

# Church Hill Central Civic Association

May 23, 2019

VIA EMAIL TO Roy.Benbow@richmondgov.com

Mr. Roy Benbow

Secretary to the Board of Zoning Appeals

Department of Planning and Development Review

900 East Broad Street, Room 508

Richmond, Virginia 23219

RE: Variance Request for 1201 and 1201 1/2 N 31<sup>st</sup> St. to Waive Requirement for Unit Width (the "Request")

Dear Mr. Benbow:

As a spokesperson for Church Hill Central Civic Association ("CHC"), I am writing to inform you of the position taken by members of CHC on the above-referenced Request. It appears the next Board of Zoning Appeals (BZA) meeting on this matter will occur prior to CHC's next quarterly meeting (July 1, 2019), so these comments were collected from our members through a survey from Thursday May 16, 2019, through Tuesday May 21, 2019.

The applicant's representative, Mr. Mark Baker of Baker Development Resources, provided CHC with copies of the applicant's plans. Mr. Baker also provided an explanation of the reason for the variance request to CHC members. Overall, it is our understanding that the applicant is seeking a variance to the unit width of 16' in the R-6 Zoning District in order to accommodate the required 3' side yard setbacks in that same Zoning District. The reason for this variance request is because of the unique nature of the width of the two lots, which are both 18' wide.

The premise of CHC's voting is that we report all comments received based on proximity to the issue. Moreover, out of fairness for all opinions expressed, our voting is not a strict up-or-down voting process. **Therefore, this letter is neither a letter of support nor is it a letter of opposition.** Instead, what you will find is a summary of comments sorted by those in greatest proximity to the matter.

Mr. Roy Benbow

May 23, 2019

Page 2

We received comments of support from CHC members who live or own property in the following blocks: 1200 block N 31<sup>st</sup> St, 1200 block N 32<sup>nd</sup> St, 1200 block N 29<sup>th</sup> St, 600 block N 32<sup>nd</sup> St, and 500 block N 29<sup>th</sup> St.

All comments were supportive of the project. The only detailed comment other than a general expression of support came from the member in the 500 block of N 29<sup>th</sup> St who stated:

I support this variance request. From my perspective, it would also be fine to see a variance that would reduce the setback requirement so the new home could be 16 feet wide. Is that not an option? I want to welcome new neighbors and help people who live here now to stay. As much we can facilitate new construction, we can help maximize the amount of housing we have in the neighborhood, which would be a good thing. We have a wonderful, walkable, mixed-use community. It is nice to encourage traditional urban development where people can walk places and get to know their neighbors. It seems these new homes will do that.

If I can be of any other assistance, please let me know. I can be reached via mobile phone at (434) 825-0353.

Take care,

J. David Conmy  
Church Hill Central

cc: Mr. Mark Baker (via email)  
Mr. Charlie Wilson (via email)