

**From:** JOHN W ATKINS, III <jatkins3@aol.com>  
**Sent:** Monday, July 18, 2022 9:09 AM  
**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,

Again thank you for your attention and responses about this special use permit application. I really don't want to be the bad guy or policeman for anyone's efforts. But, we as a neighborhood are very concerned watching this property. Even this weekend before I saw your below response, a neighbor related a conversation they had had with the applicant's first tenant that occupied the second floor unit. They disclosed to a neighbor how bad a landlord the applicant was and subsequently moved after one year. Apparently this young man works for the developer that sent out the original letter and plan for the property. It is pretty clear that the applicant himself is being coached and has no experience in property management. I am pretty sure this is just being viewed strictly as an investment property and not a long term residence by the applicant. Hence, this will probably become an absentee landlord situation again.

I only want you and the planning commission to have all possible information in order to make an informed decision. It is hard enough to sit on these types of commissions and governing bodies to make decisions.

Thank you again for your service to the city.

John Atkins

On Jul 17, 2022, at 8:52 PM, Addison, Andreas D. - City Council  
<[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)> wrote:

Thank you for your response. I appreciate the additional information and explanation of your observations and concerns. I had no idea this property was a concern and causing a problem in the area. Please let me know how I might be able to assist further. We will discuss tomorrow at the Planning Commission meeting.

Happy to serve.

Andreas Addison (*he/him*)  
First District City Council  
804.646.5935 office

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<http://firstdistrictrva.com/>

On Jul 15, 2022, at 4:50 PM, JOHN W ATKINS, III <[jatkins3@aol.com](mailto:jatkins3@aol.com)> wrote:

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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  
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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

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

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<[tmorisak@lewisins.com](mailto:tmorisak@lewisins.com) 20220708 13  
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