

**From:** JOHN W ATKINS, III <jatkins3@aol.com>  
**Sent:** Friday, July 15, 2022 4:51 PM  
**To:** Addison, Andreas D. - City Council  
**Cc:** Brown, Whitney H. - City Council Office; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR; rodney@thewiltonco.com  
**Subject:** Re: Proposed Special Use Permit for property addressed 3401 Monument Ave.

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Andreas,

Thank you for your reply. Since my letter to the Planning Commission was shared with the applicant and I have spoken to him briefly, several issues have been addressed in terms of the conditions at the property. But others still exist and other concerns by myself and several surrounding property owners still do as well.

The Special Use Permit is exactly that, an exception to the norm and what is allowed by right in a given area of the city. Having served eight years on a municipal planning commission, two years as chair, I am very familiar with the process. The impact to adjacent property owners should be a major concern. I did not spell out in detail all of my concerns or those of others here in this neighborhood. The fact that other areas of the city are seeing these requests for "accessory dwelling units" does mean this should be a city wide by right use! There are none of these in these blocks in our area. All of the dwellings in our blocks are two family and no garages have been converted to additional rental units.

This property in particular has a bad rental history. It has been absentee landlord managed for the last ten years. We have had multiple unrelated people living in one unit. We have had a drug dealer that also had a death by overdose. We have had college students that had a kitchen fire. This owner is not the landlord where these incidents occurred and is currently a resident, which is good. But he told me himself he is a new "homeowner" and does not know all that is involved in managing a property. We as neighbors are concerned he will not always be a resident, then we are back to an absentee landlord with even more exposure to unmanned tenants. He had also told a neighbor that if the long term rental did not work out he would want to go the Air BnB route with short term rentals,

The city will not be monitoring this and frankly I don't want to be the block enforcer. So again, I am asking that the Special Use Permit be denied.

Thank you again for reading my feedback,  
John Atkins

On Jul 11, 2022, at 6:51 AM, Addison, Andreas D. - City Council  
<[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)> wrote:

Mr. Atkins,

Thank you for sharing your concerns about the property in question with the submitted Special Use Permit. I understand your position and issues as presented. Accessory dwelling units are being requested all across the city, sometimes as an in-laws suite, other times as an additional rental unit. This is part of the growth of cities across the country, and your objections are consistent with concerns about potential future impacts. During my time serving on the Planning Commission, we have navigated several of these projects and value and appreciate all feedback, input, and concerns.

Several of the buildings along this block are multi-family units. I understand your concern about precedent and the potential for additional impact in the neighborhood. Given your concerns about maintenance and upkeep, have you submitted any complaints to the City for overgrown grass or a noise violation in the past? As for the images attached, I understand your issues, however, it is difficult to assess personal aspects such as the gun sign and the plastic wrapped wire mesh. We cannot control or influence who moves into a home or directly control what they do in their front or backyards unless it is a safety or health violation. My neighbor on 3900 block of Patterson Ave used to have a chicken wire caged garden in their front yard which was legally permitted. It was in front of the house due to better access to the sun they claimed. Concerns over parking, maintenance, access to your building, and other aspects are good points to raise.

Happy to serve.

Andreas Addison (*he/him*)  
First District City Council  
804.646.5935 office  
[andreas.addison@rva.gov](mailto:andreas.addison@rva.gov)  
<http://firstdistrictrva.com/>

On Jul 8, 2022, at 2:59 PM, JOHN W ATKINS, III <[jatkins3@aol.com](mailto:jatkins3@aol.com)>  
wrote:

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I have attached a letter of opposition and supporting photos regarding the special use permit that is being applied for for the property adjacent to mine at 3401 Monument Ave. My letter is addressed to our council person as he is serving on the Planning Commission and was copied on the initial letter I received from Baker Development. I have made the Museum District Association aware of the application as well. There are other concerned neighbors that are not in favor of the SUP as well and you may be hearing from

them as too. Please reach out to me with any questions you may have.  
Sincerely,  
John Atkins

<image0.jpeg>

<image1.jpeg>

<image2.jpeg>

<image3.jpeg>

> <http://www.adobe.com/>

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<[tmorisak@lewisins.com](mailto:tmorisak@lewisins.com) 20220708 130624.pdf>