

May 11, 2021

Mr. Matthew Ebinger
Planning Supervisor/Land Use Administration
City of Richmond Department of Planning and Development Review
900 E. Broad Street, Room 511
Richmond, Virginia 23219


Dear Mr. Ebinger,

We are writing to express our opposition to the granting of a Special Use Permit for the Trailside Treehouse located at 5005 Riverside Drive. The City of Richmond passed a law in July, 2020 prohibiting Short Term Rentals in neighborhoods zoned as Single Family Residential. This was enacted specifically for instances such as this and is a protection for all tax paying residents. If this permit is granted it would set a precedent for "tiny house rentals" cropping up all over City neighborhoods.

We do not feel that this issue has been adequately presented for community review in Westover Hills, possibly due to Covid restrictions on gatherings. Having spoken to several homeowners in various parts of the neighborhood, we have found that none of them are aware of this pending situation. We would like to request a delay in this ruling so more homeowner's can be made aware of the potential consequences if this SUP is granted.

We believe the City should protect its neighborhoods from the self serving interests of a few. Thank you for your consideration and time.

Sincerely,

A handwritten signature in cursive script, appearing to read "David P. Skinner" and "Melanie M. Skinner".

David P. Skinner/Melanie M. Skinner
5107 Riverside Drive

June 29, 2021

Mr. Matthew Ebinger
Planning Supervisor/Land Use Administration
City of Richmond Department of Planning and Development Review
900 E. Broad Street, Suite 511
Richmond, Virginia 23219

Dear Mr. Ebinger,

My husband and I are long-time residents of the Westover Hills neighborhood. It has come to our attention that Josh and Carrie Rodgers have filed for a Special Use Permit for a legally uninhabitable structure on their property located at 5005 Riverside Drive, for the sole purpose of renting out the "Trailside Treehouse," as they call it, as a short-term rental to area visitors via platforms such as AirBNB. This is a densely populated neighborhood, and if this permit is approved it would serve to undermine the safety and integrity of our entire community. This short-term rental unit brings strangers into our neighborhood on a transient, revolving-door basis, with no regulatory oversight, much less homeowner supervision, since the homeowners are often not on premises during the rentals.

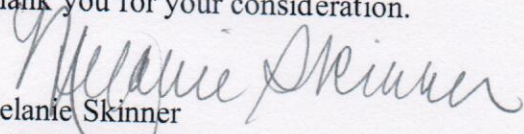
There is a reason why many homeowners' associations do not allow properties within their jurisdiction to be used as rental properties, to say nothing of short-term rentals with absolutely no background check or vetting process involved. There is no way to know if the individuals renting the Trailside Treehouse for days at a time have brought weapons or drugs into the neighborhood, or what their intentions may be.

There are small children, elderly people, and single women residing here and across the City. Their well-being needs to be taken into consideration. This is a neighborhood, not a campground.

By approving this permit, it would set a dangerous precedent for the City. This could open the door to any City resident who desires to earn extra income to seek their own SUP, creating an endless parade of strangers through the City's residential neighborhoods. Our neighborhoods and our infrastructure were not designed for this, nor have the City's homeowners invested in their properties so that their neighborhoods can be overrun with weekend thrill-seekers.

This situation reeks of unauthorized commercial enterprise within a residential neighborhood, and has no business being forced on the residents of Westover Hills. We urge you to consider the common good of the residents and not the self-serving interest of a few.

Thank you for your consideration.


Melanie Skinner
5107 Riverside Drive

Sue Daffron Brown

Mary J. Daffron
5101 Riverside Drive
Richmond, Virginia 23225
July 11, 2021

Mr. Matthew Ebinger
Planning + Development
City of Richmond
900 E. Broad ST., Suite 511
Richmond, VA 23219

Dear Sir:

My family has lived at 5101 Riverside Dr. since my parents had it built in 1928. By allowing the variance of 5005 are we setting a precedent for future changes and commercialization? The original design for Westover Hills was for it to be a community of single family residences.

My other concern is one of safety. The constant stream of unknown visitors deep into our neighborhood worries me.

Lastly, I was shocked to learn that the city is only required to notify neighbors within 150 ft. of any request for a change in property usage but also the very short time period for the display of signage for this matter.

Sincerely,

Sue Daffron Brown

Richard P. Hankins, Jr. and Susan B. Hankins
5011 Riverside Drive
Richmond, Virginia 23225
May 7, 2021

Mr. Matthew Ebinger
Planning Supervisor/Land Use Administration
City of Richmond Department of Planning and Development Review
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Re: 5005 Riverside Drive
Application for Special Use Permit

Dear Mr. Ebinger:

We understand that Carrie Rogers is seeking a Special Use Permit to operate a short-term rental in a structure known as the "Trailside Treehouse" on her property at 5005 Riverside Drive.

We are neighbors of the Rogerses, and in the winter we can see their house and the Trailside Treehouse. They are about 300 feet from the back of our house. A long gully, and a strip of land beside the gully's streambed which is owned by our next-door neighbors, separate the two properties. Almost daily we hear guests at the Trailside Treehouse and see their lights.

We have three concerns:

1. We want the owners to be on site whenever the Trailside Treehouse is in use as short-term lodging. We understand that Carrie Rogers lived in Montana for several months starting in Fall 2020. The Trailside Treehouse was rented out almost every night during her absence. It is rarely vacant.
2. We prefer a maximum of six guests at the Trailside Treehouse, the way we believe it was advertised when it first opened. On May 6, the airbnb.com listing for the Trailside Treehouse said it sleeps eight people and has one queen-size bed, a set of bunk beds, six hammocks, a floor mattress and a sofa bed. That is a lot of people and a lot of beds – 11 total – in a small two-room structure, and egress from the top floor is a bit problematic, especially in an emergency.
3. We do not favor any expansion of the treehouse or increasing the allowable number of short-term rental guests on their property, such as also renting out an on-site RV. Additionally, we firmly oppose any parties being held in the Trailside Treehouse.

Otherwise, we are neutral regarding Carrie Rogers' application for a Special Use Permit to operate the Trailside Treehouse as a short-term rental.

Please call or email if you have questions, 804-938-8440, or sbhankins@gmail.com.

Very truly yours,

Richard P. Hankins, Jr.

Susan B. Hankins

Saunders, Richard L. - PDR

From: Robin Smith <rsmithselect@comcast.net>
Sent: Wednesday, July 7, 2021 4:42 PM
To: Ebinger, Matthew J. - PDR
Cc: Vonck, Kevin J. - PDR; Ebinger, Matthew J. - PDR
Subject: Request for a continuance on the July 19th meeting regarding Treehouse Hotel Special Use Permit Request # 2021-195 at 5005 Riverside Dr.

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 Mr. Matthew Ebinger,
Mr. Kevin Vonck,
Mr. William Davidson,

Due to the following reasons we are requesting a continuance of the City Planning & Land Use Meeting currently scheduled July 19, 2020 at 1:30pm regarding the Rodgers Treehouse Hotel application for a special use permit to override the law on short term rentals that was passed more than a year ago in July of 2020 in single family densely populated neighborhoods. The few neighbors in opposition who are even aware of this situation taking place that have written email letters and made phone calls to city officials regarding this matter, including Elizabeth Ann Barry, Robin Smith and Melanie Skinner. The reasons are as follows:

Our City Councilperson, Kristen Larson, wrote a letter of support for the Treehouse Hotel without alerting the neighborhood as a whole or giving us any platform to voice our opposition by holding any town hall meetings. This was done despite emails and phone calls strongly opposing the Treehouse Hotel for many different reasons ...including Elizabeth Ann Barry and Robin Smith voicing their strong opposition and as both of us have properties, abutting the Rodgers at 5003 & 5006 Riverside Dr.

Our neighborhood President, Ashley Hall, also wrote a letter of support for the neighborhood regarding the Rodgers Treehouse Hotel without conducting any neighborhood town hall meetings to give the neighborhood as a whole an opportunity to voice their opposition to the Rodgers Special use permit.
request or notified the neighbors regarding this matter.

The neighborhood as a whole was never notified by the City that the Rodgers request for this special use permit last year had indeed been denied by William Davidson in Zoning In November of last year and that the Rodgers were now making their last appeal to the City Planning and Land Use to force their Agenda over riding the Law on short term rentals in single family neighborhoods.

The neighbors were also never notified that the Rodgers had now felt the need to hire an outside private consulting firm to force their agenda to override the law and get a special use permit to rent their Treehouse Hotel, charging \$272.00 per night and having it almost completely booked as it had been throughout the year accommodating up to 6-8 people, pets, children and young adults over 18 with nothing more than a valid drivers license

In addition, with the 4th of July Holiday falling on this past Sunday and people not returning to work at the earliest on July 6th and in Many cases both city officials and neighbors taking the week before and the week after as vacation this gives us little to no time to notify most of our neighbors that don't even know that this is even going on at all.

In all fairness to the residents of our neighborhood of Westover Hills We are requesting this continuance. In addition, this meeting will affect all neighborhoods in the City of Richmond and open up Pandora's box and set up a situation creating many different special requests for special use permits of all kinds around the City of Richmond..The lawmakers in Richmond took several years to write this New law into order last July 2020 for the City of Richmond and it's residents regarding short term rentals in single family neighborhoods and we hope you will continue to uphold this Law.

Thank you for your consideration regarding this matter. Please get back to me with your decision to continue this meeting as soon as possible.

Thank you,

Sincerely,
Robin Smith
804-306-7774

Sent from my iPhone

July 14, 2021

To the Richmond City Planning Commission Members:

I am writing with regard to the Special Use Permit (SUP) application submitted by Carrie and Josh Rogers for the short-term rental property located at 5005 Riverside Drive, Richmond, VA. I live directly across the street from this property, and would like to make the following points regarding your upcoming consideration of and recommendation for/against approval of this application:

- The short-term rental has operated illegally from its inception. After Richmond City Council passed short-term rental regulations in July 2021, the property owners applied for, and were denied, a certificate of zoning compliance. This was due to the short-term rental being located in an accessory structure, and not in an approved accessory dwelling unit, nor the primary residence.
- As the short-term rental is in an accessory structure, it is in essence a “glamping” business, which is not allowed by the short-term rental regulations. It is the only “glamping” business currently operating in the City of Richmond precisely because “glamping” is illegal.
- The Richmond 300 Master Plan advocates creation of additional low-income and senior citizen housing, which can sometimes be accomplished by short-term rental properties. However, this short-term rental property achieves neither of these goals, and financially benefits only the property owners. The small amount of income generated by this business that goes to the city is negligible, and the fact that the owner is a “top AirBnB” host has nothing to do with the issue that the Rogers are operating this business illegally.
- The fact that the Rogers own a large tract of land in the city is irrelevant because most of it is forested, and the accessory structure needs to be located close to the primary house so that guests can use the toilets. Because of this, the “Trailside Treehouse” accessory structure on the Rogers’ property is in full view of the neighbors on both sides of the property. This subjects the neighbors to the constant stream of strangers in and out of this substandard and illegal dwelling structure, and violates the neighbors’ right to peace, quiet and privacy on their own properties.
- The Planning Commission should not try to remedy the self-inflicted injury created by the Rogers who built a successful business operation that operated illegally and unregulated for more than three years. Now, they are asking the Planning Commission to validate years of illegal operation through special treatment because the current short-term rental regulation

doesn't mesh with the "treehouse" brand that they built prior to the enactment of a short-term rental regulation.

- The proper and just solution is very simple. The Rogers should comply with current regulations, rather than pursuing preferential treatment via special use permit. Popular short-term rentals are somewhat intrusive but also legal in the City of Richmond. Justice demands that the neighbors of short-term rentals be afforded their right to privacy by requiring that the short-term rental occupants sleep in proper indoor accommodations. There is a very good reason that "glamping" is almost universally forbidden in urban settings.
- If the Planning Commission recommends approval of the SUP, and City Council approves the SUP, the door will be opened to a flood of SUPs from all over the city. Equal protection demands that any resident with a shed in their backyard should also have the right to open a "glamping" business based on the precedent set by this decision, regardless of the size/location of the resident's property. I believe this is a very dangerous precedent to set.
- I understand that Planning Commission member Lincoln Saunders and his wife Ashley Hall (Westover Hills Neighborhood Association president) are close personal friends of the property owners, Carrie and Josh Rogers. If this is indeed the case, I certainly would hope that Mr. Saunders and any other Planning Commission members in a similar position will recuse themselves from the decision-making process on this SUP.

I hope you will take all of these points into consideration and recommend disapproval of the Rogers' Special Use Permit application. The correct solution is for the Rogers to comply with current short-term rental regulations. It is an injustice to force adjacent neighbors to bear the brunt of what is essentially a branding issue that was created by years of illegal operation by the Rogers. The short-term rental regulation was carefully designed to strike a balance between the rights of short-term rental operators and their adjacent neighbors. There is no compelling reason for the Planning Commission to recommend exceptions to this carefully crafted legislation. The Rogers should approach this by contacting their Richmond City Council representative and lobbying for changes to the existing regulations. Richmond City Council can study the ramifications of these proposed changes, and in a public manner, determine if modifications to the short-term rental regulations are called for. When and if Richmond City Council decides to include accessory structures as approved short-term rental accommodations, the Rogers and all citizens of the City of Richmond will be free to open backyard treehouses for rent.

Thank you,

Elizabeth A. Barry
5006 Riverside Drive
Richmond, VA

June 28, 2021

Mr. Matthew Ebinger
Planning Supervisor/Land Use Administration
City of Richmond Department of Planning and Development Review
900 E. Broad Street, Suite 511
Richmond, Virginia 23219

Dear Mr. Ebinger,

My husband and I are long-time residents of the Westover Hills neighborhood. It has come to our attention that Josh and Carrie Rodgers have filed for a Special Use Permit for a legally uninhabitable structure on their property located at 5005 Riverside Drive, for the sole purpose of renting out the "Trailside Treehouse," as they call it, as a short-term rental to area visitors via platforms such as AirBNB. This is a densely populated neighborhood, and if this permit is approved it would serve to undermine the safety and integrity of our entire community. This short-term rental unit brings strangers into our neighborhood on a transient, revolving-door basis, with no regulatory oversight, much less homeowner supervision, since the homeowners are often not on premises during the rentals.

There is a reason why many homeowners' associations do not allow properties within their jurisdiction to be used as rental properties, to say nothing of short-term rentals with absolutely no background check or vetting process involved. There is no way to know if the individuals renting the Trailside Treehouse for days at a time have brought weapons or drugs into the neighborhood, or what their intentions may be.

There are small children, elderly people, and single women residing here and across the City. Their well-being needs to be taken into consideration. This is a neighborhood, not a campground.

By approving this permit, it would set a dangerous precedent for the City. This could open the door to any City resident who desires to earn extra income to seek their own SUP, creating an endless parade of strangers through the City's residential neighborhoods. Our neighborhoods and our infrastructure were not designed for this, nor have the City's homeowners invested in their properties so that their neighborhoods can be overrun with weekend thrill-seekers.

This situation reeks of unauthorized commercial enterprise within a residential neighborhood, and has no business being forced on the residents of Westover Hills. We urge you to consider the common good of the residents and not the self-serving interest of a few.

Thank you for your consideration.

Melanie Skinner
5107 Riverside Drive

July 2, 2021

Hello Neighbors,

I am writing to you regarding a situation which you may not be aware of right here in Westover Hills. My enclosed letter will further explain the issue. When I sent this to Mr. Ebinger/Planning Supervisor/Land Use Administration I also copied Mr. William Davidson/Zoning Administrator and Mr. Kevin Vonck/ Acting Director Planning and Development Review. Mr. Davidson turned down the request for the Special Use Permit last fall and the homeowners have appealed.

The City posted the signage at the property on June 30 alerting the neighborhood to the Pending Zoning Review. You probably have not seen it as it is not very visible.

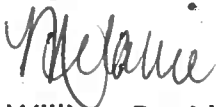
This may be the only notice we as neighbors will receive.

If you agree that this Special Use Permit should not be granted I urge you to contact these officials. Time is of the essence, the review is set for July 19!

Regardless of how you feel about this issue we will all remain good neighbors. David and I just don't feel like this is something that would benefit our community. If you have any questions (I may or may not be able to answer) feel free to contact me. mskinner@skinnerandcompany.com or 366.9116.

Have a safe and Happy Fourth!

Regards,



William.Davidson@richmondgov.com

Kevin.Vonck@richmondgov.com

Matthew.Ebinger@richmondgov.com

June 28, 2021

Mr. Matthew Ebinger
Planning Supervisor/Land Use Administration
City of Richmond Department of Planning and Development Review
900 E. Broad Street, Suite 511
Richmond, Virginia 23219

Dear Mr. Ebinger,

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This situation reeks of unauthorized commercial enterprise within a residential neighborhood, and has no business being forced on the residents of Westover Hills. We urge you to consider the common good of the residents and not the self-serving interest of a few.

Thank you for your consideration.

Melanie Skinner
5107 Riverside Drive

5105 Riverside Drive

Richmond, Va. 23225

July 12, 2021

Mr. Matthew Ebinger

Senior Planner

City of Richmond

Dear Sir:

I am writing to encourage you and others in the Land and Planning Dept. to keep the zoning for our neighborhood residential. While Air BnB's, Tree Houses, and the like can be fine in a commercial setting, I don't believe it is the best idea for residential neighborhoods. Since the Tree House in our neighborhood can accommodate up to 8 people and is presently already booked for all but 6 days in July and August, you can see how quickly this would mean we could have a big turnover of unknown persons in our neighborhood every two days. All of this seems to be more fitting for a commercial setting for many, many

reasons. I urge you and other members to please keep
the zoning of our neighborhood as is.

Thank you,

Mary P. Trice

From: Robin Smith [mailto:rsmithselect@icloud.com]

Sent: Wednesday, August 12, 2020 9:20 AM

To: Larson, Kristen N. - City Council <Kristen.Larson@richmondgov.com>

Cc: Davidson, William C. - PDR <Chuck.Davidson@Richmondgov.com>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@Richmondgov.com>

Subject: Airbnb- Trailside treehouse-daily rental at 5005 Riverside Dr

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 Ms. Kristen Larson,

I was recently asked to write a letter of support by Carrie Rogers at 5005 Riverside Dr Richmond, Va. in support of their Commercial daily rental of a treehouse detached from their home located in their back yard.

I am sorry but, as a long time resident of Westover Hills I simply can not support a commercial daily rental in our quiet neighborhood on Riverside Dr that Has always been zoned a strictly single family home neighborhood. I have lived at 5003 Riverside Dr. for many years and have never before witnessed the constant unknown vehicles driving and walking up and down their drive situated right next to mine, at all times of day and night sometimes coming down my drive and mistaking it from theirs since they started their business approximately 3 years ago. It is listed as the Trailside treehouse on Airbnb advertising that it accommodates up to 8 people at a time including young children, toddlers and animals. This treehouse dwelling is obviously detached from their home with only a bathroom and a kitchenette that are several hundred feet away from the treehouse. They also rent this treehouse to guests when they are out of town. I was told by Carrie Rogers that she has been earning \$50,000.-\$60,000. Per year for approximately the past 3 years and hopes to earn more in the future currently at \$263.00 a night daily.

I feel this Commercial rental business of of Carrie and her husband Dr. Josh Rogers will set a bad president in our quiet residential neighborhood for others to open whatever business they choose to when our neighborhood has always been zoned single family and has retained high property values for the city of Richmond.

Would you please look into this matter for me and let me know any recourse I might have regarding this situation? Could you also let me know if there is anyone else I need to contact regarding this matter?

I look forward to hearing from you.

Sincerely,

Robin Smith

804-306-7774

On Aug 12, 2020, at 3:38 PM, Larson, Kristen N. - City Council <Kristen.Larson@richmondgov.com> wrote:

Robin - I believe the Rogers family is going to be seeking a permit to continue operating their Airbnb under the newly approved guidance by the city. I would recommend that you work with the Rogers family to ensure that they are aware of your concerns and working to make their Airbnb have very little impact on the neighborhood.

Thanks

Kristen Nye Larson

Richmond City Council Member, 4th district

kristen.larson@richmondgov.com

cell: 804-503-1313

Facebook: www.facebook.com/KristenNLarson/

Twitter: @kristenrva

From: Robin Smith <rsmithselect@icloud.com>

Date: August 12, 2020 at 4:39:34 PM EDT

To: "Larson, Kristen N. - City Council" <Kristen.Larson@richmondgov.com>

Subject: Re: Airbnb- Trailside treehouse-daily rental at 5005 Riverside Dr

Dear Ms Larson,

I have talked to the zoning commission and am now aware of the Rogers seeking a special appeal and permit to continue their commercial daily rental business, which I am told is in violation of the zoning regulations passed by the city on July1, 2020.

I would like to discuss further with you and would appreciate you getting in touch with me.

It is obvious they want to continue this commercial daily rental business in a quiet neighborhood which is clearly in violation of the law the city has just passed.

As you can understand I am completely against this commercial/hotel rental business going on in my neighborhood at all for the reasons stated in my sent to you this morning.

Please get back in touch with me at your earliest conscience.

Thank you,

Sincerely,

Robin Smith

804-306-7774

Sent from my iPhone

July 15, 2021

Mr. Matthew Ebinger, Senior Planner
Mr. Kevin Vonck, Acting Director Planning and Development Review
Mr. William Davidson, Zoning Administrator

Dear Sirs,

As a 30- year resident of Westover Hills, 5003 Riverside Drive, I raised my family and felt very safe in my single-family neighborhood. That is no longer the case since the Trailside Treehouse began being rented out, like a hotel, next door at 5005 Riverside Drive.

Elizabeth Ann Barry and I sent e-mails and made calls as far back as 2-3 years to our City Council representative, Kristen Larson and our Neighborhood Association President, Ashley Hall, questioning why there have never been any town hall meetings for input on this rental matter. No avail. The neighborhood has never been able to weigh in on this issue.

The July 2020 law regarding Short Term Rentals specifically states the accessory structures are not permitted to be used as Short Term Rentals. The Treehouse is an accessory structure which has no Certificate of Occupancy and no plumbing. The only facilities the guests may use are located in the basement of the house, approximately 100 feet away. Both of these are reasons why it is not safe for people to be spending the night in the Treehouse.

Since the Treehouse opened 4 years ago there has been a constant flow of internet strangers up and down my driveway mistaking it for the drive that leads to the Treehouse property, (the driveways are side by side). I have had strangers, some very loud and drinking, urinate in my yard. Unlike a hotel, our neighborhood does not have security on staff to address such issues. There is always an overflow of garbage on trash pickup day, again like a hotel. Due to the multiple platforms on which the Treehouse is advertised it is rented almost daily so all of these problems have grown exponentially.

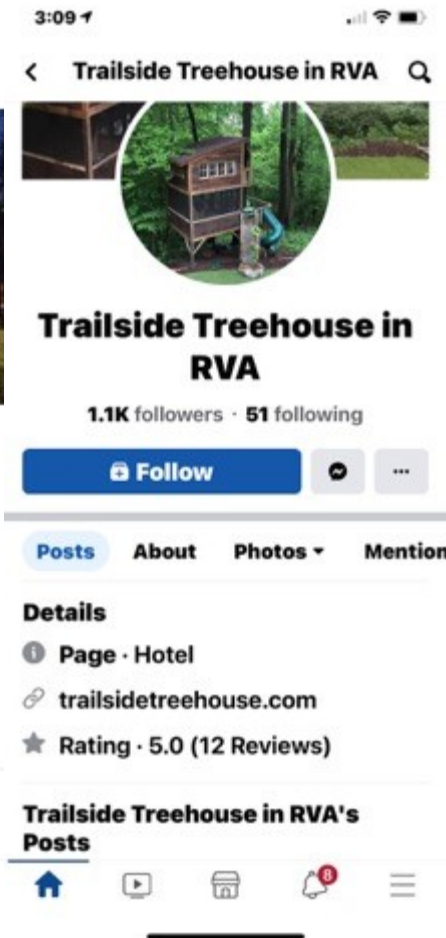
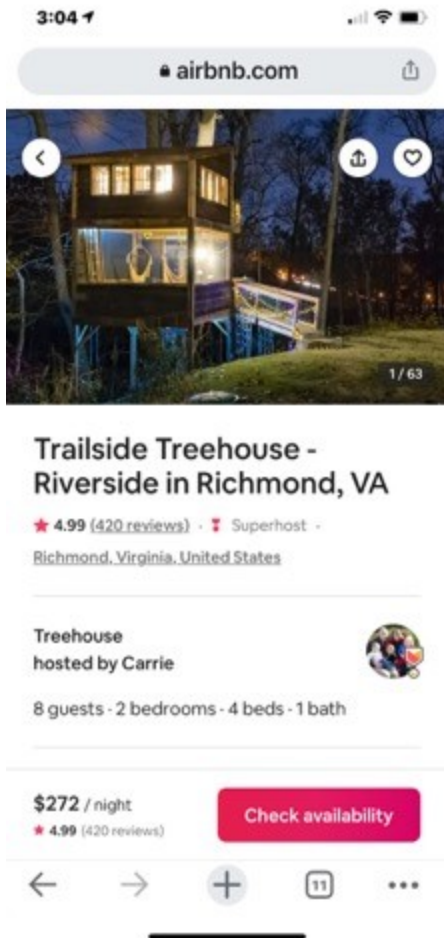
I and many of my neighbors applaud the City for taking the time and consideration to craft the law covering Short Term Rentals. By upholding the existing law and not granting this Special Use Permit it will serve to protect our community, our properties, and our overall sense of security in our homes. Overriding it would open a Pandora's box for more commercial activity in our City neighborhoods, increasing safety and liability issues. There are horror stories all over the internet and in the news about Airbnb rentals going horribly wrong. The Trailside Treehouse is an accident waiting to happen.

I am attaching several posts from Dr. and Mrs. Rogers Facebook pages and Instagram postings.

I hope the City will uphold the law and not allow accessory buildings to be included as Short Term Rentals. Thank you.

Sincerely,

Robin Smith 5005 Riverside Drive
Elizabeth Ann Barry 5006 Riverside Drive



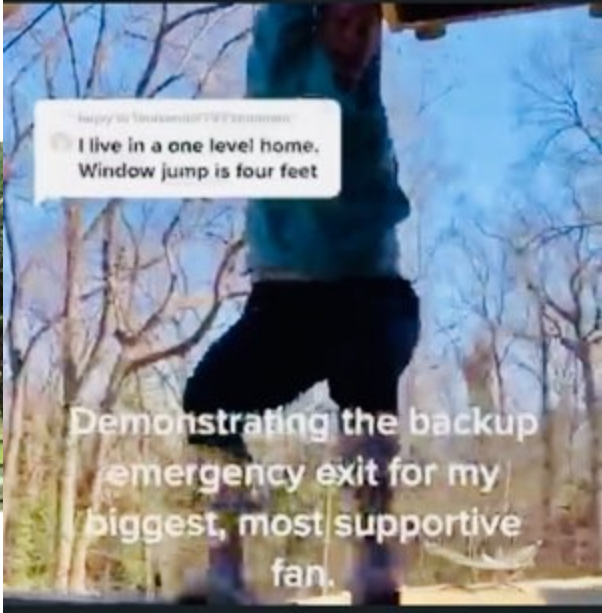
Its easy to see why the Rodgers have hired an outside consulting firm to push try and push their agenda to get a special use permit to operate their accessory structure in violation of the Law that was passed in July 2020. They have it almost fully booked every month earning approximately \$8,160.00/ month. This has all been done under the radar like a Hotel for 4 years without a building permit or a certificate of occupancy for the approx 200 square foot treehouse. It's even classified as a Hotel on FB.



Examples of Aggressive promoting treehouse just like a boutique hotel & listed on FB as a hotel located in our single family neighborhood! Encouraging others all throughout the city to rent anything they can on their property in single family neighborhoods!

Trailside Treeh... · Follow
Mar 10 · 🌐

In the event of a fire emergency in your home or in the treehouse, you... See More



10:55

TRAILSIDE_TREEHOUSE
Posts Follow

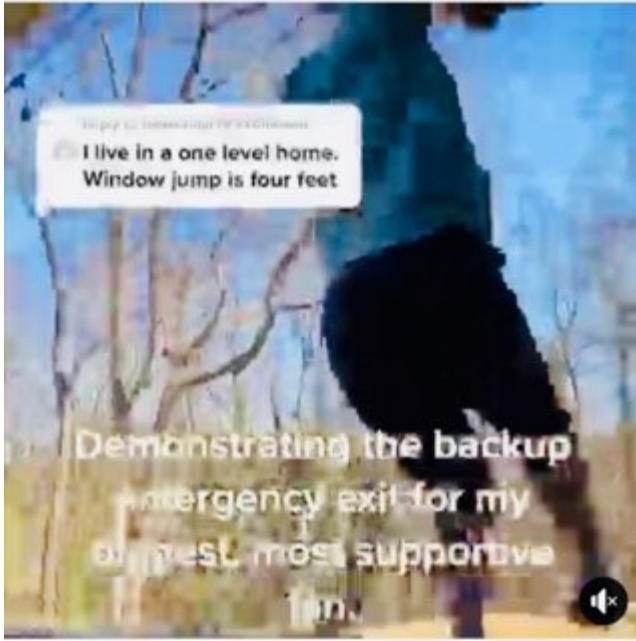
View all 3 comments
August 8, 2019

trailside_treehouse
Richmond, Virginia



In the event of a fire emergency in your home or in the treehouse, you may need to exit via an unconventional method. Door first. Balcony second.

[#exit](#) [#firesafety](#) [#emergency](#)
[#preparedness](#) [#staysafe](#) [#de...](#) See More





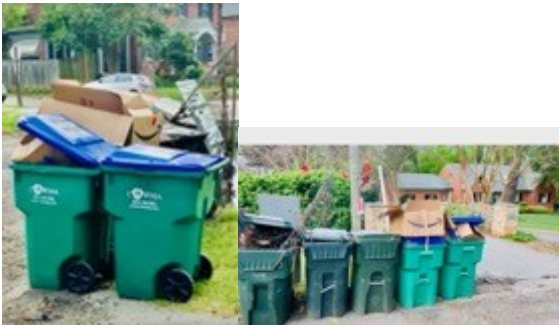
Have observed treehouse guests staying in trailer parked in driveway 3-5 years that has since been removed from property in late June 2021

trailside_treehouse_hotel Westover Hills - Forest Hill Park, Ri...



60 likes
trailside_treehouse_hotel I spy a new hammock! #swinglife #hammock





Typical treehouse trash & misc items at the street

2:20

Search



airbnb.com



Show all 38 amenities



Clear dates

Select check-in date

Minimum stay: 2 nights

Su Mo Tu We Th Fr Sa

July 2021

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4	5	6	7	8	9	10
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August 2021

1	2	3	4	5	6	7
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\$270 / night

★ 4.99 (420 reviews)

Save



2



2:21

Search



airbnb.com



Show all 38 amenities



Clear dates

Select check-in date

Minimum stay: 2 nights

Su	Mo	Tu	We	Th	Fr	Sa
22	23	24	25	26	27	28
29	30	31				

September 2021

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\$270 / night

★ 4.99 (420 reviews)

Save



2



2:21

Search



airbnb.com



Show all 38 amenities



Clear dates

Select check-in date

Minimum stay: 2 nights

Su	Mo	Tu	We	Th	Fr	Sa
19	20	21	22	23	24	25
26	27	28	29	30		

October 2021

					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

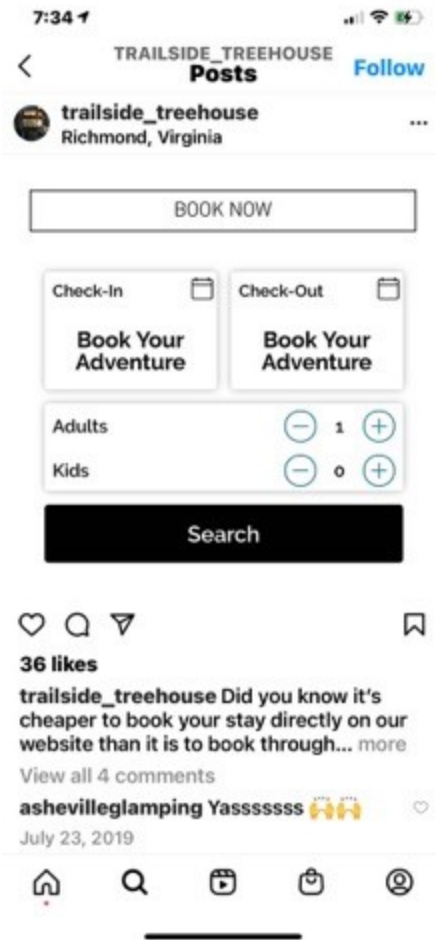
\$270 / night

★ 4.99 (420 reviews)

Save



These images show the treehouse was totally booked in July & August if this year with only a few openings remaining in September & October! If it isn't a commercial enterprise I don't know what is!

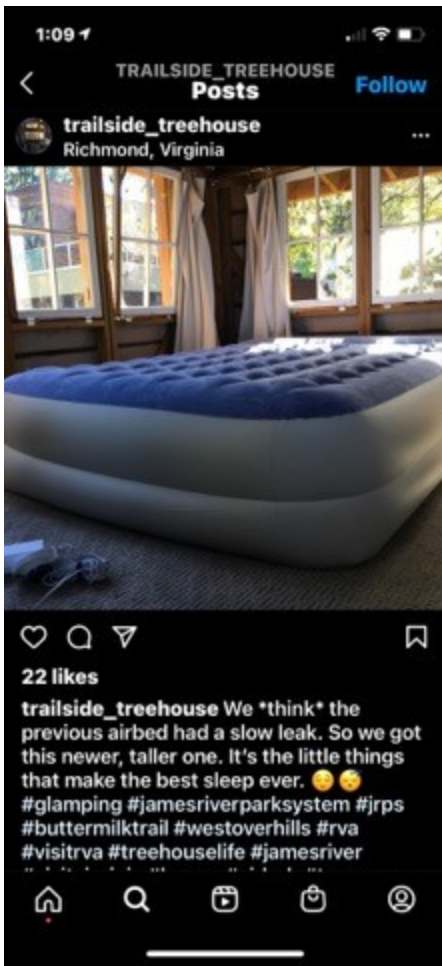


Very aggressive marketing on 8 different platforms...FB, Instagram, Ticktock, direct rental, gamblers sales, auctions, etc etc. in hopes of renting it 365 days a year





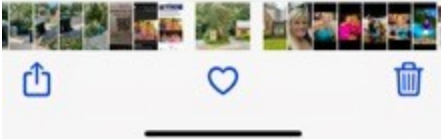
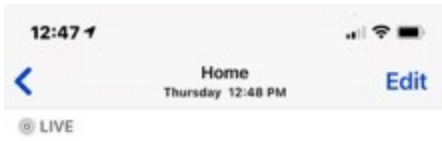
Instagram post illustrating how to get to second level of the treehouse for a 3 year old Child. This could prove quite challenging & dangerous for small children & adults by climbing a wooden ladder then hoisting oneself through a small square opening causing safety & liability concerns especially during a fire or when one has to use the only bathroom about 100 feet away in the back yard of the hosts house in the basement especially at night since the treehouse has no plumbing.



Treehouse landscape is on a very steep grade/ ravine with granite Rock inviting slips & falls for young children & adults . Fire & safety hazards for children & adults getting to 2nd story by ladder & lifting oneself through small square hatch including especially when using basement bathroom about 100 feet away at night located in basement of house due to no plumbing in treehouse. Trail walkways & bridges with no railings.



Aggressively marketing The Treehouse Hotel with stainless cups giveaway to every guest they have.



My driveway & Rodgers are side by side and often I get their treehouse internet guests going up & down my drive different times of day & night because they put their street # in between the two. I have had people walking down my drive drinking at night, urinating in my yard, making noise etc etc etc!!



Trailside Treehouse - Riverside in Richmond, VA

★ 4.99 (420 reviews) · Superhost ·
Richmond, Virginia, United States

Treehouse
hosted by Carrie 
8 guests · 2 bedrooms · 4 beds · 1 bath

\$272 / night
★ 4.99 (420 reviews) [Check availability](#)





Trailside Treehouse in RVA

1.1K followers · 51 following

[Follow](#)  

[Posts](#) [About](#) [Photos](#) [Mention](#)

Details

-  Page · Hotel
-  trailsidetreehouse.com
-  Rating · 5.0 (12 Reviews)

Trailside Treehouse in RVA's Posts



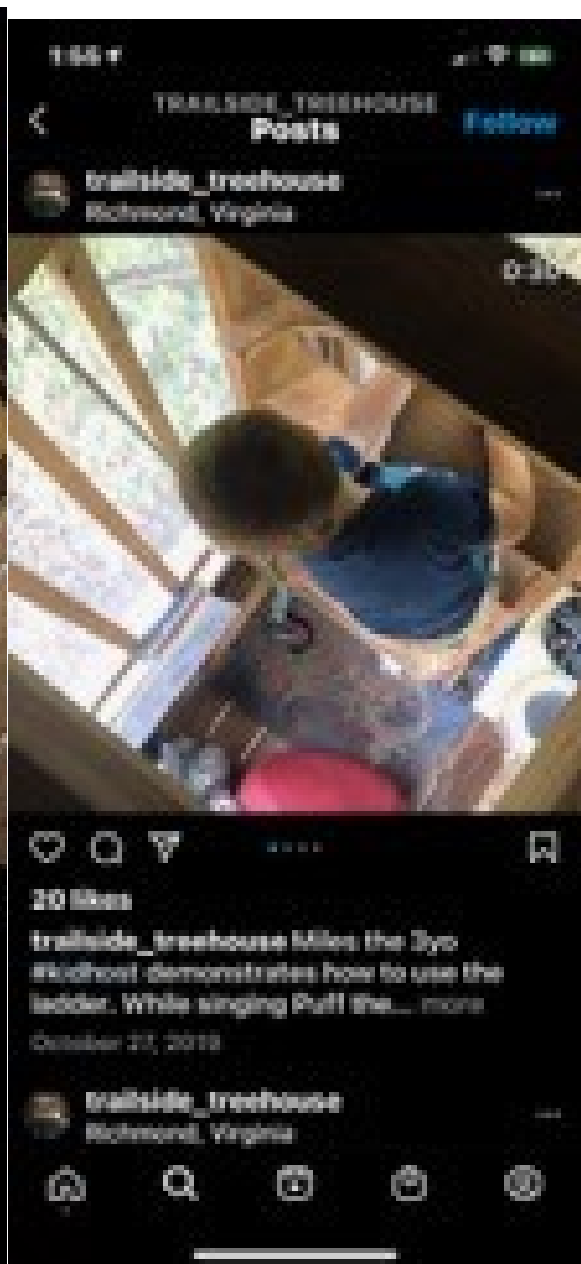
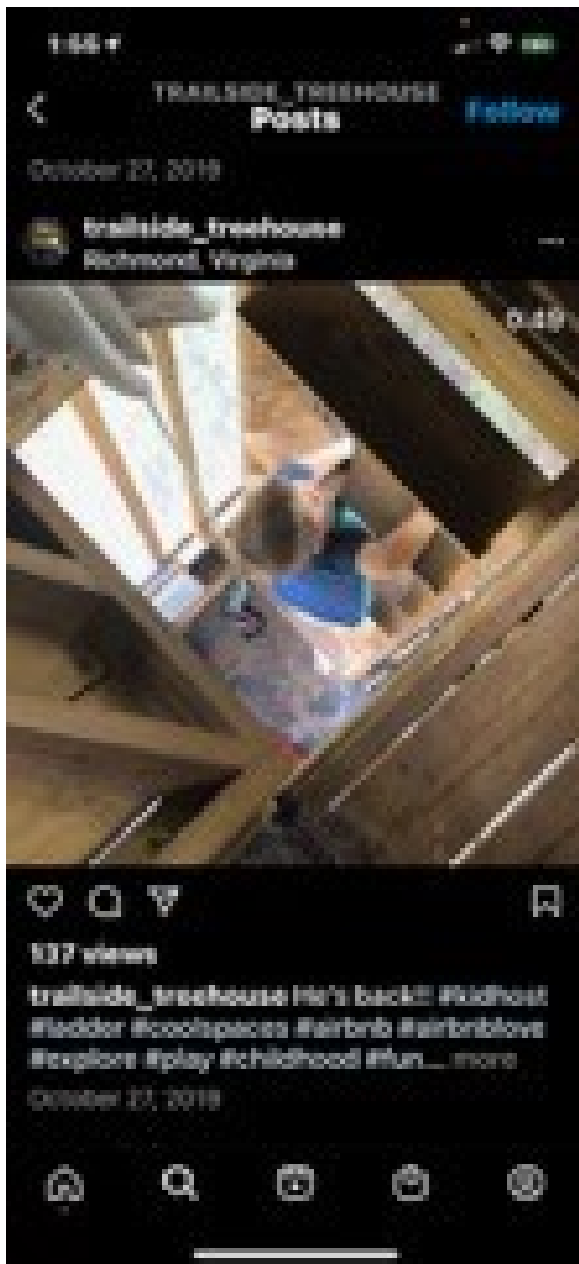
Dr & Mrs Rodgers new Nags head beach resort rental house for \$850/nite in complete compliance with the dwelling & Zoning Laws of NC. Unlike the violation of an accessory structure Short term rental Law passed in July 2020 and again denied by city of Richmond Zoning in November 2020.



Observed Rodgers allowing treehouse guests to stay in trailer parked in driveway



The city park trail manager called to alert me that he noticed someone had carefully cut a trail through my private property without my permission for liability and safety reasons. The Rogers had offered to buy my lot and I told them I wasn't interested a few months later. He suggested I put up no trespassing signs and then offered to place debris at the street & where it connected to the treehouse trail.



2:10

airbnb.com

airbnb.com



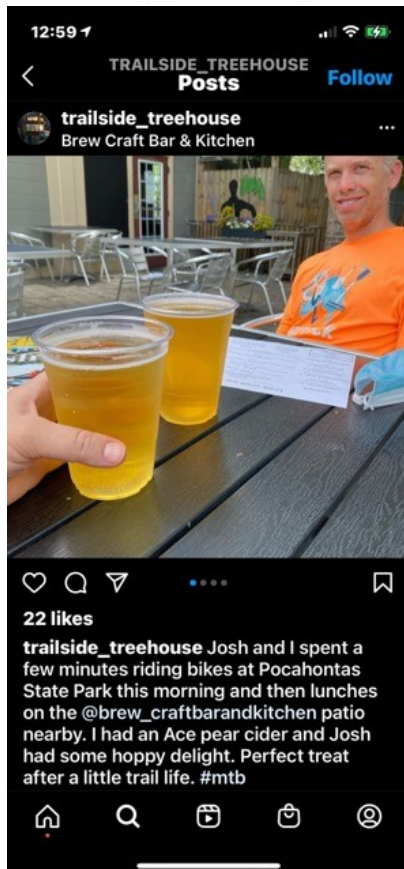
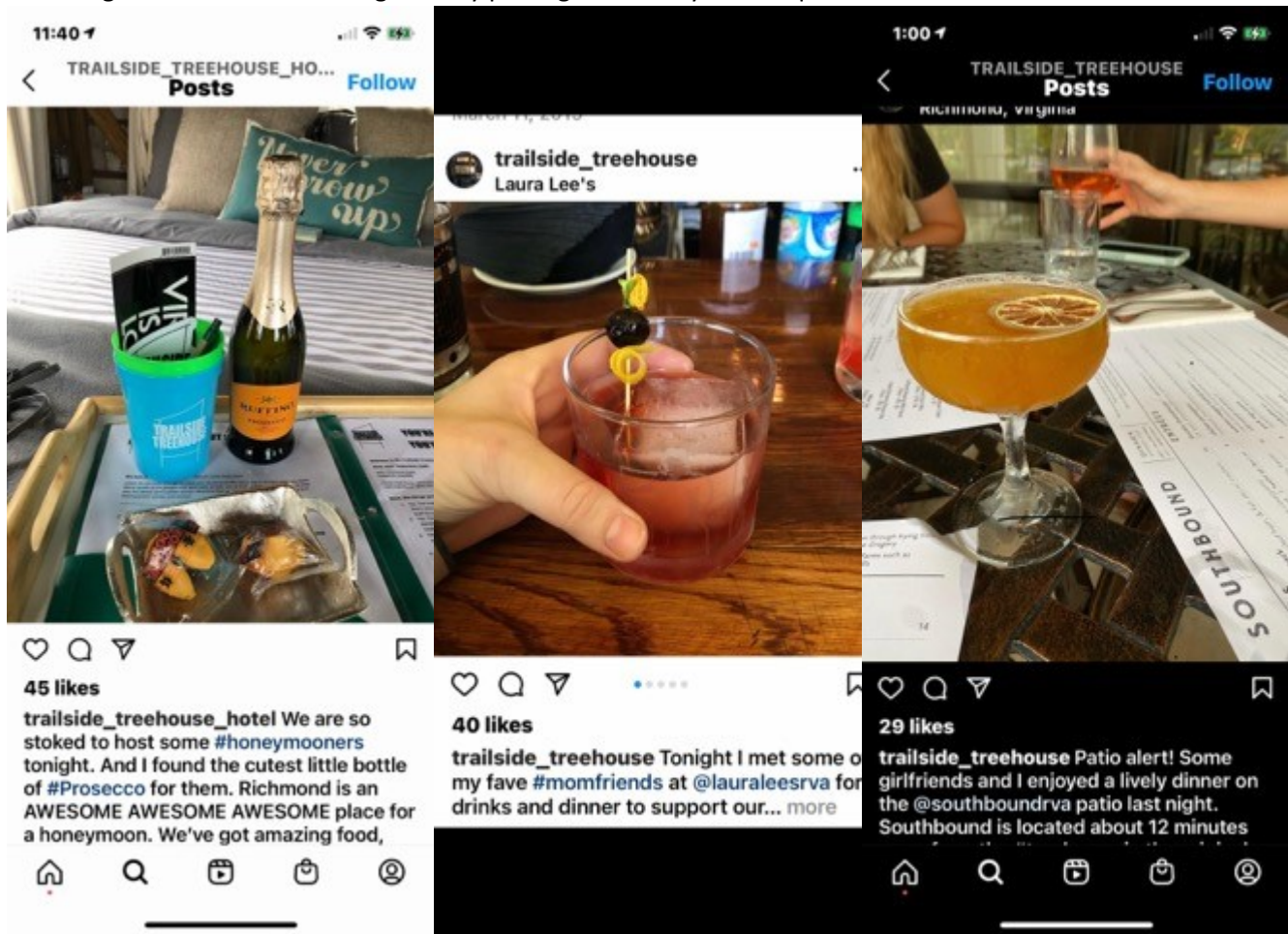
2:11

airbnb.com

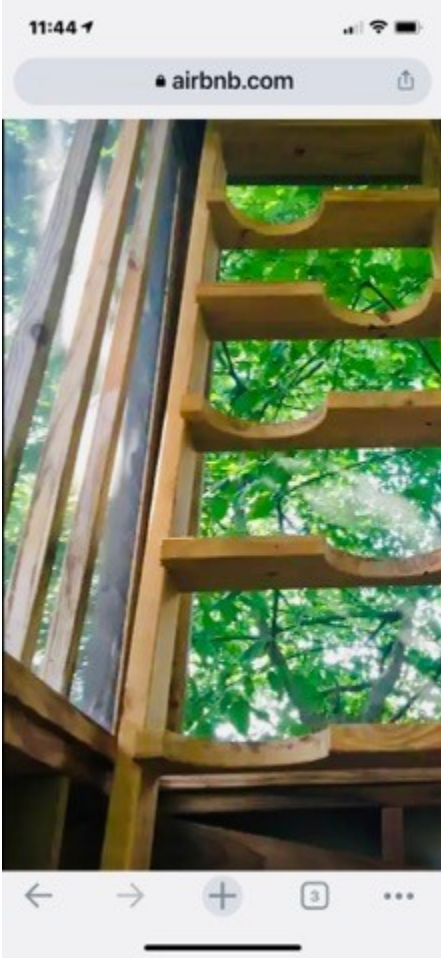
airbnb.com

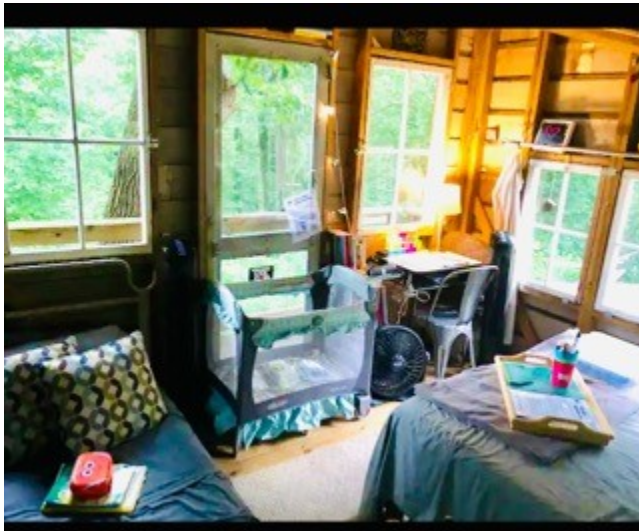


Providing Alcohol to Treehouse guests by placing it on a tray on the queen air mattress bed on the 2nd level

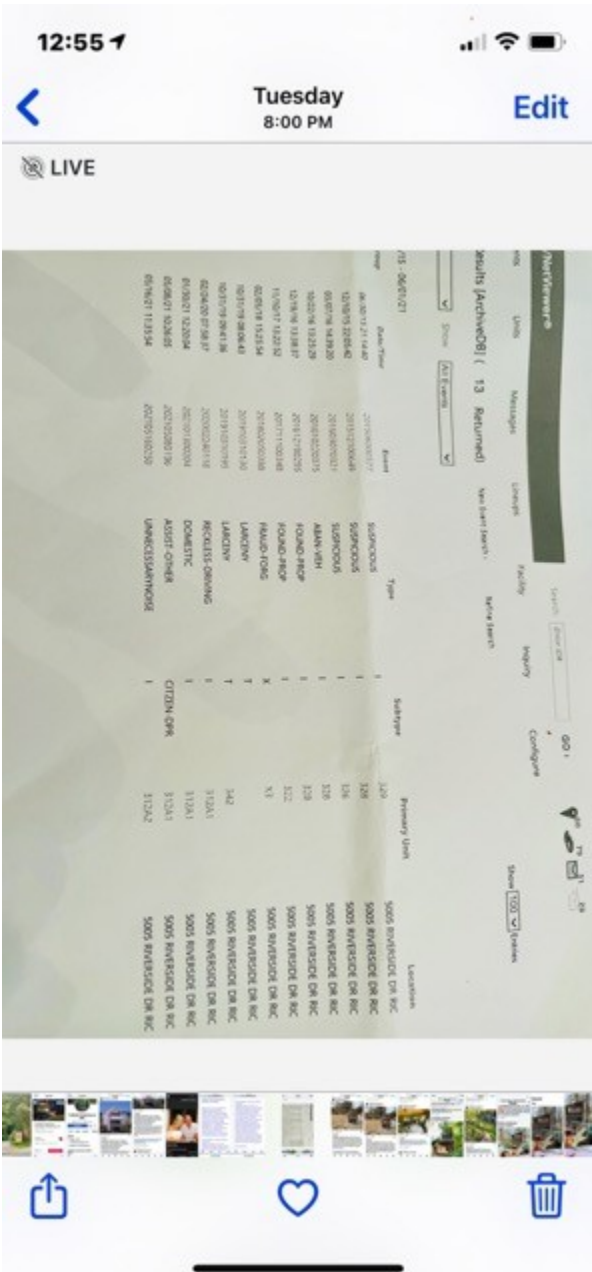


Recommending beer after a trail hike and at nearby local restaurants





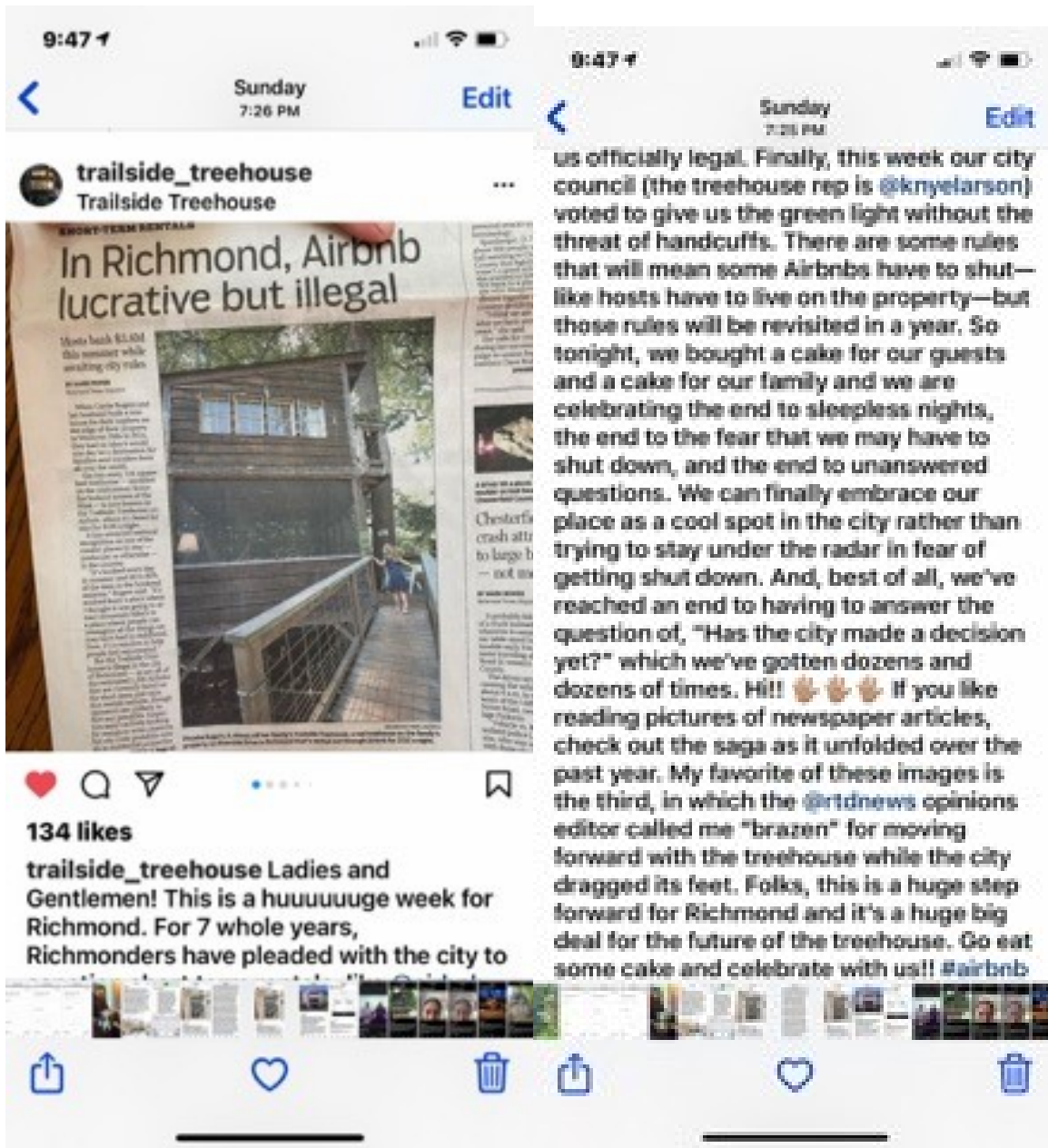
Article showing the support and bias of our City Council Person, Kristen Larson, back in 2017 even though it was illegal.. showing why there were never any neighborhood town hall meetings held regarding this matter



Unusual number of calls to the Police in to our neighborhood @ 5005 Riverside Dr Including the most recent 4:

- 2/24/20 Wreck less driving
- 1/30/21. Domestic
- 5/8/21 Assist other
- 5/16/21 Noise

Showing only way to get to 2nd floor of treehouse is with slat steps and 24" square hatch with both sleeping beds cramped up close to it. Not up to code, as well as extremely unsafe due to medical or fire emergency. Another view of first level with baby crib placed right at screen door. Notice gaps in railing next to blue slide & railing gaps on 2nd level as well.



This article illustrates back in 2017 that Crystal Larson, our City Council representative, showing her bias towards the treehouse, thus there were no town meetings regarding it for the neighborhood as a whole.