10, 2021 10:31 AM
To: Ebinger, Matthew J. - PDR
Subject: Jefferson Avenue project

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Matthew, Im a homeowner in Church Hill and am familiar with this project on Jefferson Ave And
th and have reviewed the project and the SUP in full and am in support of this type of development
and am excited to see something like this come to fruition. Please allow the applicants to move forward
as planned thank you! Their project would be a great asset to the area.

Ian Marcuse

Sent from my iPhone

From: Casey Grey <casey85grey@gmail.com>
Sent: Wednesday, March 10, 2021 2:48 PM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: Jefferson ave and N 25th project and SUP

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Hi Matthew,

I am a resident of Church Hill and am familiar with the project on Jefferson Ave and N. 25th Street. I've also reviewed the project and SUP and am in full support of this type of development. Please allow the applicants to move forward as planned, I'm really looking forward to this addition to the neighborhood.

Sincerely,

Casey Grey
603 N 30th Street
Richmond, Va 23223

From: Saeed Rabie <techtownconstructionco@gmail.com>
Sent: Wednesday, March 10, 2021 6:54 PM
To: Matt Jarreau; Ebinger, Matthew J. - PDR
Subject: Jefferson ave and25th

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Matthew, Im a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St and have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you!

From: Kasiem Lewis <kasiemlewis@yahoo.com>
Sent: Wednesday, March 10, 2021 10:33 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: New Church Hill Project on 25th and Jefferson.

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Good day Matthew,

My name is Kasiem Lewis and Im a resident of Church Hill and am familiar with this project on Jefferson Ave And N 25th St. I have reviewed the project and the SUP and am in support of this type of development and am excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you! If you have any questions, you can contact me at +18043069066 or via response to this email.

Regards,

K Lewis

Sent from my iPhone

From: Ernest Chamberlain <chamberlain.ernest@gmail.com>
Sent: Wednesday, March 10, 2021 12:54 PM
To: Ebinger, Matthew J. - PDR; Matt Jarreau; Tawny Chamberlain
Subject: Project at Jefferson and 25th

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Matthew,

I hope you're doing well. My wife and I own property in Church Hill and we're very familiar with the project at Jefferson Ave and N 25th St. We've reviewed the project and the SUP and are both wholeheartedly in support of this type of development in the neighborhood. We can't wait for it to be finished!

This development is a key element for the expansion and growth of the neighborhood, so we humbly ask that you allow the applicants to move forward as planned.

Best,

Ernie & Tawny Chamberlain
804-921-4307

Sent from iPhone

From: Tyler Cabell Dickinson Luther <aa.cd.luther@gmail.com>
Sent: Thursday, March 11, 2021 7:23 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: Project on Jefferson Ave & N 25th St

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Matthew,

We are residents of Church Hill and are familiar with this project on Jefferson Ave And N 25th St and have reviewed the project and the SUP and are in support of this type of development and are excited to see something like this come to fruition. Please allow the applicants to move forward as planned thank you!

Best,
Cabell + Andy Luther

From: Casey White <casey@kiwidevelopmentva.com>
Sent: Wednesday, March 10, 2021 2:02 PM
To: Ebinger, Matthew J. - PDR
Subject: Project on Jefferson Ave And N 25th St

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Matthew,

I own property in Church Hill and am a soon to be resident of Church Hill and am very familiar with the project being developed on Jefferson Ave And N 25th St. I have reviewed the the the project and SUP documents and am in full support of this development and would like to see the applicants be allowed to move forward as planned. Thank you for your time and consideration.

Best regards,

Casey

--

Casey White
Kiwi Development, LLC
804.869.8600
casey@kiwidevelopmentva.com



From: Melanie Perry <melanieperry77@yahoo.com>
Sent: Wednesday, March 10, 2021 12:30 PM
To: Ebinger, Matthew J. - PDR
Subject: SUP - Jefferson and N 25th St

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Hello Matthew, I am a resident of Church Hill and am familiar with the project on Jefferson Ave And N 25th St.

I've reviewed the project and the SUP and am in support of this type of development. This would be a good addition to this specific section of Church Hill and I'm excited to see it come to fruition.

Please allow the applicants to move forward as planned.

Thank you!
Melanie Perry
504 N 31st St

From: marna@dontmincewords.com
Sent: Thursday, March 11, 2021 7:32 AM
To: Ebinger, Matthew J. - PDR
Subject: SUPPORT: 2416 Jefferson Ave SUP

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Dear Mr. Ebinger,

I am a resident of the Shockoe Valley, Union Hill, Church Hill area and have been familiar with 2416 Jefferson when the group presented renderings to the community nearly six years ago. I am in support of the SUP.

Having a restaurant and sidewalk seating falls in line with the greater Jefferson Avenue development plan goal to calm traffic and make Jefferson avenue more pedestrian friendly and a true urban corridor.

I also support the request for tourist homes. Pre-pandemic, I used to share my home using AirBnB. I was amazed by the number of neighbors' relatives that would stay with me because there were no hotels in church hill or in proximity to them that would make it a simple visit between two houses. Please waive the common entrance area requirement so these much-needed apartments can be available.

Please allow the applicants to move forward as planned thank you!

- - - - -

Marna Bunger
308 N. 21st Street
marna@dontmincewords.com
804-246-9662

From: Rachel Davis <rachelwdavis@gmail.com>
Sent: Thursday, March 11, 2021 10:14 AM
To: Ebinger, Matthew J. - PDR
Cc: Matt Jarreau
Subject: Support for Jefferson Ave./25th Street Church Hill Project

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Good morning, Matthew.

I live in the Church Hill neighborhood and am familiar with the proposed project on Jefferson Ave And N 25th St. Last Fall I attended a community meeting where the project was presented and have recently reviewed the most recent details for the project and SUP. I'm writing to tell you I am in support of this type of development and am excited to see something like this come to fruition. Please allow the applicants to move forward as planned.

Thank you!

Sent from my iPhone