

## **Ebinger, Matthew J. - PDR**

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**From:** Glenda Hicks Haggins <ghhaggins@aol.com>  
**Sent:** Monday, June 15, 2020 9:47 AM  
**To:** PDR Land Use Admin  
**Subject:** 2126 Rosewood Avenue Special Use Permit (Ord. No. 2020-107)

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June 15,2020

Matthew J. Ebinger  
Secretary to the Planning Commission  
900 East Broad Street, Suite 511  
Richmond, VA 23219

Dear Mr. Ebinger,

I am reiterating my opposition to the construction of a two story Accessory Dwelling Unit at 2126 Rosewood Avenue. The area around historic Byrd Park (placed on the National Register of Historic Places in 2016) is a high density community. Our neighborhood consists of detached and semi-attached home allowing for little to no privacy. The lot size of the homes are less than a quarter acre of land. ADUs work best in low density community and homes with wider and deeper lots. Breezeways and alleyways provide access to our backyards outside the home. We have no surrounding land. Alleyways have become driveways as more homeowners find parking in their backyard less stressful than on-street parking. Throughout the neighborhood are apartments, flats, home rentals, condominiums and Airbnbs which impact the area's on-street parking demands and competition.

The homeowner has stated that the ADU would not be for rent, this would be difficult to enforce being that ADUs are widely recognized as rental property or Airbnbs. The most common motivation for developing an ADU is economic.

Building a ADU in the backyard of 2126 Rosewood Avenue, which backs up to a set of apartments, would cause overcrowding of the land and gobbling up valuable green space. Other risks and potential negative impacts of ADUs: changing the neighborhood character and demographics associated with increasing density; residential neighborhood commercialization; infrastructure overload; reduction in residential market values yet rising property taxes based on commercialization; and noise, truck traffic and debris associated with disruptive new construction on a small-scale sized lot.

According to the plans and drawing submitted by the homeowner the materials are not designed to blend in with the surrounding architecture, maintaining compatibility with established neighborhood and preserving the community character. Our neighborhood is experiencing a revival, this structure would not be an enhancement but a setback.

I am asking that a Special Use Permit not be granted for this proposal.

Thank You,  
Glenda Haggins