

Ebinger, Matthew J. - PDR

From: Ebinger, Matthew J. - PDR
Sent: Wednesday, May 20, 2015 11:29 AM
To: 'jamesadickerson000@gmail.com'; 'brose528@verizon.net'
Cc: Olinger, Mark A. - PDR; Markham, Lory P. - PDR; Agelasto, Parker C. - Council Member
Subject: RE: 202 S Robinson possible new townhouses

Good Morning Mr. Dickerson and Mr. Rose:

The proposal has gone through one round of reviews by City agencies, though we are still waiting for comments from the Fire Department. The next step in the process will be reviewing revised plans once they have been submitted to us by the applicant. The public hearings with the Planning Commission and City Council have not been scheduled yet, those dates will be set once the revised plans have been reviewed and finalized.

I have forwarded your emails to the applicant. His contact information is:

John White
510 - Architects, LLC
804-310-7966
john@510spaces.com

Thank You,

Matthew J. Ebinger, AICP
Senior Planner - Land Use Administration | Secretary to the Public Art Commission |
Department of Planning & Development Review | City of Richmond | 804-646-6308

-----Original Message-----

From: Markham, Lory P. - PDR
Sent: Wednesday, May 20, 2015 8:44 AM
To: Ebinger, Matthew J. - PDR
Cc: Olinger, Mark A. - PDR
Subject: FW: 202 S Robinson possible new townhouses

Can you reach out to Mr. Dickerson and Mr. Rose and let them know where this project is in the process. Also, forward to applicant for their information.

Thanks.

Lory Markham
(804) 646-6309
City of Richmond
Department of Planning and Development Review

Land Use Administration

City Zoning Map

-----Original Message-----

From: Agelasto, Parker C. - Council Member
Sent: Wednesday, May 20, 2015 8:39 AM
To: Jim Dickerson; BEN L ROSE JR
Cc: Olinger, Mark A. - PDR; Markham, Lory P. - PDR

Subject: RE: 202 S Robinson possible new townhouses

Jim,

Thank you for your email. There are examples of these types of "in-fill" residential projects in the surrounding neighborhoods. They mostly were garages or mews that have been converted. If you walk the alley behind Three Monkeys or Sidewalk Cafe, you will note that the buildings have been renovated. There are other examples further toward VCU between Main and Cary Streets. I am not certain if your alley had garages or a previous building there and that could be explored.

The special use permit process allows for public comment and engagement. As mentioned, many people have expressed concern for the density of the development and the narrowness of the alley. Your concern over the height should be addressed by the current zoning ordinance that have such restrictions. I have copied Mark Olinger in the Planning and Development Review office so he is aware of your concerns and could provide an update on the City staff recommendations.

Sincerely,
Parker C. Agelasto
Richmond City Council, 5th District

-----Original Message-----

From: Jim Dickerson [mailto:jamesadickerson000@gmail.com]
Sent: Sun 5/17/2015 9:42 PM
To: Agelasto, Parker C. - Council Member; BEN L ROSE JR
Subject: Fwd: 202 S Robinson possible new townhouses

Councilman Agelasto,

Thanks for keeping us apprised of the proposal to build a multi-family dwelling in the alley between Parkwood and Grayland Avenues.

That the applicants refer to it as 202 Robinson Street Rear is telling. This is such an unintended use of this property that it doesn't have a real address. It is, in fact, in an alley. Is there any precedent in the City for such an impractical land usage?

It is doing a disservice to the proposed tenants to wedge their homes into such a small space. It is doing an enormous disservice to those of us who bought homes and live there with a reasonable expectation that a large, tall building would not be dropped into our back yards.

This project would absolutely have to reduce the value of my property and the property of all those who adjoin the proposed building. Additionally, the quality of life would be abridged. I have a small balcony off my second story rear bedroom and yes, I do sit there and watch the life in the alley go by. I know it's a small, dumb little pleasure, but that's a lot of what life is about. It wont be the same with a large building looming feet from that balcony.

Well, that's my two cents worth. I appreciate your time.

Jim Dickerson
since 1982 a resident of 2622 Grayland Ave.

----- Forwarded message -----

From: Ben Rose <brose528@verizon.net>
Date: Wed, Apr 22, 2015 at 5:22 PM
Subject: 202 S Robinson possible new townhouses
To: parker.agelasto@richmondgov.com
Cc: "JamesADickerson000@gmail.com" <JamesADickerson000@gmail.com>

Dear Mr. Agelasto,

I am a constituent of yours, owning and residing at 2620 Grayland Ave. About a week ago I got a letter from 510 architects informing us of their design work on 6 new townhouses that the property owner wants to build in the middle of my block, directly behind my neighbors to the east and behind the commercial properties on the west side of Robinson street.

I wonder whether you are aware of this possible construction, and what are the hoops the owner would have to go through to get it approved? Would or will there be a rezoning hearing? How would we the community hear about that? What kind of input would or can the community have? I have both fire and parking accessibility issue questions.

I look forward to hearing back from you, and working with you on this matter.
Ben Rose, Jr.

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