

**Ebinger, Matthew J. - PDR**

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**From:** paxbtu [paxbtu@verizon.net]  
**Sent:** Monday, November 19, 2018 12:56 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Objection to Townhouse Development on Lot 9230 Forest Hill Avenue

Mr. Ebinger,

Thank you for your time and help to send you my comments on the proposed townhouse development in my neighborhood, lot 9230 Forest Hill Avenue.

I am property owner on Domino Road and strongly oppose the approval of this project for the following reason and feel there are sufficient ground to reject this proposal:

- 1) The land surrounding lot 9230 Forest Hill Avenue is residential single family dwellings. My property faces what would be the location of the townhouses and these buildings would be out of place in this location. Three storied buildings would reduce home owner privacy, increase the noise level, light pollution and change the residential character of our neighborhood.
- 2) The added traffic of these 59 townhouse units has the potential to be problematic at the intersection of Forest Hill Avenue and Huguenot Road.
- 3) The creation of 3 story townhouses will likely have a negative effect on the property values of the adjacent single family homes. I would like for the property to be used to sustain or improve the value of the lands around it...not be a detriment.
- 4) The buffer of 50 feet seems greatly reduced from previous plans of 100 feet. A buffer of 100 feet would allow some semblance of maintaining privacy of the current neighborhood.
- 5) It is my concern of the increased density of the population with 59 townhouses. Is this more than the other properties in the area? Density has negative effects on people and neighborhoods. I would like this property to enhance our neighborhood, not bring problems to it.

I oppose changing the zoning on this lot. I would like to see it remain a space for church purposes.

Thank you for this opportunity to share my concerns.

Sincerely,

Elizabeth Higgins  
804-272-7907

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Item No. 9-ORDN 2018-304

June 28, 2018

Mark Olinger, Director  
Dept of Planning & Development  
City of Richmond  
900 E. Broad Street, Room 511  
Richmond, VA. 23219

Dear Mr. Olinger ,

Ref. Proposed Townhouse Development  
on Lot 9230 Forest Hill Ave.

We the undersigned ,all property owners in the residential zone where this proposed development would be built, strongly oppose approval of this project for the following reasons and feel there are sufficient grounds to reject this proposal :

1. The fact Laburnum Properties original plan provided for a 100 ft buffer when they thought they might build on it for the expansion of Summer Hill and this restriction has remained for 30 yrs, indicates the Planning and Zoning acknowledged the need for the buffer and it should remain.
2. The lot contains wetland restrictions and if allowed to be filled in and built on, would create a ground water problem for adjacent property.
3. The creation of 3 story townhouses within an existing single family residential area is poor planning.
4. The added traffic would increase the existing problem at the intersection of Forest Hill Ave and Huguenot Rd.
5. The creation of 3 story townhouse will have a negative effect on the property values of the adjacent single family homes.
6. The impervious areas created will require a large retention pond but the plan indicates the retention pond will be located within the wetlands area ,which would reduce the retention capacity during heavy rains when the wetland also accumulates water. This results in potential flooding.
7. This area is part of Historic Bon Air even though it was annexed by the city and townhouse developments are out of character with the area.
8. The building area of this lot as proposed far exceeds any other property in the area. SummerHill which has a density of 7820 sq ft/ single story house compared to this proposed lot 4078 sq ft/ three story buildings.

Respectfully,

NAME  
Paula Elliv  
Shirley Robbins/Shirley Robbins

ADDRESS  
3116 Lake Terrace Ct Richmond VA 23235  
3103 Lake Terrace Ct. Richmond, Va  
23235

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Respectfully,

NAME  
Robert M. Holloway  
ROBERT M. HOLLOWAY

ADDRESS  
3131 DOMINO RD  
RICHMOND VA 23231

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Respectfully,

NAME  
Robert Spiegel  
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ADDRESS  
3121 Domino Rd  
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Respectfully,

NAME  
Jay Bunk  
George Bunk

ADDRESS  
3111 Domino RD  
3111 Domino Road.

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Respectfully,

NAME  
B. J. Palmer  
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ADDRESS  
3101 Domino Rd.  
Richmond, VA 23235  
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NAME  
Jai Romero  
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ADDRESS  
3201 Ashclawn Rd  
Richmond, VA 23236  
\_\_\_\_\_

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NAME  
Richard J. Wise  
\_\_\_\_\_

ADDRESS  
3100 Domino Rd. 23235  
\_\_\_\_\_





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NAME	ADDRESS
<u>Walter Maher walter Graham</u>	<u>3110 Domino Rd Richmond</u>
<u>Ann Graham ANN GRAHAM</u>	<u>3110 Domino Rd, Richmond 23235</u>
	23235

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NAME	ADDRESS
<u>James Sharp James Sharp Jr</u>	<u>3120 Dominion Rd 23235</u>
<u>Carol Sharp CAROL Sharp</u>	<u>3120 Dominion Rd 23235</u>