

January 30, 2018

Members, City of Richmond Planning Commission
Matthew Ebinger, AICP—Acting Principal Planner
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, Virginia 23219-1907

RE: SUP-027529-2017

Dear Mr. Ebinger and Members of the Planning Commission:

The Church Hill Association (CHA) is writing regarding the Special Use Request (SUP-027529-2017) that relates to lot coverage for the development of two residences at 3020 East Franklin Street. This letter informs you that on January 16, 2018, the Association voted to support this SUP, based on the unique circumstances of the parcel. Specifically, membership gave consideration to the following factors: location of the property; configuration of the lot; its request for two residences, not multi-family units; and its meeting applicable requirements for lot coverage. Furthermore, the residences will use only 40 percent or less of the available land.

Zach Kennedy (Upward Builders, LLC) presented the project first to CHA's Historic Preservation and Land Use Committee and then on January 16th to the Association. The Committee recommended support for this SUP, and then the Association voted approval, with consideration of factors noted above. We understand that the lot is just short 360 square feet of the required land for two residences and that approval of the SUP will permit the new construction of two attached single-family residences.

The Association greatly values the completion of the north block of 3000 East Franklin Street. These two additional homes will further strengthen this new residential block. The area has been much neglected for decades, and this new construction will be a major enhancement for the Historic District of Church Hill. Please let us know if you have questions.

Sincerely yours,

Genni Sasnett
CHA President

C:
Zach Kennedy, Upward Builders, LLC
Barbara Cotter, Chairperson, Historic Preservation and Land Use Committee of CHA