Virginia Realty Ventures, LLC

2314 W. Main Street Richmond, VA 23220

9886

March 8, 2018

Joseph Gahan 203 W. Blake Avenue Richmond, VA 23225

RE: Proposed Subdivision of 3151 Moody Avenue

Dear Mr. Gahan:

In 2016, Virginia Realty Ventures, LLC (VRV) acquired the vacant and dilapidated house at 3151 Moody Avenue, and in 2017 proudly opened the renovated duplex to new residents. Attached are photographs showing the before and after views of the house. We hope you are as pleased with the outcome as we are. In addition to the Moody property, VRV also owns two other duplexes in the neighborhood which have also been recently renovated.

We wish to continue our revitalization efforts within this well located and important neighborhood by subdividing the Moody lot, and building a new duplex on the additional land. Attached for your review is a copy of a survey showing line approximating where we would like to subdivide the lot, as well as the estimated location of where the new house would be built. Also enclosed are the elevation and floor plans of what we propose to build. We plan to incorporate Hardiplank, LP SmartSide or other similar high-quality siding material, which along with the elevation, will allow our proposed new home to complement the existing architectural fabric of the neighborhood.

To achieve this goal, the City of Richmond requires that we discuss our plans with nearby neighborhood homeowners, and ultimately obtain approval from City Council. We have already had preliminary discussions with Amy Robins in Councilman Parker Agelasto's office (646-5724), and Leigh Kelley with the City Planning Department (646-6384). We have worked with both Mr. Agelasto and Mr. Kelley on a previously successful subdivision in this council district.

We hope that we will be able to win your support for these plans, and would like to invite you to join us on Tuesday March 27, 2018 at 5:00 p.m. at the Westover Hills Library (1408 Westover Hills Boulevard) to meet us in person, and discuss this subdivision proposal in greater detail. We look forward to seeing you then if you care to attend.

Best regards,

J. Mark Slack Co-managing member Andrew Fuqua 101 W. 32nd Street Richmond, VA 23225

Chas Allen 103 W. 32nd Street Richmond, VA 23225

Beverly Cobb and Michelle Edwards 105 W. 32nd Street Richmond, VA 23225

Chelsea Lahmers 111 W. 32nd Street Richmond, VA 23225

Floyd and Ernestine Simmons 113 W 32nd Street Richmond, VA 23225

James Farmer 115 W. 32nd Street Richmond, VA 23225

Elyse M. Bates 3152 Moody Avenue Richmond, VA 23225

Patty Fowkes 3154 Moody Avenue Richmond, VA 23225

Vivian Faulkner 3156 Moody Avenue Richmond, VA 23225

Melvin Wall Sr. 3158 Moody Avenue Richmond, VA 23225

Julie Faye 3160 Moody Avenue Richmond, VA 23225

Cornelius Harris 3162 Moody Avenue Richmond, VA 23225 Deborah Hubbard 5 W. Blake Avenue Richmond, VA 23225

Northstar Development 7 W Blake Avenue Richmond, VA 23225

Lorraine Mc Cullen 101 W. Blake Avenue Richmond, VA 23225 Alt address: 4 Brodziak Rd. Denville NJ 07834

Betty Free and Forcythia Pegram 200 W Blake Avenue Richmond, VA 23225

Tim and Ginnetta Smith 201 W. Blake Avenue Richmond, VA 23225

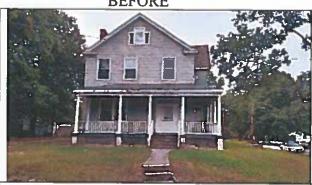
Bettina Pamplona 202 W. Blake Avenue Richmond, VA 23225

Joseph Gahan 203 W. Blake Avenue Richmond, VA 23225

Carolyn Mabry 102 W Blake Avenue Richmond, VA 23225

3151 MOODY AVENUE - TWO 3BR / 1BA APARTMENTS

BEFORE



Front elevation - note concrete steps to porch

AFTER



Front elevation - concrete spalling repaired



Side elevation - note concrete steps to porch



Side elevation – concrete spalling repaired



Rear elevation - note wooden side steps



Rear elevation - note side steps removed



Foundation repair – east side (note two helical piers)



Foundation repair – north side (note two more helical piers)

3151 MOODY AVENUE - TWO 3BR / 1BA APARTMENTS

UPSTAIRS UNIT



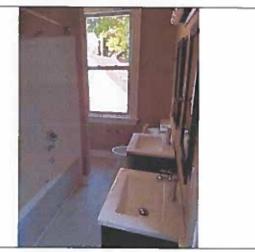
Former front "office" – now kitchen (note center window now removed)



New kitchen with granite/stainless



Bath



Bath



Living Room



Living Room