

Ebinger, Matthew J. - PDR

From: Shannon Hodges <hodgesshannon@ymail.com>
Sent: Monday, July 6, 2020 9:44 AM
To: PDR Land Use Admin
Subject: 1110 N. 35th Street Zoning Hearing Neighbor Comment

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Good morning-

Over our almost 18 years of living at 1101 N. 35th St. we have seen the neighborhood change with houses around us being renovated or rebuilt. Instead of empty homes that were in poor condition and packs of feral dogs roaming the streets, there are now well taken care of homes filled with young families. This has been a wonderful transition for the neighborhood that we have loved seeing take place.

These changes have also come with increased vehicle traffic. While it is not impossible to find a parking space, there are fewer available now than there were even two years ago. We are opposed to the zoning change because there is just enough parking for those that currently live on the block and the need for space will increase when the current home on 1110N. 35th Street is sold. Adding an additional home on this block would increase the need for parking spaces which we believe would lead to difficulty in finding parking.

Thank you for reflecting on our concern as you consider the zoning change for 1110 N. 35th St.

Shannon DeLauder-Hodges and Family

Ebinger, Matthew J. - PDR

From: Rebekah Augustine <rebekah.augustine@yahoo.com>
Sent: Sunday, July 5, 2020 4:56 PM
To: Newbille, Cynthia I. - City Council
Cc: PDR Land Use Admin; Patterson, Samuel - City Council Office; Ebinger, Matthew J. - PDR; cassandrahairston@yahoo.com; cynthiawash2002@yahoo.com; Watson, David F. - PDR
Subject: Opposing special use permit of 1110 N. 35th St.

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Hello Honorable Dr. Newbille,

I am writing to oppose the request for a zoning change on 1110 N. 35th St. According to the special use application, the investor desires "splitting lot to build additional residential property." Please note that the City of Richmond's Master Plan designates this property for Single-Family (Low Density) use, which includes that single family house are at densities up to 7 units per acre. If this special use permit is granted, the lot is split and an additional house is built, then the density of our acre would be 12 houses per acre. These facts are according to the background provided by the city. We live on the 1100 N. 35th St block specifically moved to this area of Church Hill because the lots are a little wider than average and our block enjoys the extra space it provides for children to play, trees to grow and parking on the street. Specifically, we are in the R-5 district that requires a minimum 50' lot width and this proposal would slash the lot into two 30' wide lots.

A huge problem with this also is the complete lack of communication in regards to this request. There has been no notification by the city nor the investor about this request to split the lot - although the city staff reports on this application says that the "adjacent residents and property owners" were notified. The only way I found out was that a "Zoning Change Pending" sign popped up in the front yard 2-3 weeks ago and that was it. We, nor our neighbors, never received a letter or explanation from anyone - the investor Mr. Smith muchless notification from the city. I called into the city 3 days ago to find out about the sign and was informed about the request to split the lot. I was also told that the sign "just went up yesterday" when indeed it had been there for weeks. I was informed that I should receive the letter in the mail at some point before the meetings and that was okay because "there was plenty of time" before the planning commission to discuss the pending change on July 20th, 3 weeks away. Late Thursday afternoon, the employee contact I made kindly notified me that the first meeting was not on July 20th, but on Monday, July 6th - just prior to a 3 day holiday weekend! - and still no letter notification. Alas, of this makes it very difficult, if not impossible, to reach out to those in charge to discuss or voice opposition.

I have spoken to our neighbors and they also oppose it. Abutting the proposed dwelling is 1106 N. 35th St. and the owners, Cynthia Hairston and Cassandra Washington, grew up in their house and they also oppose the splitting of the lot and new house proposition. They requested to be copied onto this email. I do know our other neighbors oppose but again, due complete lack of notification and short time line, they likely will not be able to contact you in time. So please use my letter to reflect the opinions of our block and note that we oppose the splitting the lot and building a new house on it. This also conflicts with the city's Master Plan of the R-5 district. The property was sold as a single family house on a wide lot, just like the houses on either side of it and all across the street of it and should remain as such.

Please feel free to contact me at 804-683-6959.

Please present this at the planning committee on July 6th and to City Council when they vote on this on July 26th.
Please do let me know if any changes to dates or timelines occur.

Thank you for your time and attention,
Rebekah Augustine
1107 N. 35th St
Richmond, VA 23223