

July 17, 2023

2613 Q Street
Richmond, VA 23223
peterwalsh89@gmail.com

To whom it may concern:

The City of Richmond declined to release a deed restriction for the construction of a new dwelling on a 15' wide lot (2615 Q St.) located in between two occupied homes (2613 & 2617). The City denied this request after the owners of the neighboring lots had already signed a purchase agreement with the Maggie Walker Community Land Trust to each purchase one-half of the lot. Now, a "Special Use Permit" that will overstep multiple safety standards and ordinances is being sought to force new construction of a single-family detached dwelling in an under-sized lot.

I am writing to petition that the City of Richmond does not approve the Special Use Permit for the construction of a new dwelling on the 2615 Q St. lot for the following reasons:

1. Building construction proposals have failed to meet required size and spacing requirements. These guidelines are linked to specific life safety concerns and should not be disregarded. Making exemptions to safety in the name of "affordable housing" is inequitable.
2. The lot was originally drawn-up to be part of a duplex, but is not viable as a stand-alone dwelling. To claim that the dwelling would be viable because "the zoning allows for the home" is misleading when the lot was only meant to provide for one-half of a duplex.
3. The proposed lot has already been offered to the residents of 2613 and 2617 Q Street in a written and signed purchase agreement. This offer, extended by the City's appointed land bank (MWCLT) was made after great consideration to the needs and best interest of the community. It should be honored.
4. No fewer than three sizable lots on our block (2600-BLK of Q St.) which have dilapidated and condemned structures are better suited for such dwellings should the City of Richmond take action.
5. The residents of 2613 and 2617 Q Street are upstanding neighbors and home-owners who should be included when the city addresses its housing needs. These needs include accommodating growing families in city neighborhoods and retaining city residents.

In conclusion from the concerns listed above, I (and the other petitioners I represent) request that the Richmond City Planning Commission does not authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling. Instead, I request the removal of the deed restriction so that 2615 Q St. can be split between the residents of 2613 and 2617 Q St. and that they are allowed to move forward to complete their purchase with MWCLT of the split lot.

Sincerely,

Peter Walsh

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: ORD. 2023-191
Date: Monday, July 17, 2023 11:33:57 AM

From: Christopher Graham [mailto:whighill@gmail.com]
Sent: Monday, July 17, 2023 11:05 AM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: ORD. 2023-191

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Hi,

I am a resident of the 2600 block of Q Street and I am writing to register my opposition to ORD. 2023-191, an application to authorize the special use of 2615 Q Street. In short, the building will not even be wide enough for a hospital bed. It's inhuman and ridiculous.

Instead, y'all should be paying attention to 2608 Q Street, which is owned by unknown persons who are letting it collapse in on itself and it is currently overgrown with vegetation. That place would be perfect for the Maggie Walker Land Trust to build affordable housing on. I would absolutely support that.

Thank you,

Chris Graham