

Garrett Augustine

1111 N 36<sup>th</sup> Street

Richmond, VA 23223

To Whom it may Concern,

I am proposing to build a mix used commercial building at 1121 N 25<sup>th</sup> Street. The building will consist of 1 commercial space downstairs along with 2 one-bedroom apartments on the second floor. I am asking for a special use to waive the off-street parking requirement for my commercial space as required by the zoning district. The district requires me to have 6 off-street parking spaces, and I will only be able to provide 3 due to the limitation of my lot size. While I do not have a tenant lined up for my commercial space at this time, I would like the use of the commercial space to be either retail, restaurant, or office space; the hours of operation and number of employees for these business would be typical for a local business.

This building will be a great addition to the 1100 block of N 25<sup>th</sup> Street, especially as North Church Hill continues to experience growth with the upcoming addition of a new grocery store and culinary arts school. A new commercial space will help meet the demands for new offices, retail, or restaurants created by the continuing revitalization of that section of Church Hill. I have designed the building to fit in with the current aesthetics of the commercial corridor on N 25<sup>th</sup> Street; this two-story building will match the size of the buildings on either side and will therefore not lead to overcrowding of the land or interference with light and air quality. As a newly built space, this building will be constructed with the most current fire preventing materials, which will contribute to the safety of the adjacent buildings. Further, there are no schools, public parks, or playgrounds near this lot, so there will be no interference with access to any of these public services in the construction and operation of this building.

I hope and anticipate that this building will contribute positively not only to the economy of the 1100 block of N 25<sup>th</sup> Street but also to its aesthetic and social health, as well as that of the surrounding neighborhood.

Thank you,



Garrett Augustine

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