



December 27, 2018

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

RE: SUP-41294-2018

Dear Mr. Ebinger and Members of the Planning Commission:

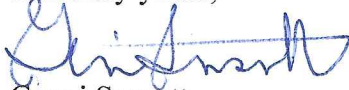
The Church Hill Association (CHA) is writing regarding the Special Use Request (SUP-41294-2018) for 2119 East Broad Street that is under review by the City. This letter is to inform you that our membership voted on September 18, 2018 to support the project's request for a SUP which would allow exceptions for the lot size and the parking requirement. We have reviewed all aspects of the proposal as defined below and appreciate the comprehensive renovation being undertaken that restores the property and keeps it compatible with the historic neighborhood.

The project retains the same footprint of the existing buildings and the lot's built-density. Use of the property as a single-family home remains unchanged and only small changes are being made on the second floor. However, the conversion of the existing outbuilding/garage to become a residential apartment requires an exception for lot size as the property is not, by right, large enough for an apartment. It is noteworthy that the use of the garage as an apartment will help the owner offset the tremendous cost for the needed repair of the large retaining wall on 22nd Street. This repair will improve the City's sidewalk and ensure pedestrian safety at that site.

Another positive feature is the proposal's conversion of the garage to an apartment that will allow the curb cut to be returned to a curb. A street parking space will be made available where currently none exists. Thus, the apartment will have no real impact on parking availability in the neighborhood

Again, CHA members carefully considered all changes being proposed and gave their full support for the SUP request for 2119 East Broad Street. Please let us know if you have questions.

Sincerely yours,


Genni Sasnett
CHA President

C:

Jonathan W. Brown, Senior Planner, City of Richmond
Mary Lorino, LoCh Design
Barbara Cotter, Co-chairman, Historic Preservation and Land Use Committee of CHA
David Herring, Co-chairman, Historic Preservation and Land Use Committee of CHA