

**From:** [ceoroy@aol.com](mailto:ceoroy@aol.com)  
**To:** [Thompson, Daniel W. - PDR](#)  
**Subject:** Change go zoning on 1600 Monument Ave.  
**Date:** Tuesday, November 04, 2014 3:35:33 PM

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My wife and I are against the zoning to permit outdoor dining at 1600 Monument Ave.

Respectfully,

Roy Sutton  
Barbara Sutton

Sent from my iPad

**From:** [Cheryl Wood](#)  
**To:** [Thompson, Daniel W. - PDR](#)  
**Cc:** [linwood.lunde@gmail.com](mailto:linwood.lunde@gmail.com)  
**Subject:** 1600 Stuart Court  
**Date:** Monday, November 03, 2014 12:20:14 PM  
**Importance:** High

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Dear Mr. Thompson,

We recently became aware of an application for rezoning for the 1600 Stuart Court Apartments to allow an outdoor dining area facing Monument Avenue. My husband, Andrew Wood, and I have been residents at 413 Stuart Circle for over three years. We concur fully with the comments expressed by Mr. Linwood Lunde and we have the same concerns.

Cheryl and Andrew Wood

*Cheryl Carlson Wood*  
*Law Office of Wood & Wood, P.C.*  
*122 Granite Avenue*  
*Richmond, Virginia 23226*  
*804-285-7447*  
*804-285-7446(fax)*  
[ccwood@woodwoodlaw.com](mailto:ccwood@woodwoodlaw.com)  
[www.woodwoodlaw.com](http://www.woodwoodlaw.com)

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**From:** [Brian Wingfield](#)  
**To:** [Thompson, Daniel W. - PDR](#)  
**Subject:** Ordinance No. 2014-221\*\* Special Use Permit for 1600 Monument Avenue  
**Date:** Saturday, November 01, 2014 12:31:20 PM

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Dear Mr. Thompson:

I am the Business Administrator of the First English Lutheran Church located at 1603 Monument Avenue. The purpose of this email is to express opposition to the proposed special use permit for 1600 Monument Avenue (ordinance no. 2014-221). First English Church is located directly across the street from 1600 Monument Avenue. My opposition to the proposed special ordinance is three-fold:

- 1) The proposed outdoor dining venue is across the street from our historic Church. Monument Avenue is a part of the Old and Historic District. I am opposed to this special use permit because it violates the sanctity of our surroundings. The restaurant has already installed unsightly signage and has promoted an outdoor smoking area on the sidewalk level. Allowing outdoor dining will only enhance these potentially problematic issues.
- 2) I am concerned that the outdoor seating area will bring additional noise pollution to the area and promote intoxicated behavior. There is a vacant lot next to the newly cemented section that the tenant intends to use for outdoor dining. I am concerned that this vacant lot will serve as an overflow for patrons, further magnifying the problems of noise and intoxicated behavior.
- 3) I am concerned that this undesirable behavior will become a problem for the First English Church, as the patrons make unauthorized use of our property.

Thank you for considering my concerns regarding the special use permit for 1600 Monument Avenue. Please feel free to contact me, if I can provide clarification or be of service to your deliberations.

Regards,

Brian R. Wingfield  
First English Lutheran Church  
1603 Monument Avenue  
Richmond VA. 23220  
804-355-9185  
[bwingfield@felcrichmond.org](mailto:bwingfield@felcrichmond.org)

October 30, 2014

Mr. Daniel Thompson  
Planner 2 / Land Use Adm.  
Planning & Development Review  
City Hall  
900 E. Broad St.  
Richmond, VA 23219  
[Daniel.Thompson@richmondgov.com](mailto:Daniel.Thompson@richmondgov.com)  
(804)646-5734

Re:  
Ordinance No. 2014-221  
Special Use Permit for  
1600 Monument Avenue  
Planning and Development Meeting, 11/3/14, 1:30pm, City Hall  
City Council Meeting, 11/10/14, 6:00pm, City Hall

Dear Mr. Thompson

I understand the Planning and Development Commission will meet regarding zoning modifications for 1600 Monument, on Monday, November 3, 2014, and that the Commission's recommendations will be brought before City Council at their regular meeting on Monday, November 10, 2014.

I have lived across the street from 1600 Monument Avenue for approximately three-and-one-half years; prior to this address I lived at 1001 West Avenue for eleven years. I have lived in the Fan District for forty years and have owned 5 homes here and I love and know the neighborhood very well.

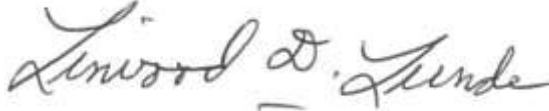
In the past, but not since the present tenant has rented the space, I have had to call the police numerous times because customers and students who live in the building would congregate outside. Even ordinary speaking levels, such as that of a restaurant, carry loudly into my home because of the sound reflective nature of the concrete floor area and the hard reflective acoustical properties of the Stuart Court apartment building. Because so many nearby surfaces are hard, and the building so tall, noises emanating from the building are reinforced and made fuller and often are loud in my residence. Never would I have moved to this location if there had been an outdoor restaurant across the street. With a new and unprecedented outdoor dining space on Monument Avenue, others and I will have to listen to the sound of the diners in our homes seven days a week and from 10:00am to 10:00pm. Regardless of the stated operating hours, how is it possible, from a practical standpoint, to enforce this schedule? I cannot imagine a restaurant chasing out its customers at the stroke of ten. Patrons would be offended by this practice.

With outdoor seating and all the support equipment needed to serve patrons, the now pristine residential feel of Monument Avenue would be seriously denigrated. Certainly in warmer months umbrellas would be necessary to keep the sun out of patrons' eyes. The restaurant is

grandfathered with space as built. When opened, it had a Tea Room just like the other elegant apartment buildings built from 1900 through the late 1920s. I have observed that most of the current apartment building residents appear to be undergraduate student age young people as has been the case for decades. I have eaten at this restaurant three times and like it, but I do not want to listen to loud diners while in my home seven days a week. Concrete has already been poured on the site for the potential patrons, so the sound will reflect from the concrete and hard-surfaced building into my home.

As a life-long resident of the City of Richmond, and a forty year resident of the Fan, I am very proud of our Monument Avenue. Living at Stuart Circle I can see the tourists who come every day with their cameras, capturing the beauty of Monument Avenue. Presently, there are no restaurants on Monument Avenue, from its beginning at Stuart Circle to its end at Horsepen Road. Please let's not spoil the pristine beauty and charm of this famous boulevard and add to the noise of living in a high density area.

Sincerely yours,

A handwritten signature in dark ink, reading "Linwood D. Lunde". The signature is fluid and cursive, with the first name "Linwood" being more prominent and the last name "Lunde" following in a similar style.

Linwood D. (Lin) Lunde  
One Monument Avenue  
413 Stuart Circle, 3A  
Richmond, VA 23220  
Linwood.Lunde@gmail.com  
358.6448 Home  
358.6339 Mobile