

Saunders, Richard L. - PDR

From: Joseph H Ferry Jr <ferryjoejr@yahoo.com>
Sent: Monday, February 7, 2022 1:20 AM
To: PDR Land Use Admin
Subject: Special Use Permit for 1127 North 29h Sreet

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7 Feb 2022
Joseph H Ferry Jr
1120 North 30h Street
Richmond VA 23223

Richmond City Planning Commission,
Dear Sir or Madam,

I come before you at this time to oppose the requested Special Use Permit for 1127 North 29th Street.

This area of Church Hill is a desirable destinations for family's and older people. I believe they come to Church Hill for the established older neighborhoods, the period homes, front yards and porches.

My Daughter and I have only been residents for 3 years but I or my daughter know every one on both sides of our block. That's not saying a lot because there are only 11 homes on 30th street between Q and R. Streets. That's about 8 units per acre, not 34 units per acre, proposed by the Special use permit. That would be 4 times more dense than the existing neighborhood.

YOU have already approved packing the neighborhood, last year you allowed a 3 story apartment building with 13 units on Q street, 2910 Q street, between 29th and 30th streets. A mix of 1 and 2 bed units NO front yards, NO green space and 4 off street parking spots. Before that over on 29th street, 1216 29th St, you approved 8 attached units where 2 houses once stood. Then last year you approved the building of a house at 1101 and ½. N 30th, the lot is 18 ft wide.

Density WHY??? Why do you wave the building code and let developers pack all the can into every lot?

Where are all these people going to park?

The streets are narrow and full now. Proposed 16 units, guaranteed 16 cars, probably 32.

Where is the open space the master plan calls for, room for green grass?

The nearest park Chimborozo Park is a mile away. Proposed 16 units, 40 bedrooms, how many kids.

Where are the kids going to play?

In the street? The new neighborhood school is 4 blocks away.

What about lot coverage?

The Master plan calls for open space. With most of the lot covered with buildings or parking, where is the rain runoff going to go?

Not satisfied with cramming as many units as possible on the lot, the developers want to go vertical.

When I first moved in I could look out my bedroom windows, east and west, and the only thing breaking the 2 story sky line was the steeple at Good Shepard Baptist Church. Now the apartment building on Q street sticks up and I am going to have a wall of three story homes the other side of the ally behind me, blocking the sunsets.

There is no good reason for that many units on that small a lot. The Building codes are there for a reason. There is no good reason for bending them to over populate the block. Almost every open lot in the Church Hill area is being built on. I think all this development will change the nature of the area, but not in a good way.

Disapprove the special use permit for 1127 N 29th Street. Reduce the density and Shepard the developer into building homes YOU would be happy living in.

Thank you for your consideration,
Hopefully,
Joseph and Amy Lynn Ferry