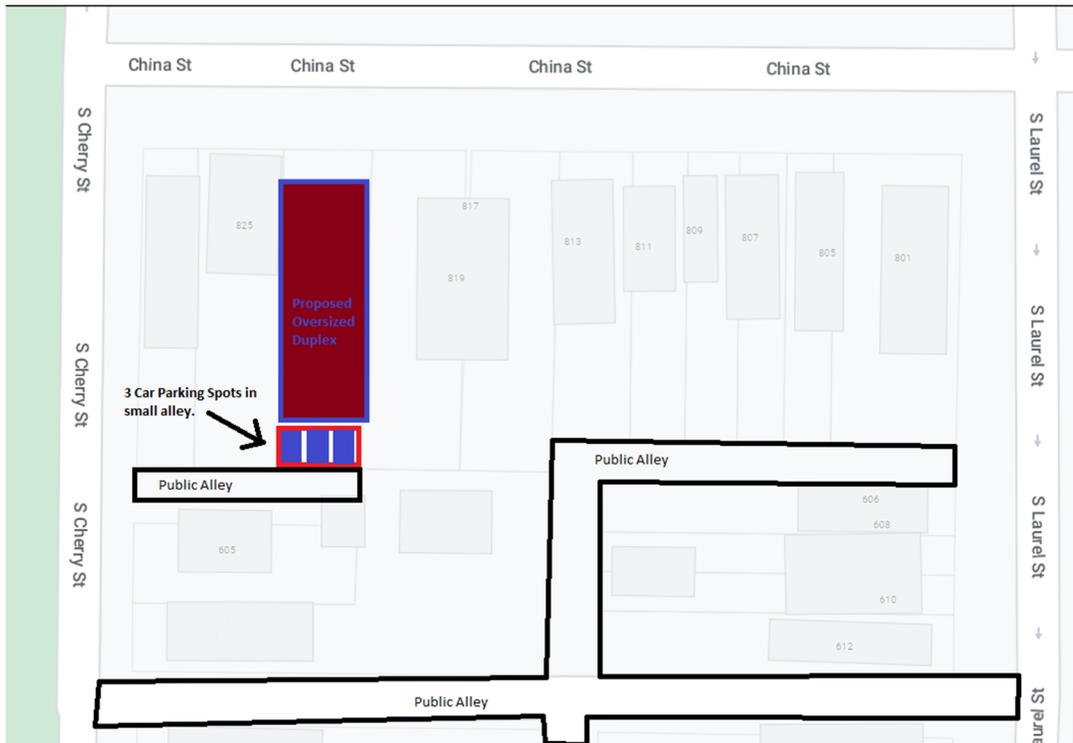


**From:** Jonathan Watson <jonathan.d.watson@gmail.com>  
**Sent:** Monday, February 6, 2023 9:54 AM  
**To:** PDR Land Use Admin  
**Subject:** 823 China Street - Special Use Permit

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I write to you today to urge you not to approve the SUP for 823 China Street. The intent of the R-7 Two Family Urban Residential zoning (under which this proposed building would fall) is to "preserve and enhance the established character of older urban residential neighborhoods in the inner areas of the City." The proposed building violates multiple lot area and width regulations as well as the yard regulation. This proposed building is much too large for the lot where they intend to build causing it to not even have a yard in the back. The remaining space between the oversized building and the unimproved alley behind will be a concrete or asphalt slab used as parking spaces. This does not fit with the houses around it and is a clear attempt to maximize the value of the lot purchase without regard for the neighborhood. While I welcome the vacant lot to be utilized, I feel there are better ways this builder could provide another home in Oregon Hill.



Thank you,  
Jonathan Watson  
609 S Cherry St

Richmond, VA 23220  
804-263-2396