

Ebinger, Matthew J. - PDR

From: Cyane Crump [ccrump@HistoricRichmond.com]
Sent: Wednesday, February 14, 2018 12:03 PM
To: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Cc: Danielle Worthing Porter; dave@johannasdesign.com
Subject: Ord 2018-022 / SUP for 8 and 10 East Main Street
Attachments: image001.png

Jonathan and Matthew –

Thank you for taking the time to answer a few questions for me regarding ORD 2018-022 and the SUP application for 8 and 10 East Main Street. As we discussed, I request that the following changes/corrections be made to the application/Ordinance before it is considered or approved by the Planning Commission:

1. In Section I(1), the dates referenced for sheets A102 and A103 prepared by Johannas Design Group are incorrectly listed in the Ordinance as “October 31, 2017”. The dates reflected on sheets A102 and A103 are in fact “ 31 Oct 01” or October 31, 2001. Please correct these references in the Ordinance.
2. In Section I(3)(h), the Ordinance requires compliance with the signage standards for R-73 zoning districts. We note that this property lies within a City Old & Historic District and, as such, the signage requirements and approval procedures for the Commission of Architectural Review also apply.
3. In Section I(3)(i), the Ordinance lists a capacity limit of “two adult persons per room at any given time.” We request that this capacity limit be revised to permit no more than “four guests per unit at any given time.” We believe that the word “room” could otherwise be interpreted too broadly so as to allow an unreasonably high capacity per unit. We also question the reference to “adult persons” and are concerned that underage students could use this loophole to boost the capacity per unit.
4. We also request that you consider adding a provision requiring compliance with all permits, laws and regulations applicable to short term rentals. We understand that the permits, laws and regulations relating to short term rentals are evolving and we would like confirmation that this SUP will not inadvertently provide exemption from any such permits, laws or regulations.

We understand that this matter is intended to be included on the consent agenda for the Planning Commission’s meeting on February 20. We believe based on the number of corrections to be made to the Ordinance that this matter should at a minimum be moved to the regular agenda or, preferably, be deferred to ensure the Ordinance is appropriately revised/amended.

Thank you for your consideration of these comments. Please let me know if you have any questions.

Cyane



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