

## **Watson, David F. - PDR**

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**From:** Mary Williams <mawilliams49@gmail.com>  
**Sent:** Wednesday, July 3, 2019 3:24 PM  
**To:** Watson, David F. - PDR  
**Subject:** Opposition to 3205 P. St SUP Application or Parcel Rezoning  
**Attachments:** E\_3205 P Street Conceptual (revised 04-12-19) PAGE1.pdf; E\_3205 P Street Conceptual (revised 04-12-19) PAGE2.pdf; P Street Development REVISED 3-31-19.pdf

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Mr. Watson -

I am a homeowner who lives within 5 blocks of the upcoming proposed development at 3205 P. St. in Church Hill. I am writing to express my opposition to the plans, for the reasons outlined below. In this letter, I will echo the reasons that I opposed a similar SUP granted at 31st and M St (within eyeshot of my house). I hope you will consider my voice when making your assessment. Thank you kindly for reading.

Thank you,  
Mary Williams

### **CONCERNS REGARDING 3205 P. St**

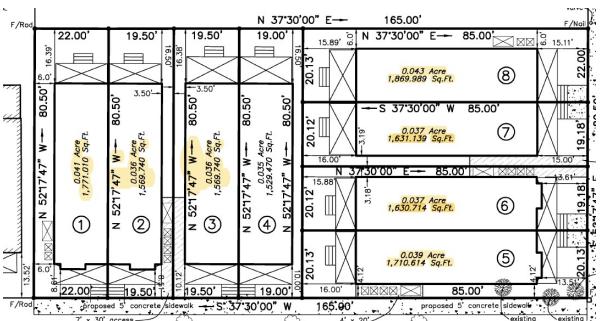
[Note: The attached documents were presented to the CHCA group and I'll be referencing them in this letter.]

**OVERVIEW:** 1) These plans do not conform in lot size, coverage, or side yard setback requirements for R-6 zoning. Multiplied by 8 lots, these variances can be considered numerous and extreme. 2) The developer has failed to show undue hardship requiring such great leeway. In addition, they are inappropriate to the surrounding, historic parcel patterns and therefore should be reconsidered. Lastly, 3) these plans would dictate the removal of (2) 200 yr+ oak trees, a significant loss to the urban forestry inventory.

#### **DETAILS:**

##### **1. Numerous Variances in LOT SIZE, COVERAGE, and SIDE YARD/SERIES END SETBACKS:**

As shown Page 2 of the P St. Conceptual Page and the P St. Development Doc (Rev 3.31), these plans would subdivide the parcel into 8 lots, with property lines ("party line/wall") between each unit, for a total of 8 units or 8 "Single-Family Attached" dwellings.



The P St. Development Doc (Rev 3.31) lists an average lot area of 1,610 Sq ft. for each of the 8 lots, with an average of 57% lot coverage. This means that all 8 lots will deviate approximately **25%** from the establish Zoning guidelines of R-6 Single-Family attached lot size of 2,200 sq ft. And they will **each** deviate from the required 55% coverage maximum. Taken together, these variances can be considered numerous in quantity, and therefore extreme and inappropriate.

Additionally, by subdividing this parcel into 8 lots, you are eliminating the 10-foot side yard required at the "end of a series of attached units" (Planning and Development Zoning Guidebook). This side yard setback is especially crucial for corner lot, for traffic safety and the general enjoyment and aesthetic quality of the block.

It might be argued by the developer that the smaller lot size follows the pattern of the parcels on 908-915 32nd St. However, the comparison would be misleading because the 908-915 are all interior lots, thus not carrying the same corner side yard requirements. So taken all together, the parcels at 908-915 have less total variance from zoning than these new proposed dwellings. Finally, if you view these neighboring parcels in person, you can clearly see why the two should not be compared. To say that the 3205 P project follows a historical lot pattern is simply a red herring.

With all these variances in mind, these plans appear to conform more closely to R-63 zoning than R-6. In R-63 Zoning, the Multi-Family lot is defined as "3 or more dwellings on a single lot"; and the Multi-Family lot size requirement is 4,000 sq ft. If you were to imagine combining 3 lots in the P St. development, then you have 4,980 combined lot size with 3 dwellings. That means that P. St. is closer to conforming to R-63 Multi-Family zoning than the R-6 zoning. Will we hold the developer accountable to meet all the other R-63 Multi-Family requirements, as well?

## 2. Lack of Necessity

Similar to the case with the 31st and M Development, I find no necessity or undue hardship requiring such extreme variances. This parcel could easily fit 5 or 6 lots – and reducing the # of lots would afford the option to retain corner yardage and greenspace, while also adhering to lot coverage requirements - thereby *adhering to at least some of the zoning ordinances* put in place to protect us from unsustainable development.

## 3. Removal of more green space and 200 + year old trees.

Variance on lot coverage maximums results in less green-space, period. In this particular case, I am opposed to the removal of not 1, but both large, historic oak trees, as this is part of a trend of not protecting urban forest inventory. It's been proven that large, old trees can reduce energy consumption, mitigate concrete heat islands, and providing better air quality --- all benefits which improve quality of life for all residents, *regardless of socioeconomic background*. See what the EPA says about the benefits of large trees in urban environments: <https://www.epa.gov/heat-islands/using-trees-and-vegetation-reduce-heat-islands>

While the proffers of new trees are a compromise, it would be great to see developers use some creativity to work around existing old, historic tree stock - tree stock that cannot be regrown within the lifespan of the homes that they intend to build.

This removal without thought to air quality or environmental realities of 2019 follow the pattern of old, historic tree removal in favor of increased density, and the increased heat island / reduced air quality of our neighborhood.

#### CONCLUSION:

In conclusion, I do support the inclusion of new homes on this lot and the general increase in density in Church Hill Central. R-6 zoning spells out a medium-density neighborhood. But **I do not support this specific SUP**, as it sets yet another concerning precedent. Please help protect this beautiful, incredibly historic neighborhood.

{End}

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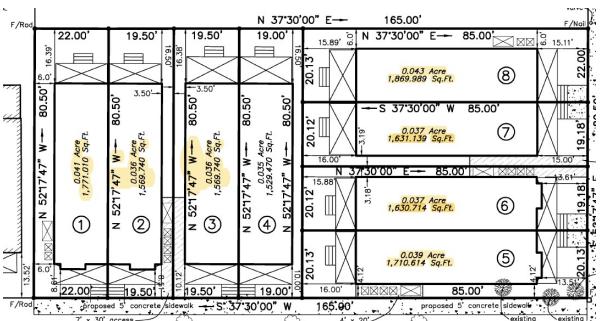
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{End}

## **Watson, David F. - PDR**

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**From:** Meredith Myers <meredith.myers10@gmail.com>  
**Sent:** Tuesday, May 7, 2019 6:35 PM  
**To:** Watson, David F. - PDR  
**Cc:** sachaplin@aol.com  
**Subject:** 3205 P St. Project

Dear Mr. Watson,

I'm writing to object to the proposed project at the 3205 P St. location. My husband and I own 3212 P Street, right across the street and among the numerous neighbors immediately affected. It is ludicrous to think that eight houses would be a good idea to build in that small space. We bought our home on this street and in this neighborhood because of how much we love Church Hill North; the character and size of the homes and decent lot sizes, the lesser amount of congestion compared to other parts of the city, and the single-family home atmosphere. Cramming eight homes in that small area would demolish this neighborhood's character and comfortability. We already have limited parking at night, and adding eight additional homes would further exacerbate the situation. The small sizes of these lots and houses would not conform to this neighborhood's applicable zoning. We are very supportive of rehabbing what is currently crumbling in our neighborhood and building beautiful, appropriately sized homes on empty lots, but jamming as many homes as you can in the smallest amount of space possible is not good for this neighborhood, currently and in the future.

I am writing, as a homeowner literally right across the street from this project, to respectfully request that you deny this proposal. Please feel free to reach out to me should you wish to discuss further.

Meredith Myers  
3212 P St.

From: Clay Gee  
3204 P Street  
Richmond, Virginia

To: Richmond Planning Commission  
Re: 3205 P St. (corner of 33rd & P Streets)

My brother and I are the owners of 3204 P St. which is less than 1/2 block from this propose development. I have looked at the plans submitted by Mark Baker and I object to the proposed building of eight houses on that lot. I object to the building of any number of houses which exceeds zoning requirements

Thank you.



Clay Gee April 24, 2018

**From:** Mimi Getachew <mimi.getachew2003@gmail.com>  
**Sent:** Tuesday, January 15, 2019 3:42 PM  
**To:** Watson, David F. - PDR  
**Subject:** objections to project on 33rd & P for 8 homes

I live on 3309 P st.

I object of the developer to have 8 homes built on a lot that is for 3 single family homes.

I object for several reasons

1. the area will be too congested and parking will be a nightmare; we barley having enough parking as is. we all park on the street with our own cars plus the church; we fight to find parking.
2. the 8 home rental will bring our value properties down. Most renters do not take care of homes they same way owners do; so these new homes will be cheaply built and will look run down in about 2 years
3. it would take away from the historic integrity of the community.

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Mimi Almaz Getachew, CRC, Ph.D

email: [<mimi.getachew2003@gmail.com>](mailto:mimi.getachew2003@gmail.com)

## **Watson, David F. - PDR**

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**From:** Emily Jenkins <jenkins.emily.18@gmail.com>  
**Sent:** Wednesday, January 16, 2019 11:45 AM  
**To:** Watson, David F. - PDR  
**Cc:** Billy Jenkins  
**Subject:** Proposed new properties on 33rd and P St. - CONCERN

Dear Mr. Watson:

I appreciate you taking the time to read our concern for the new property recommendation on 33rd and P street.

My husband and I just purchased our home diagonal to the proposed eight properties one year ago. While we fully support the area being developed, we believe that the proposal of eight homes would not be beneficial for individuals in the neighbourhood, including the potential buyers.

The homes would not match the neighbourhood's standard living space, would have no outdoor living space and would greatly overcrowd the existing area that is contrary to City zoning ordinances. This many homes in such a small space would also cause parking congestion, refuse collection issues, reduction of green space and a clash of different style of home to those in the surrounding area.

We believe the addition of eight homes would not be a responsible use of the plot. We hope they may reconsider their proposal and create homes on this property that are better suited to the neighbourhood and the potential buyers of these homes.

We very much appreciate your consideration on this matter.

Best Regards,

**Emily Jenkins**  
*Graphic Designer / Marketing Manager*

703.901.7034  
[jenkins.emily.18@gmail.com](mailto:jenkins.emily.18@gmail.com)

## **Watson, David F. - PDR**

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**From:** sachaplin@aol.com  
**Sent:** Thursday, January 10, 2019 3:32 PM  
**To:** Watson, David F. - PDR  
**Subject:** Re: 3205 P

This email will be included with all application documents received by the Planning Commission and City Council.

David - I have added a paragraph 10 so would prefer if you use the following version instead:

January 10, 2019

Re: SUP request 3205 P St.

From: Steve and Sue Chaplin, 927 N. 32nd St.

To: Planning Commission - david.watson@richmondgov.com

Mark - As a follow up to our conversation this afternoon, here is a draft of my objections (which I will forward to Ms. Newbille and to Mark Baker once I have looked over all the relevant information.)

A developer has proposed building eight houses on the corner of 33rd and P Streets. My wife and I live in this neighborhood at 927 N. 32nd St. We also own the lot at 925 N. 32nd St. as well as the two story house at 3201 P St. (which is almost immediately next to the proposed development).

If one were to come to this neighborhood and stand on the corner where this development is being proposed (33rd & P St.) you would see predominantly single family homes, mostly detached and all surrounded by decent sized yards. Looking up and down the street you would see a wide street and housing that is not densely packed together — making this an appealing area. Eight houses squeezed onto this lot would change the feel of the area.

More specifically, we object to the developer's plan on the following grounds:

1. Sec. 30-100 of the Zoning Ordinance. Of the ten objectives listed in Article one, the proposal to build eight houses on the subject property is contrary to four of these provisions:
  - (1) Lessen congestion in streets;
  - (5) Prevent the overcrowding of land;
  - (6) Avoid undue concentration of population;
  - (7) Facilitate the creation of a convenient, attractive and harmonious community.
2. This large number of new houses will create an immediate demand for parking for at least 16 more cars while providing not a single on-site parking space. Currently, there is on-street space at this corner for about five to six cars.

3. The proposed living space will be smaller than the surrounding houses, and much smaller than proposed new developments nearby (e.g., 30th & M - 2,100 sqft; 32nd & M - 3,100 sqft).
4. The proposed living space will be so tight that the houses will not be very "livable" meaning that the houses will likely become rental units in a neighborhood that is predominately owner-occupied.
5. The proposed houses will have virtually no yards.
6. The proposed development will adversely impact the daily living of nearby residents, create, in addition to parking congestion, refuse collection issues (as there are no public alleys).
7. The proposed homes do not fit/meld into the architectural features found in the area and don't match existing older home designs. Attached two family dwellings are few and far between within a two block radius of this proposed development.
8. It is doubtful the current electrical infrastructure can accommodate this many new homes, requiring additional power lines, poles and transformers, all of which will adversely impact the streetscape.
9. Lack of access to the rear of the units, limited green space in front of, on the side of and in the rear of these proposed units is a further concern.
10. Primary uses (currently) are single-family and two-family dwellings, both detached and attached at densities of 8 to 20 units per acre, with a median density of 14 units per acre. The proposed development has a density of 26 units per acre, almost double the current median density.

~Steve and Sue Chaplin, 927 N. 32nd St.

-----Original Message-----

From: Watson, David F. - PDR <David.Watson@richmondgov.com>  
To: sachaplin@aol.com <sachaplin@aol.com>  
Sent: Thu, Jan 10, 2019 3:22 pm  
Subject: RE: 3205 P

Steve,

Thank you for sharing your concerns about the SUP application for 305 P Street. This email will be included with all application documents received by the Planning Commission and City Council.

David

**From:** sachaplin@aol.com [mailto:sachaplin@aol.com]  
**Sent:** Thursday, January 10, 2019 3:14 PM  
**To:** Watson, David F. - PDR <David.Watson@richmondgov.com>  
**Subject:** Re: 3205 P

January 10, 2019

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