

Support

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 11:59 AM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue

-----Original Message-----

From: Lisa Sims [mailto:lisakayesims@gmail.com]
Sent: Sunday, July 7, 2019 5:05 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org
Subject: 1836 Park Avenue

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.

Good afternoon,

I am a resident of the Fan and fully support the special use permit for 1836 Park Avenue. I understand the desired use of the space for accessory special events to give back to the community. I have been to any number of events around the City in spaces that are used during the day for office or galleries, and think the proposal to have valet for such events is a benefit. I personally usually Uber when I attend events with tight parking, but having the availability of a valet service only benefits the neighborhood.

I also believe that limiting the number of events to 12/year is a reasonable number.

Thank you for your consideration,

LISA SIMS

(from my iPhone)

LISA SIMS

CEO

Venture Richmond

(from my iPhone)

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 11:59 AM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue Special Permit

From: Angeline Robertson [mailto:angeline@scoutdesign.co]
Sent: Sunday, July 7, 2019 7:30 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Cc: zoning@fandistrict.org; president@fandistrict.org
Subject: 1836 Park Avenue Special Permit

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.

Hello,

I live at 2312 Stuart Avenue in the Fan and have been a resident here for over 20 years. I am supportive of the special use permit for 1836 Park Avenue. I frequent Garnett's on the opposite corner of Meadow and Park and am familiar with The Chapel's activities. The proposed use as an office is positive in my opinion. The building is not a single family residence nor should it be. The Fan was designed as a mixed-use neighborhood and it should not be converted to all single family or require off-street parking that does not exist.

I understand the application restricts the number of employees to 15 and events for charity to 12. This seems reasonable and has a lesser impact than The Chapel on the neighborhood. I applaud anyone willing to invest significant money both into the property and the community.

Each resident is aware of the limited availability of off-street parking when a home is purchased or rented, or a business established. I have been to any number of events around the City in spaces that are used during the day for office or galleries, and think the proposal to have valet for such events is a huge benefit. I personally usually Uber when I attend events with tight parking, but having the availability of a valet service only benefits the neighborhood.

I moved to the Fan because I wanted to be in a neighborhood with a mix of uses, all creating character. The fan has been an evolving neighborhood of commercial and residential uses since its beginning. It is what makes it an amazing place to live with a supportive community and such a unique destination for others. As a business owner in a creative field and a graduate of VCU, I've personally benefited from the generosity of this community and am so proud to be a part of its continued evolution.

I urge you to support the special use permit as well.

Most sincerely,

Angeline Robertson

Angeline Robertson
Art Director, Owner

Scout Design
2312 Stuart Avenue
Richmond VA 23220
scout.design

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:00 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: Support of special use: 1836 Park Ave.

-----Original Message-----

From: Scott F Sherman [mailto:sfsherman@vcu.edu]
Sent: Sunday, July 7, 2019 2:13 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Subject: Support of special use: 1836 Park Ave.

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.

Ms. Gray,

We support the special use permit for 1836 Park Avenue. The use of the building as an office is compatible with the current use (a church) and is compatible with the neighborhood. We hope that will support the special use permit as well.

For 7 years, my family and I lived several houses down from this property, so we are familiar with the block and the nearby neighborhood. We have lived in the fan since 1985.

Thank you for your continued work for Richmond.

With respect,

Scott and Sarah Sherman
1420 Grove Avenue
Richmond, VA 23220
(804) 306-3900

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:02 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Ave - Special Use Permit Application

From: Jill Nolt [mailto:jnolt@waterstreetstudio.net]
Sent: Saturday, July 6, 2019 1:39 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org
Cc: 'aestefanovich@gmail.com' <AESTefanovich@gmail.com>
Subject: 1836 Park Ave - Special Use Permit Application

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.

Dear Fan District Association and Councilwoman Gray:

I am writing to express my support of the special use permit for 1836 Park Avenue. I also support the requested accessory use for limited events to be held at this location; the proposed restriction of 12 events per year seems appropriate.

As a resident at 2521 Park Ave who lives behind the Branch Museum of Architecture & Design, I want to share that I have not had any parking or noise issues from their special use or special events. The Museum is very thoughtful to place 'resident-only' parking signs on the street prior to events and to direct guests to the designated parking and drop-off areas. I believe that the owners of 1836 Park Avenue will have the same respect for their neighbors and will find an appropriate way to organize parking/drop-off during their business hours and special events. The volume of use proposed is far less than that of the church.

As a long-time Fan resident, I support and celebrate the variety of accessory uses within the neighborhood, all which create a quality sense of place and a thriving, walkable neighborhood. Furthermore, I believe that the corner of Meadow Street and Park Avenue is an appropriate location to continue as a non-residential use. The church in this location has been a positive contribution to the neighborhood and I believe that the adaptive re-use of this building will continue to offer positive community engagement. The alternatives, such as leaving it vacant, tearing it down or turning it into more residential units, are not the right solution.

Thank you for your time,
Jill Nolt

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:02 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue - Approve Special Use Permit

From: Tracy Kemp Stallings [mailto:tracykempstallings@gmail.com]
Sent: Saturday, July 6, 2019 8:50 AM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org
Cc: Tom Stallings <tstallings@mcguirewoods.com>; Andy Stefanovich <aestefanovich@gmail.com>; Jill Stefanovich <jillstef@verizon.net>
Subject: 1836 Park Avenue - Approve Special Use Permit

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.

Dear Honorable Kim Gray, Jerry, and Martha:

We hope you had a wonderful Fourth albeit damp!

We live at 1505 West Avenue and are excited for the proposed reuse of The Chapel at 1836 Park Avenue as envisioned by the Stefanovichs. **We encourage support of a special use permit issuance for the Stefanovich's office** for their small business at The Chapel.

As you know, residents who choose to live in the city choose to manage multi-modal transportation via cars, Rideshares, buses, and walking. Regarding parking at the Chapel we understand they will have a few designated parking spaces and that they may host up to a dozen events annually offering valet services as indicated. Lucky for Andy who will walk to work!

In contrast, the new Poor Boys restaurant [as all prior eateries at this location], on Lombardy Street have absolutely no provision for parking not even for deliveries! Additionally, The Chapel, in the business of religion and according to their website, hosts several activities every month. How do their congregates / participates arrive?

The Stefanovich's have lived in the Fan District for decades and know how to be great neighbors in snug quarters. Additionally, they are SO, SO engaged in our community with a resume packed with engagement and improvement activities such as curating & leading the TEDxRVA for 5-years, facilitating strategic planning activities for local businesses, supporting the VCU Institute for Contemporary Art, and much, much more.

The Stefanovich family are genuinely kind and compassionate people. We have been friends for 25 years. They do such things as assisting a Sudanese refugee to become self-sufficient and integrated into our region. They welcome and care about people, neighbors, and RVA.

Thank you for your consideration of this proposal, and for your continued commitment to keep RVA a great place to live, work, and play.

Most appreciatively,

Tracy and Tom Stallings
1505 West Ave.
RVA 23220

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:03 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: Support Letter for Rezoning Chapel at 1836 Park Ave

From: Elisabeth Edelman [mailto:elisabeth.edelman@gmail.com]
Sent: Thursday, July 4, 2019 12:45 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org;
zoning@fandistrict.org; board@fandistrict.org
Cc: Addison, Andreas D. - City Council <Andreas.Addison@richmondgov.com>
Subject: Support Letter for Rezoning Chapel at 1836 Park Ave

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.

Hi there,

I live at 404 N Meadow St, just a few doors down from the Chapel, and I am writing to express my full support of the special-use permit for office use at 1836 Park Avenue, including the requested accessory use for events to benefit local non-profits.

It is ideas such as these that make our community vibrant, innovative, creative - all of which I believe we should embrace. Further, I have known Andy and Jill Stefanovich for almost a decade and can attest that they will be excellent, respectful neighbors. Their investment in the building, their business and their events will be positive additions to our community in the Fan.

Please feel free to contact me with any follow-up requests.

Thank you,
Elisabeth

--
Elisabeth Edelman
(978) 621-7500
[@lisedelman](mailto:elisabeth.edelman@gmail.com)

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:03 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: Special Use Permit - 1836 Park Ave

-----Original Message-----

From: Sada [mailto:sadas123@hotmail.com]
Sent: Wednesday, July 3, 2019 8:29 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org;
zoning@fandistrict.org
Subject: Special Use Permit - 1836 Park Ave

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.

Good evening!

My family and I are longtime residents of the Fan and currently live at 2119 Stuart Ave. We are very supportive of the special use permit for 1836 Park Avenue. We have known the Stefanovich family for over 15 years and have seen first hand their commitment to our neighborhood and the special community that exists within the Fan. We fully believe they have our neighborhoods best interests at heart as they (hopefully!) move forward with plans for their new office.

The proposed use as an office is positive in my opinion. The building is not a single family residence nor should it be. The Fan was designed as a mixed-use neighborhood and it should not be converted to all single family or require off-street parking that does not exist. I understand the application restricts the number of employees to 15 and events for charity to 12. This seems reasonable and has a lesser impact than The Chapel on the neighborhood. Please support this special use permit.

Please do not hesitate to reach out if you have any questions or would like to discuss this matter further.

Thanks so much for your time,

Sada and Tim Leonard

Sent from my iPhone

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:04 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue

From: Christie Geiling [mailto:geilingce@gmail.com]
Sent: Tuesday, June 18, 2019 10:22 AM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org
Cc: andy stefanovich <aestefanovich@gmail.com>; Jill stefanovich <jillstef@verizon.net>
Subject: 1836 Park Avenue

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.

Hello,

I live at 2104 Stuart Avenue and write to express my support for the special use permit for office use at 1836 Park Avenue. I also support the required accessory use for events to benefit local not for profit organizations. The proposed restriction of 12 events per year is sufficient protection for the neighborhood.

Thank you,
Christie Geiling

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:05 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Ave. SUP Application - Andy Stefanovich

-----Original Message-----

From: David White [mailto:DWhite@swa-co.com]
Sent: Tuesday, July 2, 2019 4:16 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; President <president@fandistrict.org>; Zoning Chairman <zoning@fandistrict.org>
Cc: Andy Stefanovich <aestefanovich@gmail.com>; Jean White <jwhite@swa-co.com>
Subject: 1836 Park Ave. SUP Application - Andy Stefanovich

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.

Kim

As you know, I have lived at 1723 Park Ave., a block away from the above SUP, for over 45 years. I know and appreciate the Fan's special attractions and its significant challenges: parking, noise and maintaining its special character among the most prominent.

I have always found Andy to be someone who strives for quality in everything I have seen him do. A year or so ago Andy and his wife, Jill, purchased and moved into the house across the street from my home. They have done a wonderful renovation to that house and are lovely neighbors to have.

I am confident that Andy will be equally considerate with the 1836 Park property. In fact, I think our neighborhood is quite lucky he is interested in purchasing it. Church buildings of its size and configuration are difficult economic investments unless they are changed in ways that could be detrimental to the neighborhood. For example, the large sanctuary makes potential uses (such as condo conversions) virtually impossible without breaking up the sanctuary and thus losing the historic integrity and tax credits associated with the property (something the Fan District should not want either). His proposed use restores the building in its current configuration and allows additional operational controls not available to the neighborhood if it remains a church. I really can't think of a more appropriate use for the property than the one he is proposing.

I've got to believe that a set of mutually agreeable proffers can be developed for the SUP that meet the reasonable concerns of the neighbors and his operational needs. Therefore, I support the requested SUP for this property subject to reasonable proffers.

David White
Historic Housing LLC
Dwhite@swa-co.com
(m) 804-833-5963

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:06 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue

From: David Ring [mailto:David.Ring@atlanticunionbank.com]
Sent: Tuesday, July 2, 2019 9:17 AM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org;
zoning@fandistrict.org
Subject: 1836 Park Avenue

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.

To All,

My family and I live in the Fan at 1725 Park Avenue. We are very supportive of the special use permit for 1836 Park Avenue.

We frequent Garnett's on the opposite corner of Meadow and Park, walk the neighborhood regularly and are familiar with The Chapel's activities.

The proposed use as an office is positive in my opinion for the following reasons:

1. The building is not constructed to be a single family residence nor should it be
2. The Fan District was designed as a mixed-use neighborhood and it should not be converted to all single family or require off-street parking that does not exist
3. I understand the application restricts the number of employees to 15 and events for charity to 12 per year
4. This seems reasonable and has a lesser impact than The Chapel on the neighborhood

Please support this special use permit.

Best Regards,
David Ring

David Ring
Commercial Banking Group Executive

T: 804.482.8417 Ext. 5717
1051 East Cary Street, Suite 1200
Richmond, Virginia, 23219



ATM is Customer Satisfaction
with Retail Banking in the
Mid-Atlantic Region

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential or proprietary. If you are not the intended recipient or receive this message in error, the sender does not intend delivery to you and does not waive any protections or other rights pertaining to this message and any attachments. Please contact the sender immediately by reply e-mail and delete the original message, including any attachments.

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:08 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue

-----Original Message-----

From: Matthew Cooper [mailto:matt.cooper@capitalone.com]
Sent: Monday, July 1, 2019 4:48 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Subject: 1836 Park Avenue

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.

Dear Councilwoman Gray:

I live at 2501 Hanover Avenue and write to express my support of the special use permit for office use at 1836 Park Avenue. The proposed restriction of 12 events per year is very reasonable, especially considering a church uses the space now for at least 52 events per year.

I applaud the owner's investment in the neighborhood and the willingness to host community-enhancing events. I urge you to support the special use permit as well.

Sincerely,

Matt Cooper

P.S. Thank you also for sponsoring the naming of Arthur Ashe Boulevard. What a wonderful event for our city.

Sent from my iPad

The information contained in this e-mail is confidential and/or proprietary to Capital One and/or its affiliates and may only be used solely in performance of work or services for Capital One. The information transmitted herewith is intended only for use by the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any review, retransmission, dissemination, distribution, copying or other use of, or taking of any action in reliance upon this information is strictly prohibited. If you have received this communication in error, please contact the sender and delete the material from your computer.

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:10 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue

From: Fernandez, Pascal A. (ALCS) [mailto:Pascal.A.Fernandez@altria.com]
Sent: Monday, July 1, 2019 10:16 AM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org
Cc: Andy Stefanovich (aestefanovich@gmail.com) <aestefanovich@gmail.com>; 'jennyfs09@yahoo.com' <jennyfs09@yahoo.com>
Subject: 1836 Park Avenue

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.

My family and I live in the Fan on 1837 Monument Avenue and are supportive of the special use permit for 1836 Park Avenue. We frequent Garnett's on the opposite corner of Meadow and Park and are familiar with The Chapel's activities. The proposed use as an office is positive in my opinion. The building is not a single family residence nor should it be. The Fan was designed as a mixed-use neighborhood and it should not be converted to all single family or require off-street parking that does not exist. I understand the application restricts the number of employees to 15 and events for charity to 12. This seems reasonable and has a lesser impact than The Chapel on the neighborhood. Please support this special use permit.

Sincerely,

Pascal Fernandez
1837 Monument Avenue
Richmond, VA 23220

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:11 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: Support for Special Use Permit for 1836 Park Avenue

From: Colleen Drummond [mailto:colleendrummond510@gmail.com]
Sent: Sunday, June 30, 2019 6:27 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org
Cc: andy stefanovich <aestefanovich@gmail.com>; jillstef@verizon.net
Subject: Support for Special Use Permit for 1836 Park Avenue

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.

To Whom It May Concern:

We live at 510 North Meadow Street in the Fan and are fully supportive of the special use permit for 1836 Park Avenue. We live directly across from the Chapel, frequent Garnett's on the opposite corner of Meadow and Park and are familiar with The Chapel's activities.

The proposed use of 1836 Park Avenue as an office is positive in our opinion. Colleen is in a similar line of work to Andy so we are very comfortable with the type of work environment that Andy's team will have at the Chapel, and believe it will be a great addition to the neighborhood. We applaud Andy and Jill's willingness to invest significant money both into the property and our community. Office use is compatible with residential uses within the neighborhood. The building is not a single family residence nor should it be. The Fan was designed as a mixed-use neighborhood and it should not be converted to all single family or require off-street parking that does not exist.

We also understand the application restricts the number of employees to 15 and events for charity to 12. This seems reasonable and has a lesser impact than The Chapel on the neighborhood. Please support this special use permit.

Warm regards
Colleen and Doug Drummond
804.399.3858

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:12 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: 1836 Park Avenue-Support Letter

From: Will Massie [mailto:will@mckinnonharris.com]
Sent: Friday, June 28, 2019 12:57 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Cc: Alice Massie <alicemmassie@gmail.com>
Subject: 1836 Park Avenue-Support Letter

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.

Dear Kim,

Alice Massie and I live at 1643 Monument Avenue and whole heartedly support the special use permit for 1836 Park Avenue. We have lived in the Fan for over 25 years and want to be in a neighborhood with a mix of uses, all creating character. The Fan has been an evolving neighborhood of commercial and residential uses since its beginning. Each resident is aware of the limited availability of off-street parking when a home is purchased or rented, or a business established. This property is no different and it will work.

I ask you to support this special use permit and make quality uses a priority over parking. It is nice to see community members giving back.

Respectfully,

Will M. Massie Jr
Alice M. Massie

--

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:13 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: support of special use permit for 1836 Park Avenue

From: Carol Mackey [mailto:cbm1721@gmail.com]
Sent: Friday, June 28, 2019 9:00 AM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Cc: aestefanovich@gmail.com; Jill, Andy, Grace, Lotti Stefanovich <jillstef@verizon.net>; president@fandistrict.org; zoning@fandistrict.org
Subject: support of special use permit for 1836 Park Avenue

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.

Dear Councilwoman Gray,

My family and I live at 1721 Park Ave and we support of the special use permit for 1836 Park Avenue.

We frequent Garnett's on the opposite corner of Meadow and Park and are familiar with The Chapel's activities. The proposed use as an office is positive in my opinion. The building is not a single family residence nor should it be. The Fan was designed as a mixed-use neighborhood and it should not be converted to all single family or require off-street parking that does not exist.

I understand the application restricts the number of employees to 15 and events for charity to 12. This seems reasonable and has a lesser impact than The Chapel on the neighborhood.

Please support this special use permit for 1836 Park Avenue.

Let me know if you have any questions.

Sincerely,
Carol Mackey
1721 Park Ave
804.921.1157

Bieber, Craig K. - City Council Office

From: Gray, Kimberly B. - City Council
Sent: Monday, July 8, 2019 12:14 PM
To: Bieber, Craig K. - City Council Office
Subject: FW: support for special use permit for 1836 Park Avenue, and Congratulations on the name change

From: btate@wesgrove.com [mailto:btate@wesgrove.com]
Sent: Thursday, June 27, 2019 12:24 PM
To: Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>
Cc: Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org
Subject: support for special use permit for 1836 Park Avenue, and Congratulations on the name change

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.

Alletta L. and William S. Tate

2700 Monument Avenue

Richmond Virginia 23220

June 27, 2019

The Honorable Kim Gray, Councilwoman, Second District, City of Richmond

Via email to kimberly.gray@richmondgov.com

CC: Craig Bieber, Liaison, *Via email to Craig.bieber@richmondgov.org*

Jerry Beverage, President, Fan District Association, *Via email to president@fandistrict.org*

Martha Warthen, Chair, Code Enforcement and Zoning, Fan District Association, *Via email to zoning@fandistrict.org*

RE: Arthur Ashe Boulevard, and Support for Special Use Permit application at 1836 Park Avenue

Dear Councilwoman Gray:

Congratulations on the successful conversion of The Boulevard to Arthur Ashe Boulevard. This is an important moment for our city and a tremendous tribute to the man. Thank you for your hard work in making this happen.

Also, please note our support of the special use permit for office use at 1836 Park Avenue, including the proposed use for events to support non-profit organizations.

We have lived in the Fan since 1993, and we have been pleased by the continual improvement of the neighborhood. These improvements come about not only with support from the city, but by the actions of the residents. To see a neighbor spend significant resources to renovate and improve a property is heartening. Converting the building, recently in use as a chapel, to an office, is in keeping with the neighborhood, will ensure that the building remains occupied and well-maintained, and will not unduly burden the neighborhood. Indeed, use as an office with a limited number of accessory events will likely reduce parking strain in the area. It is notable that the building is not built for, or suitable for, single-family use, and continued use by a religious organization would allow for a virtually unlimited number of events. The fact that the proposed events are limited in number, and limited to supporting non-profit organizations would be additional benefits to the community.

We encourage you to support the application for the special use permit for 1836 Park Avenue.

As always, thank you for your time and efforts on City Council. We and our neighbors appreciate the hard work you do for our community and for Richmond.

Sincerely,

Alletta L. and William S. Tate

William S. Tate | btate@wesgrove.com | 804-698-0268

The Stefanovich family has been our direct next door neighbors for three years (403 next to 401).

Jill & Andy along with their daughters and dogs have been lovely, participatory, concerned and involved neighbors for that entire time. Even during renovations they have been thoughtful, solicitous and concerned for all their neighbors. They obviously enjoy sharing their beautiful new home and have held several business, art, community and non-profit events. Never- not once - has any event been noisy, disrupting or even a bother regarding parking. I dare say my husband's and my monthly supper, bridge or book clubs are a greater parking nuisance to the neighborhood!

So in summary, we just want to let you and others concerned know that we believe the use stated by the Stephanovich team will be an asset to the neighborhood and in reality far less

annoying than the weekly parking scramble generated by the local churches.

This is a far different issue than the Lee Medical 63 condo use 24/7 as far as noise, traffic, trash and parking is concerned. That use we totally oppose and support all concerned efforts to stop .

I am glad to speak directly with any neighbors who have concerns.

Regards,

Janet Heltzel

George Hostetler

403 N Allen

804-340-1955

Sent from my iPad

From: [Shannan Hillier](#)
Sent: Friday, May 10, 2019 10:07 AM
To: [Garden Place](#)
Subject: RE: Update & Response Requested: The Chapel SUP

Good morning Janet,

Thank you for asking. The idea of the survey came from discussions amongst folks who live right around the church since they stand to be the most immediately impacted. That's why, as you can see from the note Bill forwarded to you below, we delivered it only to those who live on the streets that surround and are contiguous to Meadow Park. But I am definitely including your email in the packet I will turn over to the FDA Zoning Committee.

Best regards,

Shannan

From: [Garden Place](#)
Sent: Thursday, May 9, 2019 10:38 AM
To: [Shannan Hillier](#)
Subject: Re: Update & Response Requested: The Chapel SUP

Thank you for your reply! Is it appropriate that we also fill out the survey? I could not access it through Drop box - can you send me another link? I am no techie when it comes to these things.

Janet

Sent from my iPad

On May 9, 2019, at 8:41 AM, Shannan Hillier <shannan9999@gmail.com> wrote:

Good morning Janet and George,

Thank you so much for your thoughtful comments. I agree that when I met the Stefanovich's they seemed like lovely people who truly cared about their business, their community, and Richmond. I have no doubt that they will do their best to be good neighbors and an asset to the community, and they even convinced me that theirs was a neat use of this unique property!

I reached out to Bill and Steve upon advice from others, for both awareness and advice. As you can imagine, the feedback I consistently hear from Meadow Park neighbors is concern over parking and noise given the Lee Medical Building condo conversion, the new DPW parking restriction markers on N. Meadow and it's cross streets, and neighbors' current experience with The Chapel. The Stefanovich's seemed amendable to addressing these concerns when we met with them in April. I think their words gave neighbors great comfort, and they'd like those agreements represented in the SUP, most importantly since this SUP will convey to future owners. In this situation, I am not just a neighbor. Because I am on the FDA Board, I have the responsibility to communicate and spearhead community engagement.

With hopes that this gives you comfort, the language I am communicating to respondents is "Every perspective matters, and our hope is that the letter and survey provide a mechanism for neighbors to share their perspectives and a tool to facilitate communication that ultimately encourages a positive and neighborly discussion." I truly appreciate you sharing your perspective.

Best regards,

Shannan Hillier

From: [Garden Place](#)

Sent: Wednesday, May 8, 2019 2:35 PM

To: shannan9999@gmail.com

Cc: [Bill Gallasch](#); [Maura Gaenzle](#); [Janice Hall Nuckolls](#); [Steve Nuckolls](#); [Fred Calvert](#); [Wolf Joffe](#); [Melissa Schmitz](#); [Gerry Smith](#)

Subject: Re: Update & Response Requested: The Chapel SUP

Sorry this was sent before being finished...pls read ending.

Ms. Hillier,

I am writing an unsolicited (not from Jill & Andy Stefanovich or their attorney) response to your concerns communicated below and forwarded to me by Bill Gallasch. My husband & I are residents since 2001 at 403 N Allen Ave. Over many years we have been board members of community associations and non-profits such as the FDA Board, MAPS, the Visual Arts Center and Enrichmond. I mention this only to communicate our belief that citizen involvement in such organizations is beneficial and vital to the quality of life we share here in the FAN and Richmond at large. We applaud your interest and involvement.

From: [Fred Calvert](#)

Sent: Thursday, May 9, 2019 11:32 AM

To: [Steve Nuckolls](#)

Cc: [Shannan Hillier](#); [Garden Place](#); [Bill Gallasch](#); [Maura Gaenzle](#); [Janice Hall Nuckolls](#); [Wolf Joffe](#); [Melissa Schmitz](#); [Gerry Smith](#)

Subject: Re: Update & Response Requested: The Chapel SUP

I agree!!!

Fred

On May 9, 2019, at 09:39, Steve Nuckolls <steve@stevenuckolls.com> wrote:

Shannan, my apologies for not responding sooner. I echo Janet and George's comments. I think Andy will be a definite asset and steward of the corner!

Steve

Sent from my iPhone

On May 9, 2019, at 8:41 AM, Shannan Hillier <shannan9999@gmail.com> wrote:

Good morning Janet and George,

Thank you so much for your thoughtful comments. I agree that when I met the Stefanovich's they seemed like lovely people who truly cared about their business, their community, and Richmond. I have no doubt that they will do their best to be good neighbors and an asset to the community, and they even convinced me that theirs was a neat use of this unique property!

I reached out to Bill and Steve upon advice from others, for both awareness and advice. As you can imagine, the feedback I consistently hear from Meadow Park neighbors is concern over parking and noise given the Lee Medical Building condo conversion, the new DPW parking restriction markers on N. Meadow and it's cross streets, and neighbors' current experience with The Chapel. The Stefanovich's seemed amendable to addressing these concerns when we met with them in April. I think their words gave neighbors great comfort, and they'd like those agreements represented in the SUP, most importantly since this SUP will convey to future owners. In this situation, I am not just a neighbor. Because I am on the FDA Board, I have the responsibility to communicate and spearhead community engagement.

With hopes that this gives you comfort, the language I am communicating to respondents is "Every perspective matters, and our hope is that the letter and survey provide a mechanism for neighbors to share their perspectives and a tool to facilitate communication that ultimately encourages a positive and neighborly discussion." I truly appreciate you sharing your perspective.

Best regards,

Shannan Hillier

From: [Garden Place](#)

Sent: Wednesday, May 8, 2019 2:35 PM

To: shannan9999@gmail.com

Cc: [Bill Gallasch](#); [Maura Gaenzle](#); [Janice Hall Nuckolls](#); [Steve Nuckolls](#); [Fred Calvert](#); [Wolf Joffe](#); [Melissa Schmitz](#); [Gerry Smith](#)

Subject: Re: Update & Response Requested: The Chapel SUP

Sorry this was sent before being finished...pls read ending.

Ms. Hillier,

I am writing an unsolicited (not from Jill & Andy Stefanovich or their attorney) response to your concerns communicated below and forwarded to me by Bill Gallasch. My husband & I are residents since 2001 at 403 N Allen Ave. Over many years we have been board members of community associations and non-profits such as the FDA Board, MAPS, the Visual Arts Center and Enrichmond. I mention this only to communicate our belief that citizen involvement in such organizations is beneficial and vital to the quality of life we share here in the FAN and Richmond at large. We applaud your interest and involvement.

The Stefanovich family has been our direct next door neighbors for three years (403 next to 401).

Jill & Andy along with their daughters and dogs have been lovely, participatory, concerned and involved neighbors for that entire time. Even during renovations they have been thoughtful, solicitous and concerned for all their neighbors. They obviously enjoy sharing their beautiful new home and have held several business, art, community and non-profit events. Never- not once - has any event been noisy, disrupting or even a bother regarding parking. I dare say my husband's and my monthly supper, bridge or book clubs are a greater parking nuisance to the neighborhood!

So in summary, we just want to let you and others concerned know that we believe the use stated by the Stephanovich team will be an asset to the neighborhood and in reality far less

annoying than the weekly parking scramble generated by the local churches.

This is a far different issue than the Lee Medical 63 condo use 24/7 as far as noise, traffic, trash and parking is concerned. That use we totally oppose and support all concerned efforts to stop .

I am glad to speak directly with any neighbors who have concerns.

Regards,

Janet Heltzel

George Hostetler

403 N Allen

804-340-1955

Sent from my iPad