

From: Maggie Greene-Wright <maggipegw@me.com>
Sent: Tuesday, July 19, 2022 5:02 PM
To: Roakes, Raymond A. - PDR
Cc: Maggie Greene-Wright; haydenbraxton@gmail.com;
jamthorn51@gmail.com; Caleifa Ousman; patinoart@gmail.com
Subject: Re: Special Use Permit - 1221 North 31st Street

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Good afternoon Mr. Roakes,

Thank you so much for reaching out to me in reference to Special Use Permit(s) for the above mention property address.

My concern as well as the concern of my neighbors, the homes will have three floors and will be in the “**middle**” of our block. Not only does it take away from the architectural appearance, it also takes away “more” of our privacy. I did a walk through in a couple of three story homes recently built on the corners of “S” and North 31st Streets and I was able to look into every yard in my entire 1200 block and some of the 1100 block as well. We have also noticed the three story homes that have been built are on “*cross streets*” and not the main streets.

Looking at the permits given by the City of Richmond, I think the allowance is 6 and 1/2 feet for fencing. The only way I would have any privacy from the home built along my property line, I would have to build a fence as high as the home and it’s very unlikely I would get approval to do so. Then there’s the cost of having it built and it maybe questionable if my insurance will give me coverage. All the homes in the 1100 and 1200 blocks on North 31st Street, here in Richmond, Virginia are one and two story homes.

As a little girl, I lived at 308 North 31st Street and as an adult I returned purchasing a basic shell, almost 39 years ago at age 25. I’ve always looked forward to the day seeing new homes and restoration of the older ones. It took years of hard work, working two and three jobs, doing a lot of the work ourselves, just to get our home to the standard it is today as we look forward to retirement.



This picture shows the three story homes at the corners of “S” and North 31st Streets that I mentioned previously with viewing access to all of our yards in the entire block.



This picture shows another small portion of my neighbors home. It is with the understanding that they will loose the side view from their home with any construction, however, with “three” three story homes, it would create a “boxed in” feeling taking away one of the comforts as being a homeowner.



The new homes built "long in length" in this area have also and will continue to have environmental impacts on us as well. As we all know, it takes years for a tree to reach maturity. Trees help with climate change removing carbon dioxide from the air. Trees release oxygen into the atmosphere and stores carbon along with the soil helping slow the gas's buildup in our atmosphere that has been rapidly warming our planet. The trees we've (neighbors) planted will take some time for us to reap its' full benefit. The older trees hold much larger amounts of carbon and harmful pollutants than their younger counterparts. Trees also absorb about one-third emissions every year. A trees beauty also contributes to our mental health which increases our physical health. Trees also reduce storm-water runoff. Our gas and water bills have increased as a result the storm-waters charge we "now" pay monthly that did not existence years ago.



This is the view of my backyard today. The tree branches in the upper right hand corner still stand only because the owner of that home has lived there more than 18 years. With most of the new construction, we have lost a lot of our trees.



This is a picture taken just two short years ago. With the trees, you can barely see the houses behind me.

It is with our sincerest hope that the City of Richmond does not grant permission of Special Use Permits to have **“any”** three story homes built in the **“middle”** of our block. We also hope that you would consider all of our concerns in making decisions. This next statement/question is coming directly from me and not my neighbors: I understand the business of today's world, however, putting all business aside “would you want this happen in your neighborhood?”

Thanking you in advance for your time and looking forward to an amicable resolution for all parties involved.

On Jul 19, 2022, at 11:13 AM, Roakes, Raymond A. - PDR
<Raymond.Roakes@rva.gov> wrote:

Hi Maggie,
Thank you for your call earlier.

As we discussed, the plans are attached.
In the “Arch Plans” pages 4 through 6 show what the architecture will be for the proposed house.
The “SitePlan” shows where the house will be located on the lot and some of the lot improvements – like parking in the rear from the alley.

This application is still under review and the developer will need to revise some of the site plan.
We have requested a new tree in the front and a garbage area in the back surrounded by a fence.

It is not currently scheduled for Public Hearing by the Planning Commission and City Council.

This will likely be Sept into October.

We can call to chat about any comment or concerns.

You may also submit a letter with your comments for formal consideration by my team and the developer. We call it a letter, but a separate email message works fine.

Thanks,

Ray Roakes

Planner | Urban Design Committee Secretary

Land Use Administration | Department of Planning and Development Review

City of Richmond | 900 E Broad Street, Room 511 | Richmond, VA 23219 |

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<v2 SUP-113282-2022- 1219 N 31st - Arch Plans.pdf><v1 SUP-113282-2022-1219 N 31st - SitePlans.pdf>