

March 8, 2018

Members, City of Richmond Planning Commission
Matthew Ebinger, AICP—Principal Planner
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, Virginia 23219-1907

RE: Ordinance 2019-037

Dear Mr. Ebinger and Members of the Planning Commission:

The Church Hill Association (CHA) is writing regarding the Special Use Request (SUP) and related Ordinance 2019-037 for 700 North 31st Street that is under review by the City. This letter is to inform you that our membership voted on February 19, 2019 to support the project's request for a SUP which would allow exceptions for lot size, front yard, and parking requirements.

We have reviewed all aspects of the proposal and appreciate the quality infill development proposed. As part of the review process, Matt Jarreau met twice with CHA's Historic Preservation and Land Use Committee and then with the full membership. This provided several opportunities to become familiar with the project and the SUP request.

The proposed design and construction of three dwellings each with two attached single-family homes is attractive and compatible with the area. This development will add to the housing stock and enhance the overall appearance of the neighborhood. As ample on-street parking is available, the waiver of the parking requirement should not be a problem.

Again, CHA members carefully considered all changes being proposed and gave their full support for the SUP request for 700 North 31st Street. Please let us know if you have questions.

Sincerely yours,



Debra Melisi
CHA President

C:

Jonathan W. Brown, Senior Planner, City of Richmond
Matt Jarreau, Baker Development Resources
Barbara Cotter, Co-chairman, Historic Preservation and Land Use Committee of CHA
David Herring, Co-chairman, Historic Preservation and Land Use Committee of CHA