

From: [Seth McMillan](#)
To: [PDR Land Use Admin](#)
Cc: [Jason Storm](#)
Subject: Ordinance No. 2023-092 SUP 2712 E. Leigh St.
Date: Friday, March 24, 2023 2:47:49 PM

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Attention Johnathan Brown:

My husband and I are the owners and residents of 602 N. 28th St., which is adjacent to the subject property across from the public alley. In regards to the above referenced SUP amendment, we are responding with the following areas of concern:

- The public notice that was mailed has a major error in the background section. Because this is a required legal notice, the request can't be heard until a correct notice is mailed. The background section references the property being located in the Jackson Ward neighborhood on West Leigh St. at the corner of W. Leigh and Chamberlayne Parkway. This is incorrect. The subject property is located within the Church Hill North Old & Historic District and is on the north side of East Leigh Street.
- The applicant failed to meet with adjacent property owners to discuss the proposal. While this is not required, it is not a difficult task to contact and invite adjacent owners to an open house meeting in the space to discuss the proposal and hear suggestions/concerns from neighbors.
- We are requesting a copy of the amended ordinance (2023-092) to review the language. The notice states principal corner uses in the R-63 district would be allowed with the exception of grocery stores and restaurants. We want to ensure that language mirrors the exemptions in the same way that the R-63 permits them. As neighbors and residents, and property owners, we want to ensure any use of the space does not become a nuisance, as there is no commercial use in the immediate block. It is all residential.
- Any use should be limited to the hours of 8:00 am - 9:00 pm daily.
- The lot area does not have adequate open space to accommodate any additional refuse or recycle supercans. Any use other than an office or art gallery is going to generate more trash than can fit in what is already available. The surrounding area is too tight to fit a trash dumpster and the service vehicle would have accessibility issues.
- As a note, it was previously advertised on LoopNet: <https://www.loopnet.com/Listing/2712-E-Leigh-St->

[Richmond-VA/23426563/](#)

- While we're not opposed to allowing additional limited uses of the space, such as office or art gallery, the owner/applicant needs to provide more information as to the need and reason and agreeing to some limitations to protect the neighboring residential properties in the long term. Until a consensus is reached, we object to the SUP amendment. Further, the public notice needs to be corrected and re-advertised and mailed to those within the required boundaries.

To the owner's credit, they have done a nice job of renovating the once derelict property and by appearances, seem to manage the property well and maintain it's upkeep. That is appreciated.

Thanks for your time and consideration.

Sincerely,

Seth McMillan and Jason Storm

Owners and residents, 602 N. 28th Street