

# Church Hill Central Civic Association

October 23, 2018

Mr. Jonathan W. Brown, Senior Planner  
Mr. Matthew Ebinger, Principal Planner  
Division of Land Use Administration  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

RE: Special Use Permit for 2712 E Leigh Street (the "SUP")

Dear Messrs. Brown and Ebinger:

As interim president of Church Hill Central Civic Association ("CHC"), I am pleased to inform you that, at a meeting of CHC's members on October 1, 2018, the members expressed unanimous support for the above-referenced SUP following a presentation by Dave Johannas and Jeisson Apolo Armas.

In keeping with the tenets of CHC, we want you to know that we provided the architects and owners with following comments:

- We are concerned about the way the property drains. The architects responded that grading and drainage will be addressed and engineered for the site and is also required by the city prior to construction.
- We are concerned with the parallel parking on the east side of the building. The architects responded that they will ensure that the parking spaces that are easy to use and comprehensive. The parking spaces will be 8' by 22' each, the adjacent alley of 10 feet will be expanded to 11 feet, and they are requesting that the city make the alley strictly one-way. We support their request that the alley be made one-way.
- We requested that the owner rebuild the sidewalk in front of Leigh Street. The architects responded that the Leigh Street sidewalk in front of the site will be rebuilt with a curb and efforts will be made to maintain the existing tree in place.
- We are concerned about the hours of construction and the impact on near neighbors. The architects responded that construction workers will be asked to be considerate and restrict their work to weekdays and daylight hours, with only quiet interior work excluded.

We are comfortable with the architects' proposed solutions to the concerns raised at the October 1 meeting and support the application.

Very truly yours,



Jennifer R. Parham, Esq.  
Interim President

cc: Jeisson Apolo Armas (via email)  
David Johannas (via email)