

Item No. 12

Watson, David F. - PDR

From: CONNIE CARDWELL <ccardwell11@comcast.net>
Sent: Thursday, May 2, 2019 11:26 AM
To: Watson, David F. - PDR
Subject: City Planning Commission Consideration

Hello Mr. Watson,

Thank you for talking with me yesterday regarding Ordinance No. 2019-110 Special Use Permit for 1206 Jahnke Rd. This is a request for a permanent easement on an alley to allow the construction of a second detached home which will subdivide a lot that already has a rental home on it. This property is diagonally across the street from Westover Hills elementary, and I believe would have an extremely negative impact on our neighborhood for the following reasons:

- No road frontage on an improved public street as required by City Code 30-610.1 While an easement would allow access, the front of this construction would oddly face an alley parallel to the train tracks. Where would the residents park vehicles to even access this house? The renters in the existing house are allowed to park multiple vehicles, including commercial work trucks, in the yard.
- No stop signs at four-way alley intersection next to this lot where many children play, and neighbors walk their dogs daily. Increased traffic would be an extreme hazard with no stop signs there.
- Increased traffic on the gravel alley would require more maintenance. It currently needs resurfacing a minimum of every 2 years due to significant potholes just from minor use of current residents.
- Negative impact on property values for immediate neighbors in proximity to 2 rental properties on same lot. Property owner specifically indicated to me when we met that the new construction would be a rental.
- Increased density. This is not in keeping with the character of the neighborhood and could set an unfortunate precedent. It could happen again and again should this come to pass. I realize the city wants to grow, but I don't agree this type of situation is the best way.

My lot essentially shares the same back yard with this property and it's an open space I have loved for 20 years. When I met with the property owner, he showed me the proposed parameters of the new house, and it would be approximately only 5-8' from my property line with no privacy barrier at all. Interesting that when I asked if he would want this to happen in his backyard, he answered "No".

I appreciate this opportunity to voice my concerns, and hope the Commission will consider the negative impact this would have on our community and make a recommendation to City Council that this request be denied.

Thank you,

Connie Cardwell

Ebinger, Matthew J. - PDR

From: Watson, David F. - PDR
Sent: Thursday, May 02, 2019 3:01 PM
To: Ebinger, Matthew J. - PDR
Subject: FW: Zoning appeal 1206 Jahnke Rd.

From: Bill Rice [mailto:fried53@verizon.net]
Sent: Thursday, May 2, 2019 2:24 PM
To: Watson, David F. - PDR <David.Watson@richmondgov.com>
Subject: Zoning appeal 1206 Jahnke Rd.

I would like to express my opposition to the proposed zoning appeal for 1206 Jahnke Rd. regarding the building of a new house on an existing lot with an existing single family dwelling.

My opposition is:

1) I am concerned that the increase in population density will impact my property value. I live in the same neighborhood, about 8 houses from the proposed construction. This new house will most certainly become rental property (based on the fact the current owner already has several rental properties in the immediate area) and I feel the increase in rental vs home-owner occupied residences will have an adverse effect on my own property value. While I have nothing against rental property, it is an observed fact that rental property often falls into disrepair and creates a negative perception of the neighborhood as a whole.

2) The proposed construction is in violation of zoning ordinances that specify that a dwelling must face a city owned and maintained road. The new house would be accessible only by existing alleys that already require city maintenance every other year. I doubt the likely property taxes will offset the increased maintenance costs due to increased vehicular traffic. Also, the existing rules must be there for a reason that I doubt will be offset by this proposed construction.

3) I strongly feel that the city will benefit in only a limited way by this construction and any resulting tax revenue. In fact, increased pressure on an already old existing utility infrastructure could be very negative. The neighborhood as a whole will be negatively impacted. In a brief meeting with the current owner, Mr. Phil Gardner, when asked if he would be happy with such a proposal if it were to happen next to his own property, his answer was "No". In my opinion, the only one who will gain from this proposed construction is the current owner of the property - not the city nor the current neighborhood.

I respectfully ask that the zoning officials take all this into consideration and not approve the zoning appeal.

Thank you,
Bill Rice
5114 Dorchester Rd.
Richmond, VA 23225