

Overbrook I L.L.C.
1553 East Main Street
Richmond, VA 23219
(804) 237-8247 Fax (804) 649-7156

June 4, 2018

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, VA 23219

Re: Applicant's Report for Overbrook Lofts
1654 Overbrook Road
Richmond, VA 23220

To Whom It May Concern:

The proposed Use Permit contemplates the conversion of the western portion of an old tobacco warehouse antiquated with interior columns in most cases approximately ten feet apart into modern larger apartments will well appeal to young professionals. The historical character of the building will be preserved as recommended by the Department of Historical Resources.

At the corner of Overbrook and Hermitage Roads is a garage building which will be preserved for a future commercial use.

With respect to the six salient issues required for review:

1. The safety, health and general welfare of the community will be served by housing of a high quality.
2. The roads and public way will not be burdened by additional large trucks, and vehicular access to the interstate and Broad Street is easily accommodated by wide existing roads.
3. The fire hazard of the renovated buildings will be mitigated by sprinkler systems.
4. The large site with a predominately one-story building for most of the building creates a low population density.
5. Existing public facilities are adequate for schools, utilities, and all public uses.
6. The building has good access to light and air.

Of special significance is the pending potential for the major development of the Children's Hospital at Brookland Park Boulevard and Brook Roads and the commercial potential of the Robin Hood Road acreage. Both developments will need substantial economical employee living accommodations. These apartments will serve the potential needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Salomonsky', with a long, sweeping horizontal stroke extending to the right.

H. Louis Salomonsky
Manager of Its Manager