

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Watson, David F. - PDR](#)  
**Subject:** FW: N 35th Street home owner comments to Ord.No. 2022-262  
**Date:** Friday, September 30, 2022 2:21:25 PM  
**Attachments:** [Bacon Senior Living - Neighbor Plan Comments.pdf](#)  
[800 block N 35th St- home owner comments.pdf](#)

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**From:** Lothar Pausewang [mailto:[LPausewang@glaveandholmes.com](mailto:LPausewang@glaveandholmes.com)]  
**Sent:** Friday, September 30, 2022 1:09 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Cc:** Sebastian Meussling <[SMeussling@glaveandholmes.com](mailto:SMeussling@glaveandholmes.com)>  
**Subject:** N 35th Street home owner comments to Ord.No. 2022-262

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To whom it might concern,

Attached is the site plan of 815 N 35<sup>th</sup> Street with comments and signed comment letter from homeowners of the 800 block of N 35th Street regarding Ord. No. 2022-262.

Sebastian Meusling (810 N35th St) and myself ( 812 N35th St) will attend Monday's meetings. Please forward both documents to the committee.

Kind Regards  
Lothar Pauseang

**Lothar Pausewang**  
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**Glavé & Holmes Architecture**  
*elevating the human spirit.*

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Comments of Homeowners on the 800 block of N 35th Street Richmond, VA 23223

Meeting to amend and reordain Ord. No. 95-152-151, Ord. No. 97-222-236, Ord. No.98-335-99-20. The following are comments of the homeowners and residents living adjacent to the property.

- Preserve lawn area on 35<sup>th</sup> street. Provide green space between sidewalk and parking. Provide setback for parking from sidewalk.
- The proposed project is very condensed occupying large portions of the available site with buildings and parking. Consider creating an intimate Garden/Park for the senior residents instead of subdividing the 2 lots for proposed single family housing. For some of the senior residents this might be the only option to spent time outside during the years they are living here.
- Refer to markup on drawing A1.00 for additional comments dated September 28, 2022.



Printed Name	Address	Signature
<u>Olivia Moseley</u>	800 N 35th St	<u>Olivia Moseley</u>
<u>Ryan Gunn</u>	804 N 35th St	<u>[Signature]</u> 9/28/22
<u>Jahvieve Whiting</u>	806 N 35th St	<u>Jahvieve Whiting</u> 9/28/22
<u>Andrea Stremmer</u>	808 N 35th St	<u>[Signature]</u> 9/28/22
<u>SEBASTIAN MEUSSLING</u>	810 N 35th St	<u>[Signature]</u> 09/28/22
<u>LOTHAR PAUSEWANG</u>	812 N 35th St	<u>[Signature]</u> 09.28.22
<u>David E Sachs</u>	814 N 35th St	<u>David E Sachs</u> 9/28/22
_____	816 N 35th St	_____
_____	822 N 35th St	_____
_____	824 N 35th St	_____
_____	826 N 35th St	_____



SWA Architects-VA, Inc.  
1553 E. Main Street Richmond, Va 23219

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Preserve existing lawn areas on 35th street

Can parking be shifted closer to building to allow for a row of crape myrtles between sidewalk and parking

Consider creating an intimate Garden/Park for the senior residents instead of subdividing the 2 lots for proposed single family housing. For some of the senior residents this might be the only option to get outside for the years they are living here.

Provide green space between sidewalk and parking. Relocate 3 Parking Spaces.

A lot of existing trees and bushes are lost in this area. Where are these compensated for?

Protect and preserve existing trees during construction.

# BACON

Senior Housing  
815 N. 35th STREET  
Richmond, VA 23223  
Proposed Additions & Alterations

EXISTING STRUCTURE  
56 UNITS  
PROPOSED ADDITION  
70 UNITS  
**126 UNITS TOTAL**  
59 1 BEDROOM UNITS  
6 2 BEDROOM UNITS  
5 1 BEDROOM + DEN UNITS  
57 PARKING SPACES PROVIDED

3 SINGLE FAMILY LOTS  
8 TOWNHOMES with  
14 PARKING SPACES

PROJECT MGR: BW DATE: 05 / 18 / 22

## SPECIAL USE PERMIT

TITLE:  
Concept Site Plan with  
Single Family Attached  
Lots

SHEET No.  
**A1.00**

