

From: Robinson, Betty H. - PDR
Sent: Monday, May 18, 2020 10:04 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: 2126 Rosewood Avenue Special Use Permit (Ord. No. 2020-107)

From: Glenda Hicks Haggins [<mailto:ghhaggins@aol.com>]
Sent: Monday, May 18, 2020 9:09 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: 2126 Rosewood Avenue Special Use Permit (Ord. No. 2020-107)

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Glenda H. Haggins
2103 Rosewood Avenue
Richmond, VA 23220
ghhaggins@aol.com

May 17, 2020

Council:

I writing in opposition to the Special Use permit requested by the homeowner at 2126 Rosewood Avenue. I am asking City Council to deem this request improper and not grant the permit for special use.

The existing home sets on less than a quarter acre (0.061) . Adding a second (accessory) 2 story dwelling unit in a backyard of this size would be a gross over use of the land/ property.

The house was market and sold as a 4 bed 2 bath single family home. This home also, has a full basement, attic and a sunporch (bonus room)

Ms. Bennett states in her letter the reason for the request is her home no longer meet her needs.

Firstly,

The sunporch (bonus room) on the second floor of the existing home is enclosed by 5 large windows that would offer the same lighting as a second (accessory) 2 story dwelling unit built directly behind the home.

Secondly,

Building a second (accessory) 2 story dwelling unit to have a place to workout, grandchildren to play creatively and to store stuff would be counter productive, since the home has a full basement that Ms Bennet illegally rents, a fact that was not mention in her letter.

Thirdly,

The homeowner considers 2 of her 4 bedrooms as trunk rooms is misleading. A trunk room is a reference to 1800's Victorian homes where a room would be located in the attic or under the steps. The 2 smaller rooms are located on the same level as the master bedroom and second larger room. These smaller rooms can accommodate a twin bed at minimum.

Finally,

Our neighborhood are single family homes built in the 1920's, adjacent to historic Byrd Park and named after William Byrd II whose family owned much of the area when Richmond, was founded in 1737. The park was listed on the National Register of Historic Places in 2016. The area is peppered with apartments, condominiums and flats. The homeowner has stated this unit would not be rented. However, the unit has the potential to be rented being it is equipped with a full bathroom on the second floor, sink, toilet and cabinets on the first floor. An electric stove and refrigerator is all that is needed to have a kitchen. As stated earlier, the homeowner is currently renting her basement so what would stop her from renting this second (accessory) 2 story dwelling unit? Based on the plans and drawings this structure is on the scale of a 2 story, one bedroom single apartment unit. This structure would negatively impact our neighborhood. We do not need any additional rental units in backyards. Homeowners are already competing for parking with the VCU students who rent in the neighborhood. This would add undo stress to an already stressful parking situation.

Allowing this structure to be built would change the landscape of our unique community and impact the quality of life.

Thank you