

## Ebinger, Matthew J. - PDR

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**From:** Lisa Sims <lisakayesims@gmail.com>  
**Sent:** Friday, September 4, 2020 10:25 AM  
**To:** PDR Land Use Admin  
**Cc:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Bieber, Craig K. - City Council Office; Gray, Kimberly B. - City Council; Will Sims  
**Subject:** Opposition to SUP, 1412 Grove Ave. - Please deny ORD 2018-325, ORD 2018-324

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 Richmond Planning Commission,

As homeowners at 107 N. Plum Street for nearly 20 years, we are writing to express our opposition to Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last few years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of 1412 Grove Ave, **which is a non-primary residence, to host short term rentals and bypass all those efforts.**

Allowing this type of SUP would set a terrible precedent for other non-primary residence property owners to file SUPs, resulting in a backlog of SUP requests and a patchwork of inconsistent and confusing STR activity for the city and neighborhoods.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was **illegally** hosting short term rentals and they report that they received very little response when trying to work with the property owner to fix those issues.

We strongly request that the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

We thank the Planning Commission, and our councilwoman Kim Gray, for all your efforts to pass the recent STR regulation and we request that you **DENY** this SUP, so it does not come back for consideration in future.

Many thanks for your work and for your consideration,

Will and Lisa Sims  
107 N. Plum Street  
Richmond VA 23220  
804-513-1533

## Ebinger, Matthew J. - PDR

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**From:** Martha Quinn <marthanquinn@gmail.com>  
**Sent:** Friday, September 4, 2020 8:49 AM  
**To:** PDR Land Use Admin  
**Subject:** Opposition to SUP, please deny ORD 2018-325,ORD 2018-324

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Richmond Planning Commission,

I'm writing to express our opposition for Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of 1412 Grove Ave, who is a non-primary residence, to host short term rentals and bypass all those efforts.

Additionally, allowing this type of SUP would set a bad precedent for other non-primary residence property owners to file SUPs resulting in a backlog of SUP requests and if any approved a patchwork of inconsistent and confusing STR activity for the city and neighborhoods.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was illegally hosting short term rentals and we got very little response when trying to work with the property owner to fix those issues.

I strongly suggest the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

I thank the Planning Commission for all your efforts to pass the recent STR regulation and request that you **DENY** this SUP, so it doesn't come back for consideration in future.

Martha Quinn  
213 N Plum St

## **Ebinger, Matthew J. - PDR**

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**From:** Beth Bailey <beth@36windows.com>  
**Sent:** Thursday, September 3, 2020 7:56 PM  
**To:** PDR Land Use Admin  
**Subject:** Please deny ORD 2018-325, ORD 2018-324

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To Richmond Planning Commission,

We're writing to express our opposition for Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of 1412 Grove Ave, who is a non-primary residence, to host short term rentals and bypass all those efforts.

Additionally, allowing this type of SUP would set a bad precedent for other non-primary residence property owners to file SUPs resulting in a backlog of SUP requests and if any approved a patchwork of inconsistent and confusing STR activity for the city and neighborhoods.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was illegally hosting short term rentals and we got very little response when trying to work with the property owner to fix those issues.

We strongly suggest the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

We thank the Planning Commission for all your efforts to pass the recent STR regulation and we request that you **DENY** this SUP, so it doesn't come back for consideration in future.

Thank you.

Sincerely,

Beth Bailey and Bruce Green  
1510 Grove Ave.

## Ebinger, Matthew J. - PDR

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**From:** Nan Stewart <nanstewart1@gmail.com>  
**Sent:** Thursday, September 3, 2020 8:23 PM  
**To:** PDR Land Use Admin  
**Subject:** Opposition to SUP ORD2018-325, ORD 2018-324

**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.**

Richmond Planning Commission,

I have copied the letter from John & Michelle Albright as I concur with all the points raised in opposition to the Special Use Permit noted above. As a homeowner at 1424 Floyd Avenue, I am aware of the past issues with this property owner noted below. As this property does not meet the requirements for newly established STR regulations, I strongly urge you to deny this SUP.

Nan Stewart

Letter from John and Michelle Albright....

We're writing to express our opposition for Special Use Permit (SUP) ORD2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of 1412 Grove Ave, who is a non-primary residence, to host short term rentals and bypass all those efforts.

Additionally, allowing this type of SUP would set a bad precedent for other non-primary residence property owners to file SUPs resulting in a backlog of SUP requests and if any approved a patchwork of inconsistent and confusing STRactivity for the city and neighborhoods.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was illegally hosting short term rentals and we got very little response when trying to work with the property owner to fix those issues.

We strongly suggest the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

We thank the Planning Commission for all your efforts to pass the recent STRregulation and we request that you **DENY** this SUP, so it doesn't come back for consideration in future.

SUPSent from my iPad

**Ebinger, Matthew J. - PDR**

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**From:** oonagh.loughran@gmail.com  
**Sent:** Thursday, September 3, 2020 3:06 PM  
**To:** PDR Land Use Admin  
**Subject:** Re: SUP ORD 2018-325 and ORD 2018-324

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To the planning committee

I continue to voice my opposition to this SUP. The recent city ordinance on short term rentals should negate this request.

Any exceptions made to the ordinance, especially at such an early stage in its implementation, would make a mockery of the planning committee's research and the citywide consultation.

Please deny this application and remove it from the planning agenda.

Regards  
Oonagh Loughran  
1423 Grove Avenue

On Jul 17, 2020, at 9:07 AM, Oonagh Loughran <oonagh.loughran@gmail.com> wrote:

Please consider terminating this SUP application. There is a new a city ordinance to cover these short term rentals. Surely there should be no exceptions to such a new ordinance. The repeated placement of this item on the planning agenda must surely be considered a waste of time and resources for all concerned.

Please also see my previous email below

Regards  
Oonagh

On Jul 2, 2020, at 12:51 PM, Oonagh Loughran <oonagh.loughran@gmail.com> wrote:

To the planning commission and councilwoman Gray

I strongly oppose the Special Use Permit (SUP) ORD [2018-325](#), ORD [2018-324](#) that is currently on the agenda for City Planning Commission meeting [this](#)

Monday July 6 at 1:30pm. If approved, this SUP would allow the owner of the house at 1412 Grove Ave (who is a non-primary residence) to host short term rentals regardless of the new City Short Term Rental regulations.

With all the recent efforts from residents and city officials to get Short Term Rental regulations passed, we do not want a house in the area to be allowed to host STRs and bypass the new STR regs. Additionally, allowing an SUP for short term rentals would set a bad precedent permitting more SUPs that would skirt the new city-wide STR regs.

Lastly, we have had issues with this property in the past when the owner was illegally hosting short term rentals and neighbors got very little response when trying to contact him.

Your sincerely  
Oonagh Loughran  
1423 Grove Avenue

## **Ebinger, Matthew J. - PDR**

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**From:** John Nelms <nelmsjohn1@gmail.com>  
**Sent:** Thursday, September 3, 2020 12:06 PM  
**To:** PDR Land Use Admin  
**Subject:** SUP 1412 Grove 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.

I am very much opposed to this SUP. It would set an unwanted precedent for the area. A tourist house owned and operated by a non resident is not safe for neighbors and has the potential to be a neighborhood nuisance. Please don't let this happen.

John Nelms  
212 N Plum Street  
Richmond, VA 23220

**Ebinger, Matthew J. - PDR**

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**From:** Judy OConnor <malbec@verizon.net>  
**Sent:** Thursday, September 3, 2020 10:48 AM  
**To:** PDR Land Use Admin  
**Cc:** Bieber, Craig K. - City Council Office  
**Subject:** SUP for 1412 Grove 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.

I live in the 1500 block of Grove Ave. and I am writing to ask you to deny the request for the SUP for 1412 Grove Ave. The city has adopted reasonable restrictions for rental properties in the city. I feel that allowing a special use permit for this property undermines the city's regulations for short term rentals. Please deny the SUP for 1412 Grove Avenue.  
Thank you.

Judith C. O'Connor  
1523 Grove Ave.  
Richmond, Va. 23220  
Sent from Yahoo Mail for iPad



## **Ebinger, Matthew J. - PDR**

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**From:** Brown, Jonathan W. - PDR  
**Sent:** Thursday, September 3, 2020 9:35 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: Concern about SUP ORD 2018-325

FYI: another letter of opposition

Jonathan W. Brown  
Senior Planner  
Land Use Administration  
ADU Program Manager  
City of Richmond, Virginia  
804-646-5734 (office)  
Jonathan.Brown@richmondgov.com

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**From:** michael oconnor [mailto:julesgarcia@verizon.net]  
**Sent:** Thursday, September 3, 2020 9:34 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Cc:** Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>  
**Subject:** Concern about SUP ORD 2018-325

**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.

This SUP request relates to the property at 1412 Grove which is in the next block from my residence at 1523 Grove.

I strongly oppose the SUP. The City has just gone through a thoughtful process to to develop reasonable regulations regarding AirBnB type operations Those regulations, developed through a comprehensive and participatory process, conscientiously balanced the interests of property owners as well as residents. To grant an SUP for a property to ignore these undercuts the process the city went through and creates a dangerous precedent.

In addition, I have been advised by neighbors that this property has been problematic as it has operated illegally on various occasions with problematic renters.

I request the Planning Commission deny the SUP application

Michael D. OConnor  
1523 Grove Ave  
23220  
804:353;8471

## **Ebinger, Matthew J. - PDR**

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**From:** Joshua McFarlane <mcfjj@yahoo.com>  
**Sent:** Wednesday, September 2, 2020 4:37 PM  
**To:** PDR Land Use Admin; Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office; Jonathan Albright; Anne Beane; Tim Beane; Katherine J; Oonagh Loughran; Sarah Sherman; Elizabeth Fuchs; Matt Fuchs; Liz Williamson; Emma McFarlane; president@fandistrict.org; zoning@fandistrict.org; Thomas Innes  
**Subject:** Re: 1412 Grove 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.

To Whom it May Concern,

Re: 1412 Grove Ave, Special Use Application  
Planning Commission: September 8, City Hall, 900 East Broad Street, 5th Floor, 1:30 pm.  
City Council: September 15, City Hall, 900 East Broad Street, Council Chambers, 2nd Floor, 6:00 pm.

I am writing to reassert my continued concerns about the special use application for 1412 Grove Ave. I apologize if the numerous letters I have sent remain available to you but unfortunately the decision has been delayed numerous times, with a request for input being sent out each time. Please note my objections as below:

My family and I live next door at 1410 Grove Ave and we began having trouble with rowdy short-term renters at 1412 Grove shortly after it was purchased by a resident of the DC area. He admitted prior knowledge of our city's prohibition of short term rentals and continued to operate it illegally from afar despite our complaints. We had little recourse beyond pressing the city to address the violation of the short term rental prohibition. Certainly a developer could not get away with building a hotel next door to me in my neighborhood, but this special use permit would allow short term rentals outside of the recently established requirement for owner residency, effectively turning the house into a hotel, and one without any on-site staff to curtail inappropriate behavior by guests. Please protect our neighborhood and protect the quality of life of residents. I truly cannot imagine why another course would be chosen. We placed our faith in the city when we bought a home in its bounds, I exhort you to do your job in upholding that trust.

Sincerely,  
Josh McFarlane MD  
Virginia Cancer Institute

## **Ebinger, Matthew J. - PDR**

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**From:** Feldman, Sharon <sfeldman@richmond.edu>  
**Sent:** Wednesday, September 2, 2020 10:14 PM  
**To:** PDR Land Use Admin; Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** jpalbright.va@gmail.com  
**Subject:** For City Planning Commission Meeting 6 July 2020.

**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:

I write to express my opposition to Special Use Permit (SUP) ORD 2018-325, on the agenda for consideration by the City Planning Commission at the meeting of 14 September 2020.

The SUP would allow my neighbors at 1412 Grove Avenue, who, to my knowledge, do *not* currently use the home as their primary residence, to create a "Tourist House" and host short-term rentals in such a way that would make them exempt from compliance with the short-term rental ordinance approved by the city on 22 June 2020.

If the owners of 1412 wish to continue to use their home as a short-term rental site, I believe they must be in full compliance with the new city regulations. I know of no reason why an exception should be granted and believe, moreover, that such an exception would create an unwanted precedent.

Sincerely yours,

Sharon G. Feldman

1400 Grove Avenue

## **Ebinger, Matthew J. - PDR**

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**From:** Brown, Jonathan W. - PDR  
**Sent:** Thursday, August 27, 2020 9:14 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave

FYI: Opposition notice from a nearby resident of 1412 Grove.

Jonathan W. Brown  
Senior Planner  
Land Use Administration  
ADU Program Manager  
City of Richmond, Virginia  
804-646-5734 (office)  
Jonathan.Brown@richmondgov.com

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**From:** John Nelms [mailto:nelmsjohn1@gmail.com]  
**Sent:** Wednesday, August 26, 2020 7:03 PM  
**To:** Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>  
**Subject:** 1412 Grove Ave

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I am very much opposed to this. This should not happen and would set a precedent for the future. The Fan does not need a landlord situation like this.

Who knows who would be the renters and the other home owners would be negatively impacted.

Do not allow this to happen

John Nelms

212 N Plum St, Richmond, VA 23220.

## **Ebinger, Matthew J. - PDR**

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**From:** Shelly Blackstone <shellykblackstone@gmail.com>  
**Sent:** Thursday, September 3, 2020 9:50 PM  
**To:** PDR Land Use Admin  
**Cc:** Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR  
**Subject:** Against 1412 Grove - SUP for Short Term Rentals

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Please do not approve this request.

1. If approved, this SUP would allow the property owner at 1412 Grove Ave, who lives in the DC area, (non-primary residence) to host short term rentals regardless of the new city STR regulations. With all the recent efforts to get those passed, we don't want a house in the area to get special privilege to host STRs and bypass the new regs. Note that my understanding is an SUP, if approved, is tied to the property in perpetuity. Additionally, allowing an SUP to bypass STR regs would set a bad precedent with more SUP requests coming in for other properties.

Thank you,  
Shelly Blackstone  
1520 Grove Ave  
Richmond, VA 23220

## **Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 20, 2020 12:56 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave BZA November 18, 2019

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**From:** Thomas Innes [mailto:tom@tomannes.com]  
**Sent:** Friday, July 17, 2020 8:23 AM  
**To:** Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>; president@fandistrict.org; zoning@fandistrict.org  
**Cc:** Jonathan Albright <jpalbright.va@gmail.com>; Anne Beane <annebeane@gmail.com>; Liz Williamson <cherokeew@gmail.com>; Michelle Albright <dunwoodymb@gmail.com>; Elizabeth Fuchs <elizabeth.papas@gmail.com>; Katherine J <katherine.l.jordan@gmail.com>; Emma McFarlane <mcfep@yahoo.com>; Joshua McFarlane <mcfjj@yahoo.com>; Matt Fuchs <mfuchs11@gmail.com>; Oonagh Loughran <oonaghloughran@gmail.com>; Tim Beane <timothybeane@gmail.com>; Sarah Sherman <writesarahsherman@gmail.com>; Suzanne Hall <suzanne.hall.suzanne@gmail.com>  
**Subject:** Fwd: 1412 Grove Ave BZA November 18, 2019

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Reference 1412 Grove Ave

Once again I am voicing my adamant opposition to the STR requested at 1412 Grove Avenue. I am not sure whether all these continuances are an attempt wear down the opposition, but my sense is that it has only hardened our resolve to prevent this specific use and similar uses in our neighborhood. For all the reasons enumerated to date by all of the neighbors, I respectfully request that the STR use for 1412 be denied once and for all.

Thank you for your consideration and patience,  
Tom Innes  
1501 Grove Ave

ORD 2018-325, ORD 2018-324dun

Greetings,

Below is the email I sent last November about 1412 Grove Ave. My sentiments have not changed at all. The big change is that The City now has Regulations in force for the illegal STR's that have been operating. The most significant requirement is Primary Residence. The reason is because the overwhelming majority of the actual residents in The Fan realize that these large houses with no on site supervision and no vested interest in the quality of life for their neighbors would be a disaster for the neighborhood. In fact, the R 6 Zoning only allows up to 3 unrelated people to occupy a single family unit.

The intent of the regulations is to allow those owner occupants who either need a financial boost to enable them to remain in their home or when they are away, someone to cover the costs and keep the property occupied. The intent was never to allow the non primary resident to be a commercial operator of STR properties. I would argue that the strongest case for what the City approved was the concern about properties like 1412 and how that house has and would certainly in the future have a negative impact on the neighbors. I strongly urge that you deny the SUP specifically as it relates to 1412 and equally as important that there be no precedent set to approve uses so far out of line with the new STR regulations.

Thank you for your consideration,  
Tom Innes

Below is the email I sent July 11, 2019. I want to reiterate our opposition for the same reasons enumerated the previous three times. I especially think with a uniform set of STR requirements on the horizon, any action now makes no sense. I also think that rewarding someone that has violated the law/regulations is bad precedent. Please deny this application.

"My wife and I own and live at 1501 Grove Avenue, diagonal from the subject property. This is the third time this issue has come in front of the BZA, with the last one on January 7th of this year, which was then withdrawn. I suspect the withdrawal was in part motivated by the over whelming opposition to the Use as well as the City's contemplated regulations for Short Term Rentals.

Nothing has changed. This owner has not demonstrated any concern for the neighbors and it is my understanding (not confirmed) he has been renting the property out all along. The density question with short term occupancy, the lack of parking for what the density would allow and the overall lack of any responsible entity to supervise and respond to complaints is reason enough to deny the use. Constant turnover in an urban setting is not conducive to any type of neighborhood watch or a sense of security for the neighbors.

With a STR ordinance in the works, it makes no sense to award a Special Privilege to one owner, especially one that would most likely be less restrictive than what the ordinance would allow.

My sense is that these uses overall are not improving any neighborhoods and are contrary to the real tax base and strength of any city-the single family owner occupied residence. While these may become gold mines for that type of landlord, it will have a negative impact on the value of surrounding homes.

I urge your denial of this Special Use.  
Thank you in advance for your consideration."

Sincerely,  
Tom & Anne Innes  
1501 Grove Avenue  
Richmond, VA 23220

**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in Virginia**

**Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 20, 2020 12:55 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 grove avenue.... please vote NO

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**From:** cindy wofford [mailto:wofford3@comcast.net]  
**Sent:** Friday, July 17, 2020 8:24 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** 1412 grove avenue.... please vote NO

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i am in opposition of the SUP for 1412 grove avenue.  
approval would lead to an unnecessary burden to the neighborhood.



## **Ebinger, Matthew J. - PDR**

---

**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 20, 2020 12:51 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave BZA November 18, 2019

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**From:** Suzanne Hall [mailto:suzanne.hall.suzanne@gmail.com]  
**Sent:** Friday, July 17, 2020 1:41 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>  
**Cc:** Thomas Innes <tom@tominnes.com>; president@fandistrict.org; zoning@fandistrict.org; Jonathan Albright <jpalbright.va@gmail.com>; Anne Beane <annebeane@gmail.com>; Liz Williamson <cherokeew@gmail.com>; Michelle Albright <dunwoodymb@gmail.com>; Elizabeth Fuchs <elizabeth.papas@gmail.com>; Katherine J <katherine.l.jordan@gmail.com>; Emma McFarlane <mcfep@yahoo.com>; Joshua McFarlane <mcfjj@yahoo.com>; Matt Fuchs <mfuchs11@gmail.com>; Oonagh Loughran <oonaghloughran@gmail.com>; Tim Beane <timothybeane@gmail.com>; Sarah Sherman <WriteSarahSherman@gmail.com>  
**Subject:** Re: 1412 Grove Ave BZA November 18, 2019

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Every time Tom Innes has sent an email about this SUP request, I have voiced my complete support of his position, which is shared by our neighbors. My husband, Joseph Willis, also concurs.

We are pleased that the ordinance for STR's is restricted to properties with owner-occupants. That this property be granted broader liberty makes no sense and opens our neighborhood to further erosion of the ordinance you have just adopted.

Thank you for your attention to this matter.

Sincerely,  
Suzanne Hall  
1506 Grove Avenue

On Jul 17, 2020, at 8:23 AM, Thomas Innes <[tom@tominnes.com](mailto:tom@tominnes.com)> wrote:

Reference 1412 Grove Ave

Once again I am voicing my adamant opposition to the STR requested at 1412 Grove Avenue. I am not sure whether all these continuances are an attempt wear down the opposition, but my

sense is that it has only hardened our resolve to prevent this specific use and similar uses in our neighborhood. For all the reasons enumerated to date by all of the neighbors, I respectfully request that the STR use for 1412 be denied once and for all.

Thank you for your consideration and patience,  
Tom Innes  
1501 Grove Ave

ORD 2018-325, ORD 2018-324dun

Greetings,

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Tom Innes

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"My wife and I own and live at 1501 Grove Avenue, diagonal from the subject property. This is the third time this issue has come in front of the BZA, with the last one on January 7th of this year, which was then withdrawn. I suspect the withdrawal was in part motivated by the overwhelming opposition to the Use as well as the City's contemplated regulations for Short Term Rentals.

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these may become gold mines for that type of landlord, it will have a negative impact on the value of surrounding homes.

I urge your denial of this Special Use.  
Thank you in advance for your consideration."

Sincerely,  
Tom & Anne Innes  
1501 Grove Avenue  
Richmond, VA 23220

-  
**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in Virginia**

## **Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 20, 2020 12:51 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave SUP

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**From:** Joshua J. McFarlane, M.D. [mailto:jmcfarlane@vacancer.com]  
**Sent:** Friday, July 17, 2020 3:33 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** 1412 Grove Ave SUP

**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.

I again voice my opposition to the special use permit as below:

To Whom It May Concern,

I am writing to voice my opposition to the special use application for 1412 Grove Ave. My family and I live next door at 1410 Grove Ave and we began having trouble with rowdy short-term renters at 1412 Grove shortly after it was purchased by a resident of the DC area. He admitted prior knowledge of our city's prohibition of short term rentals and continued to operate it illegally from afar despite our complaints. We had little recourse beyond pressing the city to address the violation of the short term rental prohibition. Certainly a developer could not get away with building a hotel next door to me in my neighborhood, but this special use permit would allow short term rentals outside of the recently established requirement for owner residency, effectively turning the house into a hotel, and one without any on-site staff to curtail inappropriate behavior by guests. Please protect our neighborhood and protect the quality of life of residents, I feel it is inexcusable to displace these priorities in favor of the financial interests of outsiders. We placed our faith in the city when we bought a home in its bounds, I exhort you to do your job in upholding that trust.

Sincerely,

Josh McFarlane MD  
Virginia Cancer Institute

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**Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 20, 2020 12:50 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave Special Use Permit ORD 2018-324

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**From:** Sarah Sherman [mailto:writesarahsherman@gmail.com]  
**Sent:** Saturday, July 18, 2020 2:07 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** 1412 Grove Ave Special Use Permit ORD 2018-324

**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.

Members of the committee,  
I am the homeowner of 1420 Grove Ave and I am requesting that the Special Use Permit ORD2018-325 NOT be granted. The City of Richmond has passed new Short Term Regulations that are reasonable and should apply to 1412 Grove Ave.  
Thank you for your consideration,  
Sarah P Sherman  
1420 Grove Ave  
  
Richmond

**Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 6, 2020 11:31 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave SUP

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**From:** Matthew Fuchs [mailto:mfuchs11@gmail.com]  
**Sent:** Saturday, July 4, 2020 11:07 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** 1412 Grove Ave SUP

**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 Sir/Madam,

I am writing to voice my opposition to the SUP request for 1412 Grove Avenue. The SUP request was made after a number of issues were raised regarding short term renters (loud and disrespectful actions) by neighbors. The owner, who does not live in the Richmond area, noted at a community meeting (FDA) that he was aware of the then current restrictions on STRs prior to purchasing the property and engaging in STR activity. The knowledge of the restrictions and subsequent violation of them should disqualify this application.

In addition to the particulars around this situation the City Council just approved STR regulations which provide a clear, legal path for owners to engage in this activity. Allowing this SUP goes against the new regulations and is unfair to city residents as well as city businesses/residents engaging in lawful, regulated and taxable STR/hoteling activities.

I urge that you reject this application.

Regards,

Matthew Fuchs

1416 Grove Avenue  
[mfuchs11@gmail.com](mailto:mfuchs11@gmail.com)  
646.234.8151

## **Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 6, 2020 11:30 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave

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**From:** Joshua McFarlane [mailto:mcfjj@yahoo.com]

**Sent:** Friday, July 3, 2020 3:27 PM

**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>; Jonathan Albright <jpalbright.va@gmail.com>; Anne Beane <annebeane@gmail.com>; Tim Beane <timotheypbeane@gmail.com>; Katherine J <katherine.l.jordan@gmail.com>; Oonagh Loughran <oonaghloughran@gmail.com>; Sarah Sherman <writesarahsherman@gmail.com>; Elizabeth Fuchs <elizabeth.papas@gmail.com>; Matt Fuchs <mfuchs11@gmail.com>; Liz Williamson <cherokeew@gmail.com>; Emma McFarlane <mcfep@yahoo.com>; president@fandistrict.org; zoning@fandistrict.org; Thomas Innes <tom@tominnes.com>

**Subject:** 1412 Grove Ave

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To Whom It May Concern,

I am writing to voice my opposition to the special use application for 1412 Grove Ave. My family and I live next door at 1410 Grove Ave and we began having trouble with rowdy short-term renters at 1412 Grove shortly after it was purchased by a resident of the DC area. He admitted prior knowledge of our city's prohibition of short term rentals and continued to operate it illegally from afar despite our complaints. We had little recourse beyond pressing the city to address the violation of the short term rental prohibition. Certainly a developer could not get away with building a hotel next door to me in my neighborhood, but this special use permit would allow short term rentals outside of the recently established requirement for owner residency, effectively turning the house into a hotel, and one without any on-site staff to curtail inappropriate behavior by guests. Please protect our neighborhood and protect the quality of life of residents, I feel it is inexcusable to displace these priorities in favor of the financial interests of outsiders. We placed our faith in the city when we bought a home in its bounds, I exhort you to do your job in upholding that trust.

Sincerely,

Josh McFarlane MD

Virginia Cancer Institute

## **Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 6, 2020 11:28 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove Ave BZA November 18, 2019

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**From:** Thomas Innes [mailto:tom@tominnes.com]  
**Sent:** Friday, July 3, 2020 2:32 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; Gray, Kimberly B. - City Council <Kimberly.Gray@richmondgov.com>; Bieber, Craig K. - City Council Office <Craig.Bieber@richmondgov.com>; Jonathan Albright <jpalbright.va@gmail.com>; Michelle Albright <dunwoodymb@gmail.com>; Anne Beane <annebeane@gmail.com>; Tim Beane <timothybeane@gmail.com>; Katherine J <katherine.l.jordan@gmail.com>; Oonagh Loughran <oonaghloughran@gmail.com>; Joshua McFarlane <mcfjj@yahoo.com>; Sarah Sherman <writesarahsherman@gmail.com>; Elizabeth Fuchs <elizabeth.papas@gmail.com>; Matt Fuchs <mfuchs11@gmail.com>; Liz Williamson <cherokeew@gmail.com>; Emma McFarlane <mcfep@yahoo.com>; president@fandistrict.org; zoning@fandistrict.org  
**Subject:** Fwd: 1412 Grove Ave BZA November 18, 2019

**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.

ORD 2018-325, ORD 2018-324dun  
Greetings,

Below is the email I sent last November about 1412 Grove Ave. My sentiments have not changed at all. The big change is that The City now has Regulations in force for the illegal STR's that have been operating. The most significant requirement is Primary Residence. The reason is because the overwhelming majority of the actual residents in The Fan realize that these large houses with no on site supervision and no vested interest in the quality of life for their neighbors would be a disaster for the neighborhood. In fact, the R 6 Zoning only allows up to 3 unrelated people to occupy a single family unit.

The intent of the regulations is to allow those owner occupants who either need a financial boost to enable them to remain in their home or when they are away, someone to cover the costs and keep the property occupied. The intent was never to allow the non primary resident to be a commercial operator of STR properties. I would argue that the strongest case for what the City approved was the concern about properties like 1412 and how that house has and would certainly in the future have a negative impact on the neighbors. I strongly urge that you deny the SUP specifically as it relates to 1412 and equally as important that there be no precedent set to approve uses so far out of line with the new STR regulations.

Thank you for your consideration,  
Tom Innes

Below is the email I sent July 11, 2019. I want to reiterate our opposition for the same reasons enumerated the previous three times. I especially think with a uniform set of STR requirements on the horizon, any action now



makes no sense. I also think that rewarding someone that has violated the law/regulations is bad precedent. Please deny this application.

"My wife and I own and live at 1501 Grove Avenue, diagonal from the subject property. This is the third time this issue has come in front of the BZA, with the last one on January 7th of this year, which was then withdrawn. I suspect the withdrawal was in part motivated by the over whelming opposition to the Use as well as the City's contemplated regulations for Short Term Rentals.

Nothing has changed. This owner has not demonstrated any concern for the neighbors and it is my understanding (not confirmed) he has been renting the property out all along. The density question with short term occupancy, the lack of parking for what the density would allow and the overall lack of any responsible entity to supervise and respond to complaints is reason enough to deny the use. Constant turnover in an urban setting is not conducive to any type of neighborhood watch or a sense of security for the neighbors.

With a STR ordinance in the works, it makes no sense to award a Special Privilege to one owner, especially one that would most likely be less restrictive than what the ordinance would allow.

My sense is that these uses overall are not improving any neighborhoods and are contrary to the real tax base and strength of any city-the single family owner occupied residence. While these may become gold mines for that type of landlord, it will have a negative impact on the value of surrounding homes.

I urge your denial of this Special Use.  
Thank you in advance for your consideration."

Sincerely,  
Tom & Anne Innes  
1501 Grove Avenue  
Richmond, VA 23220

--  
**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in Virginia**

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**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in Virginia**

**Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 6, 2020 10:51 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 1412 Grove SUP

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**From:** Susan Miller [mailto:susan.miller1417@gmail.com]  
**Sent:** Monday, July 6, 2020 9:26 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** 1412 Grove SUP

**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.

Planning Commission: I am writing to ask you to deny the SUP for 1412 Grove Ave. The neighbors on Grove have worked together for many meetings, attended City Council and Planning Commission meetings, reviewed and commented on the new STR ordinance and have every expectation that this residence will be asked to come into compliance with the new ordinance. Requiring STR to be a primary residence that is occupied a significant amount of the year preserves the neighborhood character and improves accountability. We thank the PC and City Council for putting this ordinance in place and we request the SUP for 1412 Grove be denied.

Susan A Miller MD  
[susan.miller1417@gmail.com](mailto:susan.miller1417@gmail.com)  
1417 Grove Ave Richmond, VA 23220

## **Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 20, 2020 12:53 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: SUP ORD 2018-325 and ORD 2018-324

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**From:** Oonagh Loughran [mailto:[oonaghloughran@gmail.com](mailto:oonaghloughran@gmail.com)]  
**Sent:** Friday, July 17, 2020 9:08 AM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com)>  
**Subject:** Re: SUP ORD 2018-325 and ORD 2018-324

**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.

Please consider terminating this SUP application. There is a new a city ordinance to cover these short term rentals. Surely there should be no exceptions to such a new ordinance. The repeated placement of this item on the planning agenda must surely be considered a waste of time and resources for all concerned.

Please also see my previous email below

Regards  
Oonagh

On Jul 2, 2020, at 12:51 PM, Oonagh Loughran <[oonaghloughran@gmail.com](mailto:oonaghloughran@gmail.com)> wrote:

To the planning commission and councilwoman Gray

I strongly oppose the Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 that is currently on the agenda for City Planning Commission meeting this Monday July 6 at 1:30pm. If approved, this SUP would allow the owner of the house at 1412 Grove Ave (who is a non-primary residence) to host short term rentals regardless of the new City Short Term Rental regulations.

With all the recent efforts from residents and city officials to get Short Term Rental regulations passed, we do not want a house in the area to be allowed to host STRs and bypass the new STR regs. Additionally, allowing an SUP for short term rentals would set a bad precedent permitting more SUPs that would skirt the new city-wide STR regs.

Lastly, we have had issues with this property in the past when the owner was illegally hosting short term rentals and neighbors got very little response when trying to contact him.

Your sincerely

Oonagh Loughran  
1423 Grove Avenue

**Ebinger, Matthew J. - PDR**

---

**From:** PDR Land Use Admin  
**Sent:** Monday, July 20, 2020 12:49 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: Opposition to SUP - Request to deny ORD 2018-325, ORD 2018-324

---

**From:** John Albright [mailto:jpabright.va@gmail.com]  
**Sent:** Monday, July 20, 2020 7:45 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** Opposition to SUP - Request to deny ORD 2018-325, ORD 2018-324

**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 Richmond Planning Commission,

We're writing to express our opposition for Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued for month after month while the City worked to pass STR regulations. With the recent success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should deny this SUP because it would allow the property owner of 1412 Grove Ave, who is a non-primary residence, to host short term rentals and bypass the new STR regulations.

Additionally, allowing this type of SUP would set a bad precedent for other non-primary residence property owners to file SUPs and, if any were approved, a patchwork of inconsistent and confusing STR activity for the city and neighborhoods.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters in the past and received little response when contacting the property owner.

We thank the Planning Commission for the work to pass the recent STR regulation and request that this SUP NOT be continued, but instead DENIED and let the new city STR regulations provide the path forward for Richmond short term rental activity.

John & Michelle Albright  
1414 Grove Ave

## **Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 6, 2020 11:05 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: SUP ORD 2018-325 and ORD 2018-324

---

**From:** Oonagh Loughran [mailto:oonaghloughran@gmail.com]  
**Sent:** Thursday, July 2, 2020 12:52 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; kimberly.gray@richmond.gov  
**Subject:** SUP ORD 2018-325 and ORD 2018-324

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To the planning commission and councilwoman Gray

I strongly oppose the Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 that is currently on the agenda for City Planning Commission meeting this Monday July 6 at 1:30pm. If approved, this SUP would allow the owner of the house at 1412 Grove Ave (who is a non-primary residence) to host short term rentals regardless of the new City Short Term Rental regulations.

With all the recent efforts from residents and city officials to get Short Term Rental regulations passed, we do not want a house in the area to be allowed to host STRs and bypass the new STR regs. Additionally, allowing an SUP for short term rentals would set a bad precedent permitting more SUPs that would skirt the new city-wide STR regs.

Lastly, we have had issues with this property in the past when the owner was illegally hosting short term rentals and neighbors got very little response when trying to contact him.

Your sincerely  
Oonagh Loughran  
1423 Grove Avenue

## **Ebinger, Matthew J. - PDR**

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**From:** Robinson, Betty H. - PDR  
**Sent:** Monday, July 6, 2020 10:48 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: Opposition to SUP - Please deny ORD 2018-325, ORD 2018-324

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**From:** John Albright [mailto:jpabright.va@gmail.com]  
**Sent:** Sunday, July 5, 2020 9:28 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>  
**Subject:** Opposition to SUP - Please deny ORD 2018-325, ORD 2018-324

**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 Richmond Planning Commission,

We're writing to express our opposition for Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of 1412 Grove Ave, who is a non-primary residence, to host short term rentals and bypass all those efforts.

Additionally, allowing this type of SUP would set a bad precedent for other non-primary residence property owners to file SUPs resulting in a backlog of SUP requests and if any approved a patchwork of inconsistent and confusing STR activity for the city and neighborhoods.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was illegally hosting short term rentals and we got very little response when trying to work with the property owner to fix those issues.

We strongly suggest the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

We thank the Planning Commission for all your efforts to pass the recent STR regulation and we request that you **DENY** this SUP, so it doesn't come back for consideration in future.

John & Michelle Albright  
1414 Grove Ave

## **Ebinger, Matthew J. - PDR**

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**From:** Warthen, Martha <mwarthen@hunton.com>  
**Sent:** Thursday, January 16, 2020 4:35 PM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** Jerry Beverage  
**Subject:** FW: 1412 Grove Avenue SUP  
**Attachments:** FDA Letter-c-c.JPG

**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.

Please find attached the FDA's position with respect to the SUP application for 1412 Grove Ave.  
Thank you.

---

**From:** Warthen, Martha <mwarthen@hunton.com>  
**Sent:** Friday, January 4, 2019 9:57 AM  
**To:** Brown, Jonathan W. - PDR (Jonathan.Brown@richmondgov.com) <Jonathan.Brown@richmondgov.com>  
**Cc:** Tim Feehan <Feehan@chlhf.com>; Thomas A. Lisk (TLisk@cozen.com) <TLisk@cozen.com>  
**Subject:** FW: 1412 Grove Avenue SUP

Jonathan –  
Thank you for sending the attached. It remains the FDA's position.  
Thank you, Martha

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**From:** Brown, Jonathan W. - PDR [<mailto:Jonathan.Brown@richmondgov.com>]  
**Sent:** Thursday, December 20, 2018 8:28 AM  
**To:** Warthen, Martha  
**Subject:** RE: 1412 Grove Avenue SUP

Good morning Martha,  
This application has been with my office for quite a while. The City has been discussing an appropriate policy regarding short-term rentals. We received a letter from the FDA last year. (Attached)  
Many thanks,  
Jonathan

**Jonathan W. Brown**  
Senior Planner  
Land Use Administration  
ADU Program Manager  
City of Richmond, Virginia  
804-646-5734 (office)  
[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)

LINK TO: [Planning and Development Review](#)  
LINK TO: [Interactive Mapping Tool](#)

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**From:** Warthen, Martha [<mailto:mwarthen@hunton.com>]  
**Sent:** Wednesday, December 19, 2018 5:17 PM



**To:** Brown, Jonathan W. - PDR  
**Cc:** Tim Feehan; Thomas A. Lisk ([TLisk@cozen.com](mailto:TLisk@cozen.com))  
**Subject:** FW: 1412 Grove Avenue SUP

Mr. Brown –

The FDA is opposed to this application but the action was taken before I joined the Board and I don't know if the FDA's response was sent to the City. Is there a way I can check that?

Thank you, Martha

Martha A. Warthen  
Hunton Andrews Kurth LLP  
Riverfront Plaza, East Tower  
951 East Byrd Street  
Richmond, Virginia 23219  
(804) 788-8257  
(804) 343-4798 - Fax

---

**From:** Brown, Jonathan W. - PDR <[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)>  
**Sent:** Wednesday, December 19, 2018 10:34 AM  
**To:** <[president@fandistrict.org](mailto:president@fandistrict.org)> <[president@fandistrict.org](mailto:president@fandistrict.org)>  
**Cc:** 'Joseph E. Nelson' <[jnelson@chainbridgebank.com](mailto:jnelson@chainbridgebank.com)>  
**Subject:** 1412 Grove Avenue SUP

December 19, 2018

Tim Feehan, President  
Fan District Association  
208 North Strawberry Street  
Richmond, VA 23220-3411

RE: Special Use (New)  
1412 Grove Ave  
Richmond, VA 23220  
W0000528031  
SUP-024716-2017

Dear Ms. Jordan,

We have received a Special Use (New) application for the above referenced property, which is located in R-6 Single Family Residential - Attached District. The applicant has requested a Special Use (New) permit which would allow Tourist House. Please find enclosed a copy of the Applicant's Report for your review. The application was introduced to City Council and is slated for the following public hearings:

Planning Commission: January 7, 2019, City Hall, 900 East Broad Street, 5th Floor, 1:30 pm.  
City Council: January 14, 2019, City Hall, 900 East Broad Street, Council Chambers, 2nd Floor, 6:00 pm.

Please find enclosed a copy of the Applicant's Report for your review. The applicant is:

Joseph Nelson  
3515 N 25th St

Arlington, VA 22207

[JNelson@ChainBridgeBank.com](mailto:JNelson@ChainBridgeBank.com)

If you have additional information, feel free to submit it to our office. If you have any other questions about this proposal or about the Special Use (New) permit process, please do not hesitate to contact me at 804-646-5734 or [Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com).

**Jonathan W. Brown**

Senior Planner

Land Use Administration

ADU Program Manager

City of Richmond, Virginia

804-646-5734 (office)

[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)

LINK TO: [Planning and Development Review](#)

LINK TO: [Interactive Mapping Tool](#)

## **FDA vote on 1412 Grove SUP request**

**Katherine J [katherine.l.jordan@gmail.com]**

You forwarded this message on 4/25/2018 2:42 PM.

Sent: Wed 11/8/2017 4:06 PM

To: Joseph E. Nelson

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Hello Mr. Nelson,

On behalf of the FDA, I am emailing to let you know in advance of mailed letter that the board reviewed your SUP application, along with the amendment, and voted to oppose it. The vote was unanimous and mirrored the vote from the zoning committee.

The FDA does not support conversion of single-family residences into tourist or short-term rentals. Regarding your proposed amendment, the zoning committee, board and your neighbors do not have confidence the terms would be followed given your past, current, and continued disregard of the legal zoning for your property now.

I will inform the relevant parties with the city of our position. This marks the conclusion of the FDA's involvement with your application.

While we cannot support your SUP, we wish you and your family well. The Fan is a wonderful community, and we hope you will chose to be part of it in a way that conforms with our zoning protections.

Sincerely,  
Katherine Jordan  
FDA President