

Item No. 10



January 7, 2019

Matthew J. Ebinger, AICP
Principal Planner, Land Use Administration, Department of Planning and Development Review
Secretary to the Planning Commission
City of Richmond
900 E Broad Street, Room 511
Richmond, VA 23219

Re: SUP application for 1412 Grove Avenue

Dear Mr. Ebinger,

The Fan District Association opposes the application for the special use permit to use 1412 Grove Avenue for short term rentals.

Sincerely,

Timothy S. Feehan
President, Fan District Association
208 Strawberry Street
Richmond, VA 23220

Brown, Jonathan W. - PDR

From: Mayor WestAve [mayor.west.ave@gmail.com]
Sent: Monday, January 07, 2019 8:26 AM
To: Brown, Jonathan W. - PDR
Subject: Fwd: Help Oppose Fan area Short-term Rental request to City - SUP-024716-2017

Mr. Brown

The West Ave. Improvement Association wishes to oppose the above zoning variance application. We do not believe the requested change in occupancy should be granted.

Regards

Barry Scott

----- Forwarded message -----

From: John Albright <jpalbright.va@gmail.com>

Date: Thu, Jan 3, 2019, 7:22 AM

Subject: Help Oppose Fan area Short-term Rental request to City - SUP-024716-2017

To: <mayor.west.ave@gmail.com>, MDAPresident@museumdistrict.org

<MDAPresident@museumdistrict.org>, mdazoning@museumdistrict.org <mdazoning@museumdistrict.org>, <bill.gallasch@joynereproperties.com>, Elizabeth Fuchs <elizabeth.papas@gmail.com>, Matty <mfuchs11@gmail.com>, Emma McFarlane <mcfep@yahoo.com>, Josh McFarlane <mcfji@yahoo.com>, Liz Williamson <cherokcew@gmail.com>, Deborah Lepiece <dwlepiece@gmail.com>, Katherine J <katherine.l.jordan@gmail.com>

Hey Fan Neighbors,

I'm contacting to make you aware of a neighborhood concern and ask for your assistance to oppose a request for a Special Use Permit (SUP) to allow short-term rentals less than 30 days for the house at 1412 Grove Ave. The direct neighbors near the house at 1412 Grove Ave have been dealing with this ghost hotel for over a year and have been trying to get this SUP (#SUP-024716-2017) stopped for a number of reasons including:

- Decreased safety of the neighborhood (there have been issues like hassling female college students, renters entering the wrong house, illegal drug use)
- Potential impacts to property values (who wants to live next to a hotel?)
- An owner that lives out of town and who knowingly/willfully violated the short-term City rental ordinance which puts the onus on the direct neighbors to have to police the renters
- If approved, the house could be rented every weekend throughout the year and the number of renters could be quite large (20-40)

This SUP was submitted to the City of Richmond over a year ago. The Fan District Association zoning committee and board reviewed and voted to Not Support the request for reasons including those mentioned above, but we have learned that it's now being reviewed at a Planning Commission meeting this Monday (1/7) and a City Council meeting the following Monday (1/14). We ask for your assistance to voice your objection to "SUP-024716-2017":

1. Contact Jonathan Brown at the Planning Commission (email - Jonathan.Brown@richmondgov.com). Note the email we sent to him and other members
2. Attend the Planning Commission meeting where the SUP will be reviewed - January 7, 1:30 PM, City Hall, 900 East Broad St, 5th Floor

Brown, Jonathan W. - PDR

From: SUSAN CULLEN [SUSAN.CULLEN@Longandfoster.com]
Sent: Monday, January 07, 2019 11:59 AM
To: Brown, Jonathan W. - PDR
Subject: FW: Tourist Hotel at 1412 Grove Ave.

Dear Johnathan,

I am writing to express my strong opposition to a special use permit being used to approve this "Tourist Hotel" at 1412 Grove Ave and other Air B & Bs in the Fan. It is my understanding that a special use permit is to be used in unusual circumstances, which does not seem to be the situation here.

Thank you in advance for your consideration.

Susan

- *Susan Cullen*
- ASSOCIATE BROKER
- (804) 928-1606
- Susan.Cullen@LNF.com
- Strawberry Street Sales
- 409 Strawberry street
- Richmond, VA 23220
- Licensed in the Commonwealth of Virginia
- **LONG & FOSTER** | **CHRISTIE'S**
- REAL ESTATE INTERNATIONAL REAL ESTATE  
- *Your referrals are the lifeline of my business. Thank you for your trust!*

Brown, Jonathan W. - PDR

From: E. G. Miller [egmiller@vcu.edu]
Sent: Monday, January 07, 2019 11:58 AM
To: Brown, Jonathan W. - PDR; KimberlyGray@richmondgov.com
Cc: president@fandistrict.com; tom@tominnes.com
Subject: 1412 Grove Ave

I am writing in opposition to the following proposed ordinances to be heard today at the Planning Commission Meeting:

To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions

A special use permit to allow a single-family residence to be divided into four separate units is an extremely bad precedent for our neighborhood. The integrity of residential blocks is threatened by this attempt to allow Air B&B type rentals in a block where residents have invested much money, time and energy in over the last several decades. These ordinances will begin the undoing of all that these residents have sought to achieve.

I strongly oppose the Planning Commission's approval of these ordinances.

E.G. Miller
2401 Hanover Avenue
Richmond

Brown, Jonathan W. - PDR

From: Montgomery Maguire [Montgomery.Maguire@Longandfoster.com]
Sent: Monday, January 07, 2019 11:58 AM
To: Gray, Kimberly B. - City Council; Brown, Jonathan W. - PDR; 'president@fandistrict.org'; 'zoning@fandistrict.org'
Subject: Opposition to Special Use Permit for 1412 Grove Ave.

All,

There is much I would like to say , but I will be extremely brief because I understand this decision will be made very soon today. These situations with unofficial hotels/hostels being operated in what we all thought were residential blocks when we opted to live in the Fan are becoming something of a menace. I have one several doors down from where I live in the 2500 block of Grove and can report firsthand that it is a real problem. Fortunately for me I am 8 houses down so the impact is less than what it is to my poor neighbors who live right next door. At least twice a month the scene in the backyard is like a weekend-long rave. There always ends up being alcohol related refuse both in front of and in back of the building and cigarette butts and spent vaping cartridges abound. I have a high tolerance for noise and have no issue with some of the noise associated with the many Fan restaurants. In fact that is part of what I love about this lively neighborhood. But the idea of having these pop up in the middle of otherwise residential blocks offends me. As a Realtor I believe in property owners' Rights to a large extent. But that includes residents who choose to live on, say, Grove Ave. instead of Robinson or Harrison or Main Street or Broad where late night noise and lively crowds are to be expected and appreciated. It is absurd that anyone should be running these hotel/hostels to the detriment of the neighborhoods as well as the Hospitality Industry that already exists here as a Whole. And granting a Special Use Permit for 1412 Grove Ave. will set a very negative precedent.

Thank you for considering this point of view.

Sincerely,

Montgomery Maguire

Licensed Realtor in the State of Virginia

Long & Foster

389-3405 (mobile)

340-0840 (office)

Montgomery.maguire@LNF.com

Brown, Jonathan W. - PDR

From: JEAN LONGEST [JEAN.LONGEST@Longandfoster.com]
Sent: Monday, January 07, 2019 11:36 AM
To: Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council
Subject: 1412 Grove Avenue - "Tourist Hotel"

Dear Johnathan and Kim:

I am sending this email to voice opposition to the proposed Special Use Permit allowing the absentee owner of 1412 Grove permission to lease the house for short-term rentals. It has always been my understanding that leases of less than thirty days are not allowed in the Fan District Zoning Ordinances. Allowing 1412 the opportunity to legally lease as a "Tourist Hotel" is a terrible burden on the neighborhood – especially as the owner is not present to oversee the situation. It also would set a dangerous precedent for others to also make their properties available for such use. I actually know of a Fan resident who owns multiple properties and is planning on making them Vacation Rentals By Owner. Please consider my opposition at the Planning Commission meeting today.

Thank you, Jean Longest

Brown, Jonathan W. - PDR

From: David Lowe [dloweediag@gmail.com]
Sent: Monday, January 07, 2019 11:35 AM
To: Brown, Jonathan W. - PDR
Subject: Special use permit 1412 Grove Avenue

I am adamantly opposed to this permit. It is an offense to those of us trying to build and establish a strong and safe community. It violates our efforts to build a stronger and safer community.

David Lowe
1504 Grove Avenue
Richmond Va

Sent from my iPhone

Brown, Jonathan W. - PDR

From: Deborah Costello [deborah.costello@gmail.com]
Sent: Monday, January 07, 2019 11:13 AM
To: Brown, Jonathan W. - PDR
Subject: 1412 grove ave

NO to the special use permit. I live at 1502 and do not want this problem in our neighborhood

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Deborah Costello, P. C. Attorney at Law Certified Family Mediator Collaborative Law 1502 Grove Ave., Richmond, VA 23220 (804)-358-0071 Deborah.Costello@gmail.com Electronic Mail is not secure, may not be read every day, and should not be used for urgent, sensitive or lengthy issues. Thank you. The information contained in this e-mail (along with any attachments) is intended only for the use of the individual to whom it is addressed and may contain privileged and/or confidential information. If the reader of this message is not the intended recipient, you are hereby notified that you should not read any further, and any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received it in error, please notify Deborah M Costello, Esquire, P.C. @ (804) 358-0071 immediately, and immediately delete this transmission.

Brown, Jonathan W. - PDR

From: Lisa Sims [lisakayesims@gmail.com]
Sent: Monday, January 07, 2019 11:14 AM
To: Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council
Cc: Will; tom@tominnes.com
Subject: OPPOSITION-1412 Grove SUP

Dear Ms. Gray and Mr. Brown,

As a 17-year resident and homeowner at 107 N Plum Street, I would like to register my extremely strong objection to a special use permit for 1412 Grove Ave. This proposed use is entirely inappropriate and, further, consideration of a single family home as what amounts to a 'tourist hotel' is also an inappropriate application of a special use permit.

I respectfully ask that this measure be opposed.

Many thanks for your consideration,
Lisa Sims
107 N Plum St
804-513-1533

Brown, Jonathan W. - PDR

From: Kenneth Stewart [kcstewar@verizon.net]
Sent: Monday, January 07, 2019 11:13 AM
To: Brown, Jonathan W. - PDR
Subject: Special use permit request for 1412 Grove Ave Tourist Home

Dear Mr. Brown,

As the homeowner at 1424 Floyd Avenue, I am opposed to a special use permit for 1412 Grove Ave. In light of the event in Church Hill this weekend, I am even more opposed to this request. The Fan District is not the neighborhood for this type of property use and will devalue the area. If I lived next door to 1412 Grove Avenue, I would consider selling my property to avoid living next door to a noisy Tourist house; this is a precedent and zoning use we must avoid in the Fan District. Please vote to NOT approve this request.

Kenneth Stewart
1424 Floyd Avenue
Richmond, VA 23220

Brown, Jonathan W. - PDR

From: Laura Cameron [laurabcameron@verizon.net]
Sent: Monday, January 07, 2019 10:48 AM
To: Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council
Subject: about the 1412 Grove Avenue SUP issue at today's Planning Commission meeting

Dear Mr. Brown and Ms. Gray,

The Planning Commission consideration of "tourist home" status through an SUP for the house at 1412 Grove Avenue today is of concern to us as neighbors for several reasons:

1. The owners' history of unlawful use of this address while living in another city would seem to make granting them this privilege unwise.
2. The 1400 block of Grove is one of the most congested in the Fan District. We live on the same block of Floyd and know that there are rarely parking spaces on that block of Grove. The Ritz apartment building at 1411 Grove Avenue is probably the biggest one in the lower Fan, with 33 units. Allowing a system where parking permits would be used by an ever changing group of people seems risky.
3. While I do not have the latest data, for years the Fan District has been more than half rentals. With the coming on of airbnbs throughout the neighborhood, several that we know of run by tenants who do not own the buildings they are running these businesses in, yet another form of short-term, no-one-on-site-in-charge rental seems very unwise.
4. The Fan District Association's Zoning Committee does not approve of this SUP, and we rely on them to represent the best interests of our neighborhood.

Please do not grant this address "tourist home" status through a Special Use Permit.

Laura Cameron and Lee McCown
1404 Floyd Avenue

Brown, Jonathan W. - PDR

From: John Paul Cheski [jcheski@gmail.com]
Sent: Monday, January 07, 2019 10:44 AM
To: Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council
Subject: Regarding ORD.2018-325

Dear Mr. Brown and Councilwoman Gray,

As a City of Richmond resident, home owner, and small business owner currently residing on Plum Street in the Fan (just around the corner from 1412 Grove Avenue); I am writing to voice adamant opposition to the the propose ORD.2018-325:

"To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions."

Granting this special accommodation to the owner of this property would provide unfair privilege and detrimentally impact the quality of life and value of the neighborhood. Most significantly this would harm the welfare of the immediate neighbors of the property, who are also adamantly opposed to such special accommodation.

Please stand on the side of city residents, who actually live in the community, make the fair and just decision to deny special treatment and special use at 1412 Grove Avenue.

Sincerely & Respectfully Yours,

John Paul Cheski

City of Richmond Resident, City of Richmond Home Owner, and City of Richmond Small Business Owner
jcheski@gmail.com
804.614.5121

Brown, Jonathan W. - PDR

From: David B. Robinson, CPA [mygreatcpa@aol.com]
Sent: Monday, January 07, 2019 10:44 AM
To: Brown, Jonathan W. - PDR
Subject: Re: 1414 Grove Avenue

Thank you.

Please register my STERN and STRONG opposition.

David Robinson

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

From: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
To: 'David B. Robinson, CPA' <mygreatcpa@aol.com>
Sent: Mon, Jan 7, 2019 10:27 am
Subject: RE: 1414 Grove Avenue

Mr. Robinson,

We try to place signs where possible. Letters were sent to property owners within 150 feet of the properties from the City Clerk's office. Your property may be just beyond this threshold. Because of the large volume of letters that go out, we communicate with neighborhood associations. Please let me know if I can answer any additional questions or concerns,

Many thanks,
Jonathan

Jonathan W. Brown
Senior Planner
Land Use Administration
ADU Program Manager
City of Richmond, Virginia
804-646-5734 (office)
Jonathan.Brown@richmondgov.com

LINK TO: [Planning and Development Review](#)
LINK TO: [Interactive Mapping Tool](#)

From: David B. Robinson, CPA [<mailto:mygreatcpa@aol.com>]
Sent: Monday, January 07, 2019 10:19 AM
To: Brown, Jonathan W. - PDR
Subject: Re: 1414 Grove Avenue

Thank you for responding so quickly Mr. Brown.

The sign in the photograph is consistently blocked by cars parked. It very VERY hard to see. I've never seen that sign and I pass there every day. I wish the sign had been placed in the yard above the brick so it could be seen. Very bad to have it at street level.

Not being a member of the FDA, they don't share information with non-members. I would still hope that letters would be sent to a one block area in the most challenged area of parking in the lower fan.

I've read up on this request and done some research, please register my STERN AND STRONG opposition to the SUP.

David Robinson
Owner of 1432 Floyd, 1430 Floyd, 1330 West Main Front and 1330 West Main Rear ---4 properties nearby.

Brown, Jonathan W. - PDR

From: Sandy Bond [SBond@3north.com]
Sent: Monday, January 07, 2019 10:41 AM
To: Brown, Jonathan W. - PDR
Cc: Gray, Kimberly B. - City Council; president@fandistrict.org; zoning@fandistrict.org; tom@tomminnes.com; pagebond@gmail.com
Subject: 1412 Grove Avenue

Jonathan:

I was surprised to learn about the SUP application to allow short term rental as a tourist hotel at the above address. This part of the Fan is zoned single family and such an antithetical use is not consistent with the intent of the zoning nor the intent of the Master Plan. As you know, the SUP is essentially a spot zone and forever will rezone that particular property no matter the owner. I am very concerned about the precedent that will set for the Fan District and see it as an erosion of the quality of life in this neighborhood. The long term effects of a SUP must be carefully considered and not allow incompatible uses into delicate city neighborhoods.

The current zoning is there for a good reason, it has been working over the years to help create one of the most vital and livable areas in the City (and raise the tax base) and should not be circumvented by short term considerations.

I urge the Commission to deny this application. I speak as a Fan resident for 40+ years, as a former member of the Planning Commission, the Urban Design Committee and current member of the CAR.

Thank you.

SB

Sanford Bond FAIA
Principal

3north
201 West 7th Street
Richmond, Virginia 23224
804 232 8900
(C) 804 690 1351

sbond@3north.com
Richmond San Francisco

Brown, Jonathan W. - PDR

From: Tom Vance [tom_vance@hotmail.com]
Sent: Monday, January 07, 2019 10:37 AM
To: Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council; zoning@fandistrict.org
Subject: Opposition to zoning changes at 1412 Grove Ave

Good morning.

Please add me to the growing list of those opposing any zoning changes or special use requests at 1412 Grove Avenue.

Your attention to this matter is appreciated.

Regards,

Elizabeth and Tom Vance

1402 Park Ave

23220

Brown, Jonathan W. - PDR

From: Anne Brooks Rich [brook.rich@icloud.com]
Sent: Monday, January 07, 2019 10:17 AM
To: Brown, Jonathan W. - PDR
Subject: Planning Commission Agenda Item #10
Attachments: Planning Commission Agenda.pdf

Dear Mr. Brown,

Re #10 on the agenda for today:
Special Use Permit 1412 Grove Ave

I would respectfully ask for a delay to approval as more research is done on the impact to our neighborhood. Although Mr. Nelson's request appears reasonable, I have witnessed first hand the impact short term rentals can have on a neighborhood. We are recent transplants from Southern California where the locals have been dealing with increased noise, trash and parking issues from AirBandb and Home Away rentals. Although the Nelson's propose to have a family member check in guests, college age kids are not always reliable in handling uncomfortable rental situations. More importantly, how many localities are zoned like this in Richmond? 10%, 50% , none?

My initial reaction is a strong no the this special use permit, but at a minimum, I would request a delay.

Respectfully,
Brook Rich
1509 Hanover Ave.

Sent from my iPad

Sent from my iPad

Brown, Jonathan W. - PDR

From: Nan Stewart [nanstewart1@gmail.com]
Sent: Monday, January 07, 2019 9:49 AM
To: Brown, Jonathan W. - PDR
Subject: 1412 Grove Ave

I am opposed to a special use permit for 1412 Grove Ave. in light of the event in church hill this weekend, I am even more opposed to this request. The fan is not the neighborhood for this type of property use and will devalue the area. Please vote to NOT approve this request.

Nan Stewart

Sent from my iPad

Brown, Jonathan W. - PDR

From: Liz Williamson [cherokeew@gmail.com]
Sent: Monday, January 07, 2019 9:49 AM
To: Brown, Jonathan W. - PDR
Subject: 1412 Grove Ave

Mr. Brown:

I am writing to voice my opposition for granting the special use permit to allow the above referenced address to be used as a tourist home. I'm sorry but I'm not able to attend the meeting today in person.

I oppose for the following reasons:

1. This use is not consistent with the quiet enjoyment of our neighborhood. Since the owners have shown a lack of control over renters in the past, our neighborhood has no confidence that future renters will be controlled. This is not like a BnB in which the owner is on site. This owner is passive and not monitoring renter activities, from all accounts.

2. The core of the Fan community is single and multi family occupants that are dedicated to the neighborhood Long term. Occupants commit to live here and abide by the basic principles of getting along with others in a high density area, such as maintaining a basic level of decorum. Short term renters do not have the incentive to conform similarly. Without an active landlord to monitor the situation, the neighborhood suffers.

Thank you for your consideration of my opposition to the issuance of this permit.

Best regards,

Liz Williamson
1507 Grove Ave
894-380-0332

Brown, Jonathan W. - PDR

From: Mike Surface [mike.surface@dominionenergy.com]
Sent: Monday, January 07, 2019 9:45 AM
To: Gray, Kimberly B. - City Council; Brown, Jonathan W. - PDR
Cc: president@fandistrict.org; zoning@fandistrict.org; Thomas Innes
Subject: Special Use Permit application for 1412 Grove Ave

Dear Kim and Jonathan,

I wish to express my opposition to a Special Use Permit for a "Tourist Hotel" at 1412 Grove. Having the property rented to short term occupants is undesirable for a residential neighborhood. Our neighbors at 1410 have already experienced difficulties from such rentals. There is no need to repeat those experiences.

Please share this with the Planning Commission prior to today's meeting

Thank you,

**Mike Surface
1503 Grove Ave
Richmond, Va.**

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Brown, Jonathan W. - PDR

From: Tdavisvrcinc@yahoo.com
Sent: Monday, January 07, 2019 9:32 AM
To: Brown, Jonathan W. - PDR
Subject: 1412 Grove Avenue: NO on Special Use Permit

Mr. Brown -

I live at 1300 Park Ave. near the proposed special use at 1412 Grove Avenue.

I am opposed to the proposed special use.

Please vote AGAINST this.

We do not need that in our neighborhood

Thank you,

Thomas Davis
1300 Park Avenue
Richmond, VA 23220

Sent from my iPhone

Brown, Jonathan W. - PDR

From: Tdavisvrcinc@yahoo.com
Sent: Monday, January 07, 2019 9:32 AM
To: Brown, Jonathan W. - PDR
Subject: 1412 Grove Avenue: NO on Special Use Permit

Mr. Brown -

I live at 1300 Park Ave. near the proposed special use at 1412 Grove Avenue.

I am opposed to the proposed special use.

Please vote AGAINST this.

We do not need that in our neighborhood

Thank you,

Thomas Davis
1300 Park Avenue
Richmond, VA 23220

Sent from my iPhone

Brown, Jonathan W. - PDR

From: Mary Boodell [maryboodell@gmail.com]
Sent: Monday, January 07, 2019 9:26 AM
To: Brown, Jonathan W. - PDR
Subject: opposed to ordinance 2018-325

Dear Mr. Brown,

I am a longtime resident of the Fan district (since 1990 minus 6 years) and I oppose the ordinance 2018-325 that would allow short term rentals at 1412 Grove ave. As a resident who deeply values our diverse residential neighborhood to allow our houses to become short term tourist hotels with rotating clientele is both not safe for the neighborhood and will depress the value of our houses. This would set a dangerous precedent for our neighborhood as well. We do not want unsupervised hotel style rentals happening between families who live on and care for each other and our streets. We are a neighborhood that relies on community--which means taking care of each other neighbor to neighbor. Please do not allow this ordinance to go through.

Please vote no.

Thank you,

Mary Boodell
1516 Park Ave Richmond 23220
804-254-2656

Brown, Jonathan W. - PDR

From: Vicki White [vicwhite1@gmail.com]
Sent: Monday, January 07, 2019 9:26 AM
To: Brown, Jonathan W. - PDR
Subject: 1422 Grove Avenue

I am not in favor of the special permit for 1412 Grove Avenue to allow for permanent short term rentals-e.g. weekly hotel style rentals.

Vicki Godsey White
1534 Park Avenue
Richmond, Va. /3220

Sent from my iPhone

Brown, Jonathan W. - PDR

From: Cann, Merrill [mcann@investdavenport.com]
Sent: Monday, January 07, 2019 8:53 AM
To: Brown, Jonathan W. - PDR
Cc: Gray, Kimberly B. - City Council; president@fandistrict.org; zoning@fandistrict.org; tom@tominnes.com
Subject: 1412 GROVE

I am in opposition to the allowance of a "tourist hotel". We have enough issues with student housing in our residential rather quiet neighborhood and I fear this would degrade the integrity of our area.

Sincerely,
Merrill Cann
1408 Floyd

Merrill P. Cann
First Vice President
ph: 804-698-2678
fax: 804-549-4594
Davenport & Company LLC

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Please follow this link for additional important information

http://www.investdavenport.com/legal/mail_disclaimers/General.pdf

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If this e-mail is from an investment team, using a name other than an individual signature, please be advised that all

3. Attend the City Council meeting where the SUP will be reviewed - January 14, 6:00 PM, City Hall, 900 East Broad St, Council Chambers, 2nd Floor

4. Forward this information to friends, neighbors, and Fan loving constituents to assist in opposing this SUP

As we all know, the Fan is a neighborhood that is unique to the entire country. The American Planning Association (APA) named it one of the best neighborhoods in the US in 2014. One of the many things that makes the Fan special - beyond the architecture and walkability - is the bond between neighbors. People move to the Fan for the community but that can fracture when local residents (home owners, renters, students) are replaced with short-term tourists and absentee owners. Richmond already has thriving and diverse hotel and lodging options and we do not want, or need short-term rentals in our neighborhoods.

We hope you will consider taking action quickly to help keep our Fan neighborhoods the wonderful places that we all enjoy so much.

John Albright
1414 Grove Ave
jpalbright.va@gmail.com

----- Forwarded message -----

From: **John Albright** <jpalbright.va@gmail.com>

Date: Thu, Jan 3, 2019 at 6:54 AM

Subject: Opposition to Special Use Permit for 1412 Grove Ave - SUP-024716-2017/ORD. 2018-325

To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>

Cc: Rodney Poole <Rodney@thewiltonco.com>, Melvin Law <lawmanchem@yahoo.com>, Robertson, Ellen F. - City Council <Ellen.Robertson@richmondgov.com>, Cuffee-Glenn, Selena - CAO <Selena.Cuffee-Glenn@richmondgov.com>, Doug Cole <dcole@cite-design.com>, Dave Johannas

<dave@johannasdesign.com>, Elizabeth Greenfield <egreenfield@rarcaltors.com>, vik murthy

<murthyvg@gmail.com>, Jeff Sadler (jefsadler@gmail.com) <jefsadler@gmail.com>, Robins, Amy E. - City Council Office <Amy.Robins@richmondgov.com>, Parker Agelasto <Parker.Agelasto@richmondgov.com>, Gray, Kimberly B. - City Council <kimberly.gray@richmondgov.com>, Bieber, Craig K. - City Council Liaison <craig.bieber@richmondgov.com>, Olinger, Mark A. - PDR <Mark.Olinger@richmondgov.com>, beth fuchs <elizabeth.papas@gmail.com>, <president@fandistrict.org> <president@fandistrict.org>, <zoning@fandistrict.org>, Emma McFarlane <mcfep@yahoo.com>, Josh McFarlane <mcfjj@yahoo.com>, Matty <mfuchsl1@gmail.com>, Michelle Albright <dunwoodymb@gmail.com>

Dear Senior Planner Jonathan Brown et al,

We are following up via email to voice our strong concern regarding Special Use Permit request SUP-024716-2017/ORD. 2018-325 for the house at 1412 Grove Ave. We are opposed to the SUP for a number of reasons including:

- Decreased safety of the neighborhood (there have been issues in the past)
- Potential impacts to property values (who wants to live next to a hotel?)
- An owner that lives out of town and who knowingly and willfully violated the short-term City rental ordinance in the past

We heard the SUP was adjusted to address concerns of the neighborhood, but our position is that those make little headway on the concerns above and mean:

- Rentals can take place virtually every weekend each month and the number of renters could be quite large (20-40?)
- Previous safety issues with short-term renters are not adequately addressed because the owner lives out-of-town, thereby shifting policing to neighbors

Interestingly, the last couple renters at 1412 Grove have rented approx 3+ months each; we would argue A) this shows there isn't a need for an SUP as renters for 30+ days are readily found, and B) these longer term renters have made decent neighbors as they've had a vested interest in being a responsible part of the surroundings.

We would also raise concern that the notice of the SUP was just sent out over the holiday making it difficult for people to respond while being busy or out of town and therefore not enough time has been given for the upcoming reviews.

In closing, we would ask that the Planning Commission oppose SUP-024716-2017/ORD. 2018-325 for the reasons stated above. This will help keep our neighborhood friendly, close-knit, and one where neighbors look out for each other instead of turning back towards something transient and problematic like we've experienced in the past.

Thank you and the Planning Commission for continuing to look out for the best interests of our lovely Fan neighborhoods.

John and Michelle Albright
1414 Grove Ave
804.763.9398

Brown, Jonathan W. - PDR

From: Rachel Gable [rgable@vcu.edu]
Sent: Monday, January 07, 2019 8:32 AM
To: Brown, Jonathan W. - PDR; president@fandistrict.org; zoning@fandistrict.org; Gray, Kimberly B. - City Council
Subject: Special Use Permit application for 1412 Grove Ave

Dear Ms. Gray and Mr. Brown,

I write to voice my concerns over the special use permit application for a "tourist hotel" at 1412 Grove Ave. I believe it would be detrimental to the neighborhood and to our city to offer permits for short-term rentals under 30 days. The approval of this permit would set a precedent of short-term rentals throughout the Fan District, which I believe would be a poor choice for the long-term revitalization of our neighborhood.

Best regards,

Rachel Gable
112 N. Plum St., Richmond VA 23220
804-585-4807

--

Rachel L. Gable, Ed.D.
Director of Program Development and Innovation
Office of the Provost and Vice President for Academic Affairs
Virginia Commonwealth University
901 West Franklin Street
Richmond, Virginia 23284
804-828-6992

Brown, Jonathan W. - PDR

From: michael oconnor [julesgarcia@verizon.net]
Sent: Monday, January 07, 2019 8:17 AM
To: Brown, Jonathan W. - PDR

Totally opposed to the Special Use permit for 1420 Grove. Dangerous precedent and disruptive to neighbors.

Sent from Yahoo Mail for iPhone

Brown, Jonathan W. - PDR

From: Tdavisvcinc@yahoo.com
Sent: Sunday, January 06, 2019 8:13 PM
To: Gray, Kimberly B. - City Council
Cc: president@fandistrict.org; zoning@fandistrict.org; Brown, Jonathan W. - PDR
Subject: 1412 Grove Ave: NO Tourist Hotel

Happy New Year; we hope you and your family had a wonderful holiday.

My wife and I own property at 1300 Park Avenue very near the proposed Tourist Hotel at 1412 Grove Avenue

We are AGAINST this.

The Fan District Association was against this October 2017 and we are against this latest attempt.

Please help us stop this special use permit.

Thank you,

Thomas Davis
1300 Park Avenue
Richmond, VA. 23220

Brown, Jonathan W. - PDR

From: Suzanne Carley [suzecarley@gmail.com]
Sent: Sunday, January 06, 2019 6:20 PM
To: Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council
Cc: Sean Carley; Thomas Innes; Beth Fuchs; Emma McFarlane
Subject: SUP Application for 1412 Grove Ave

To Whom It May Concern at City Hall,

Unfortunately, we will not be able to attend tomorrow's City Planning Commission meeting regarding the application for 1412 Grove Ave to obtain a Special Use Permit (SUP). We fully oppose the proposition of allowing the house at that property to be used as a vacation rental in our neighborhood for the following reasons:

- We do not want people with no investment or interest in our civic well-being to be allowed to transitionally take up residence near our homes.
- Problems with vacation rental homes in other cities are well documented; we don't want similar problems in Richmond.
- The property's owner has been renting the house to transient boarders previously, which has caused significant problems with our neighbors.
- Such vacation rental homes decrease property values.

Please do not allow this permit to go through the approval process.

If you have any questions, or if we can add any other helpful information, please feel free to reach out to us for clarification. Also, feel free to pass this email along to others.

Sincerely,

Sean and Suzanne Carley
1530 Park Ave
(804)306-2416
suzecarley@gmail.com
Fan residents since 2007.

Brown, Jonathan W. - PDR

From: Jane Farmer [farmer_on_harvie@comcast.net]
Sent: Saturday, January 05, 2019 10:40 PM
To: Brown, Jonathan W. - PDR
Subject: Ordinance No. 2018-325

Hi Jonathan, There is an out of town owner of a single family residence at 1412 Grove Ave who has filed for a special use permit to allow for short-term rentals. We live just around the corner on North Harvie Street from this house, and we strongly oppose the allowance of this special use permit. In the past there have been people staying at this house that are not of good character, and we are concerned about the safety of the neighbors if this owner rents to individuals on a short-term basis. Please consider declining this application for a special use permit. Thank you, Rob and Jane Farmer

Brown, Jonathan W. - PDR

From: Sarah Sherman [writesarahsherman@gmail.com]
Sent: Saturday, January 05, 2019 1:42 PM
To: Brown, Jonathan W. - PDR
Subject: Special Use Permit 1412 Grove

Mr Brown,

I am opposed to granting a special use permit to 1412 Grove for permanent short term rentals. I am concerned about the lack of parking which is already exists on our block as well as safety issues. I did witness a large porch party when 1412 was previously rented out. My concerns were discussed previously at a Fan District meeting which other neighbors attended in opposition to the rentals at 1412 Grove.

I reside at 1420 Grove Ave with my 3 children and husband. We have lived in our house for 19 years. We were the only family with children on the block at that time. The block was filled with multi use dwellings, rooming houses and substandard apartments. Over the years renovations have occurred and several families have moved into our block. Property values have increased and a sense of community exists. Granting 1412 a special use permit will be reversing the progress the 1400 block has made. A steady stream of short term renters will not contribute to our block.

Thank you for your consideration,
Sarah P Sherman
1420 Grove Ave
Richmond VA

Brown, Jonathan W. - PDR

From: Katherine J [katherine.l.jordan@gmail.com]
Sent: Wednesday, November 08, 2017 4:06 PM
To: Joseph E. Nelson
Subject: FDA vote on 1412 Grove SUP request

Hello Mr. Nelson,

On behalf of the FDA, I am emailing to let you know in advance of mailed letter that the board reviewed your SUP application, along with the amendment, and voted to oppose it. The vote was unanimous and mirrored the vote from the zoning committee.

The FDA does not support conversion of single-family residences into tourist or short-term rentals. Regarding your proposed amendment, the zoning committee, board and your neighbors do not have confidence the terms would be followed given your past, current, and continued disregard of the legal zoning for your property now.

I will inform the relevant parties with the city of our position. This marks the conclusion of the FDA's involvement with your application.

While we cannot support your SUP, we wish you and your family well. The Fan is a wonderful community, and we hope you will chose to be part of it in a way that conforms with our zoning protections.

Sincerely,
Katherine Jordan
FDA President

Brown, Jonathan W. - PDR

From: Deborah Costello [deborah.costello@gmail.com]
Sent: Thursday, January 03, 2019 2:24 PM
To: Gray, Kimberly B. - City Council; Brown, Jonathan W. - PDR; president@fandistrict.org; zoning@fandistrict.org
Subject: 1412 Grove Ave.

Ms. Gray, Mr. Brown and Mr. Feehan:

I live at 1502 Grove Avenue and have done so since 1993.

I am aware that the owners of 1412 Grove Ave have again raised the issue of obtaining permission to have a "tourist hotel" at their property. I opposed this once in the past. They obtained long term tenants and I thought the issue resolved.

I am firmly opposed to the variance for this unusual use of this property. There were several incidents in the past, which would not have occurred had the owners been present....loud noise, cat calling, etc. I am very opposed to **short terms rentals when the owners are not on the property** at the time of the rental. Please strongly oppose the present application.

Deborah M. Costello

--

Deborah M. Costello, Esquire, PC
1502 Grove Avenue
Richmond, VA 23220
358-0071

Electronic Mail is not secure, may not be read every day, and should not be used for urgent, sensitive or lengthy issues. Thank you.

The information contained in this e-mail (along with any attachments) is intended only for the use of the individual to whom it is addressed and may contain privileged and/or confidential information. If the reader of this message is not the intended recipient, you are hereby notified that you should not read any further, and any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received it in error, please notify Deborah M Costello, Esquire, P.C. @ (804) 358-0071 immediately, and immediately delete this transmission.

Brown, Jonathan W. - PDR

From: lowsley@aol.com
Sent: Thursday, January 03, 2019 12:35 PM
To: Brown, Jonathan W. - PDR
Subject: SUP-024716-2017

Mr. Brown - I am writing to inform you of our strong opposition to SUP-024716-201, which would allow short-term rentals in the Fan. We hope this permit will not be issued as we believe it would negatively impact our neighborhood. Thank you for your consideration.

Best regards,

Paul and Elizabeth Williams
2034 Monument Avenue

Brown, Jonathan W. - PDR

From: Deborah Lepiece [dwlepiece@gmail.com]
Sent: Thursday, January 03, 2019 11:00 AM
To: Brown, Jonathan W. - PDR
Subject: Opposition to Special Use Permit for 1412 Grove Ave - SUP-024716-2017/ORD. 2018-325

Dear Mr. Brown,

My husband, David Lowe and I, Deborah Lepiece live at 1504 Grove Avenue. We are strongly opposed to an exception to the ordinance. We have just spent a great amount of money and effort in the last 2 years to transform a 4 apartment home back into a single family home as it was originally intended when built in 1895. We are already impacted in our block by the effects of renters who don't care about parking and cleaning up or maintaining the common areas. If you begin to give this exception where do you draw the line? Aren't you defeating the efforts of those who are trying to reverse the the effects of the 1970s when the economy created the conversion of single family homes to apartments? It devalues the neighborhood and changes the quality of living.

Please support us in saying **NO** to to the request at 1412.

If the owner can't live there, then maybe he needs to sell the property and should have considered the law and the intentions of it before buying. There are many people who would love to own a fan home to live and participate in the community. I'm sure he could make a profit selling it.

Thank you and best regards,
Deborah

Deborah Lepiece
1504 Grove Avenue

Sent from my iPad

Brown, Jonathan W. - PDR

From: michael oconnor [julesgarcia@verizon.net]
Sent: Thursday, January 03, 2019 9:32 AM
To: Brown, Jonathan W. - PDR
Subject: Fw: Zoning for 1412 Grove Avenue

On Wednesday, January 2, 2019, 2:58 PM, michael oconnor <julesgarcia@verizon.net> wrote:

As a nearby long term resident at 1523 Grove Ave. I am writing to oppose an application for use of the above referenced property for short term rentals. For good reason the city codes prohibits rentals of less than 30 days. Besides the history of this property, a dangerous precedent would be set that could lead to dramatic negative changes for the lower end. It is in the city and local residents interest to deny this request.

Thank you.

Michael OConnor
1523 Grove Ave
Richmond, VA 23220

804 353 8471.

Sent from Yahoo Mail for iPad. Spelling errors are Apple auto correct's fault.

Brown, Jonathan W. - PDR

From: John Albright [jpalbright.va@gmail.com]
Sent: Thursday, January 03, 2019 6:55 AM
To: Brown, Jonathan W. - PDR
Cc: Rodney Poole; Melvin Law; Robertson, Ellen F. - City Council; Cuffee-Glenn, Selena - CAO; Doug Cole; Dave Johannas; Elizabeth Greenfield; vik murthy; Jeff Sadler (jefsadler@gmail.com); Robins, Amy E. - City Council Office; Agelasto, Parker C. - City Council; Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office; Olinger, Mark A. - PDR; beth fuchs; <president@fandistrict.org>; zoning@fandistrict.org; Emma McFarlane; Josh McFarlane; Matty; Michelle Albright
Subject: Opposition to Special Use Permit for 1412 Grove Ave - SUP-024716-2017/ORD. 2018-325

Dear Senior Planner Jonathan Brown et al,

We are following up via email to voice our strong concern regarding Special Use Permit request SUP-024716-2017/ORD. 2018-325 for the house at 1412 Grove Ave. We are opposed to the SUP for a number of reasons including:

- Decreased safety of the neighborhood (there have been issues in the past)
- Potential impacts to property values (who wants to live next to a hotel?)
- An owner that lives out of town and who knowingly and willfully violated the short-term City rental ordinance in the past

We heard the SUP was adjusted to address concerns of the neighborhood, but our position is that those make little headway on the concerns above and mean:

- Rentals can take place virtually every weekend each month and the number of renters could be quite large (20-40?)
- Previous safety issues with short-term renters are not adequately addressed because the owner lives out-of-town, thereby shifting policing to neighbors

Interestingly, the last couple renters at 1412 Grove have rented approx 3+ months each; we would argue A) this shows there isn't a need for an SUP as renters for 30+ days are readily found, and B) these longer term renters have made decent neighbors as they've had a vested interest in being a responsible part of the surroundings.

We would also raise concern that the notice of the SUP was just sent out over the holiday making it difficult for people to respond while being busy or out of town and therefore not enough time has been given for the upcoming reviews.

In closing, we would ask that the Planning Commission oppose SUP-024716-2017/ORD. 2018-325 for the reasons stated above. This will help keep our neighborhood friendly, close-knit, and one where neighbors look out for each other instead of turning back towards something transient and problematic like we've experienced in the past.

Thank you and the Planning Commission for continuing to look out for the best interests of our lovely Fan neighborhoods.

John and Michelle Albright
1414 Grove Ave
804.763.9398

Brown, Jonathan W. - PDR

From: Roberto Trostli [rtrostli@richmondwaldorf.com]
Sent: Thursday, January 03, 2019 7:50 AM
To: Brown, Jonathan W. - PDR
Cc: John Albright; president@fandistrict.org
Subject: SUP permit hearing next week

January 3, 2019

Dear Mr. Brown,

I am writing with respect to the request for a Special Use Permit ORD. 2018-325 (also associated with ORD. 2018-324) for the house at 1412 Grove Ave owned by Joseph Nelson. Mr. Nelson is requesting planning permission to be able to offer short term rentals at that property, and his proposal will be considered next week.

My wife and I strongly oppose that SUP for the following reasons:

1. short-term renters negatively affect the stable nature of this residential neighborhood
2. because the owner of the property is based in the DC area, it is harder for problems with renters to be addressed
3. in the past the owner of the property hasn't been responsive to neighbors' concerns
4. this kind of rental, with its attendant number of cars, makes parking for neighborhood residents more difficult
5. this kind of rental property lowers property values

I hope that you will note our concerns and will oppose the proposal and help us keep our neighborhood safe and stable.

Thank you for your consideration.

Roberto Trostli & Donna Marie Trostli
1504 Park Ave.
Richmond, VA 23220
804-254-1070

--
Community Relations Coordinator
Richmond Waldorf School
1301 Robin Hood Rd.
Richmond VA 23220
RichmondWaldorf.com

Brown, Jonathan W. - PDR

From: John Albright [jpalbright.va@gmail.com]
Sent: Thursday, January 03, 2019 6:55 AM
To: Brown, Jonathan W. - PDR
Cc: Rodney Poole; Melvin Law; Robertson, Ellen F. - City Council; Cuffee-Glenn, Selena - CAO; Doug Cole; Dave Johannas; Elizabeth Greenfield; vik murthy; Jeff Sadler (jefsadler@gmail.com); Robins, Amy E. - City Council Office; Agelasto, Parker C. - City Council; Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office; Olinger, Mark A. - PDR; beth fuchs; <president@fandistrict.org>; zoning@fandistrict.org; Emma McFarlane; Josh McFarlane; Matty; Michelle Albright
Subject: Opposition to Special Use Permit for 1412 Grove Ave - SUP-024716-2017/ORD. 2018-325

Dear Senior Planner Jonathan Brown et al,

We are following up via email to voice our strong concern regarding Special Use Permit request SUP-024716-2017/ORD. 2018-325 for the house at 1412 Grove Ave. We are opposed to the SUP for a number of reasons including:

- Decreased safety of the neighborhood (there have been issues in the past)
- Potential impacts to property values (who wants to live next to a hotel?)
- An owner that lives out of town and who knowingly and willfully violated the short-term City rental ordinance in the past

We heard the SUP was adjusted to address concerns of the neighborhood, but our position is that those make little headway on the concerns above and mean:

- Rentals can take place virtually every weekend each month and the number of renters could be quite large (20-40?)
- Previous safety issues with short-term renters are not adequately addressed because the owner lives out-of-town, thereby shifting policing to neighbors

Interestingly, the last couple renters at 1412 Grove have rented approx 3+ months each; we would argue A) this shows there isn't a need for an SUP as renters for 30+ days are readily found, and B) these longer term renters have made decent neighbors as they've had a vested interest in being a responsible part of the surroundings.

We would also raise concern that the notice of the SUP was just sent out over the holiday making it difficult for people to respond while being busy or out of town and therefore not enough time has been given for the upcoming reviews.

In closing, we would ask that the Planning Commission oppose SUP-024716-2017/ORD. 2018-325 for the reasons stated above. This will help keep our neighborhood friendly, close-knit, and one where neighbors look out for each other instead of turning back towards something transient and problematic like we've experienced in the past.

Thank you and the Planning Commission for continuing to look out for the best interests of our lovely Fan neighborhoods.

John and Michelle Albright
1414 Grove Ave
804.763.9398

Brown, Jonathan W. - PDR

From: Joshua J. McFarlane, M.D. [jmcfarlane@vacancer.com]
Sent: Tuesday, January 01, 2019 8:58 AM
To: Brown, Jonathan W. - PDR
Cc: mcfep@yahoo.com
Subject: 1412 Grove Ave SUP- oppose

Mr. Brown,

Thank you for taking the time to speak with me on the phone last week about the SUP at 1412 Grove Ave. As we discussed, we had many problems on the block with the applicant's short-term renters when he was violating city code by renting the house for brief periods like weekends. As the next door neighbors at 1410 Grove Ave, we feel that approving the SUP would result in a serious degradation of the neighborhood. We have been in our home over 9 years and enjoy raising our daughters here now age 11, 9, and "1/2" (6 months.) We wouldn't have chosen a home next to any hotel at all, and especially not next to an unsupervised one. Mr. Nelson has previously demonstrated a lack of ability to screen or control guests, does not live close by, and has previously violated city code. I would oppose any such application in my neighborhood under any circumstances, but this situation appears especially poor for removing the zoning protections that benefit our neighborhood.

Please contact me if any further information would be helpful.

Thanks,

Josh McFarlane MD
1410 Grove Ave
c(804)366-2762
w(804)287-3000

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Brown, Jonathan W. - PDR

From: Thomas Innes [tom@tominnes.com]
Sent: Wednesday, January 02, 2019 11:05 AM
To: Gray, Kimberly B. - City Council; Brown, Jonathan W. - PDR
Cc: president@fandistrict.org; zoning@fandistrict.org; mcfep@yahoo.com
Subject: 1412 Grove Avenue Tourist Hotel Request

Kim & Jonathan,

I am registering my adamant Opposition to the proposed use of 1412 Grove Avenue. My wife and I live at 1501 Grove, just across the street. This property and the current owner have caused issues in the past and the contemplated use is just another request to circumvent the existing and permitted uses in the neighborhood. I have read the request and as articulate and persuasive as it is portrayed, it does not change the facts or expunge the track record.

This or any similar use is a bad idea for the neighborhood and a bad idea for The Fan. In addition, it sets a precedent that would compound this disaster. I say that not only as a resident of the block since 1976, but as a real estate professional with 45 years experience selling homes in The Fan District.

I urge your denial of this permit. Thank you in advance for your consideration.

Tom Innes

--

Thomas N. Innes
Principal Broker
RE/MAX Commonwealth
7201 Glen Forest Dr #104
Richmond, VA 23226
804 288 5000
Licensed in Virginia

Brown, Jonathan W. - PDR

From: Katherine J [katherine.l.jordan@gmail.com]
Sent: Wednesday, January 02, 2019 1:08 PM
To: Brown, Jonathan W. - PDR
Cc: Rodney Poole; Melvin Law; Robertson, Ellen F. - City Council; Cuffee-Glenn, Selena - CAO; Doug Cole; Dave Johannas; Elizabeth Greenfield; Jeff Sadler (jefsadler@gmail.com); Robins, Amy E. - City Council Office; Agelasto, Parker C. - City Council; Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office; Olinger, Mark A. - PDR; John Albright; beth fuchs; <president@fandistrict.org>; zoning@fandistrict.org
Subject: Opposition to Special Use (New) 1412 Grove Ave SUP-024716-2017

Good afternoon,

I am writing to submit my opposition to the SUP application for 1412 Grove which seeks to allow short term rentals in a single family home. The out of town owner has knowingly and willfully been operating in violation of the City Code, despite official warnings and objections from his surrounding neighbors and the Fan District Association.

This issue first surfaced when I was FDA president and it worked its way through our zoning committee and board. I am discouraged that the applicant has moved forward with the attempt given the neighborhood's unwavering opposition to it. I am further discouraged (though not surprised) by the timing of this potentially precedent-setting SUP over the holidays when so many residents are either out of town, or distracted (the Planning Department's notice email was sent on Dec 19th to current President Tim Feehan, and public meeting set for January 7th). The applicant throughout his recent ownership has tried to obscure his actions, which he was aware were illegal, including taking down the short term listings from one platform, only to add it somewhere else.

As we all know, the Fan is a neighborhood that isn't just unique to Richmond, but to the entire country. The American Planning Association (APA) named it one of the best neighborhoods in the US in 2014. One of the many things that makes the Fan special -beyond the architecture and walkability- is the bond between neighbors. We aren't a gated development. People move here for the community and that fractures when local residents (home owners, renters, students) are replaced with short-term tourists and absentee owners. Richmond has thriving and diverse hotel and lodging options. We do not want, or need short term rentals in our neighborhood.

Thank you for your consideration of this troubling application, and for your service to Richmond.

Sincerely,
Katherine Jordan
312 Granby Street
Richmond, VA 23220
919 475 7263

Brown, Jonathan W. - PDR

From: Mike Surface [mike.surface@dominionenergy.com]
Sent: Wednesday, January 02, 2019 3:21 PM
To: Gray, Kimberly B. - City Council; Brown, Jonathan W. - PDR
Cc: president@fandistrict.org; zoning@fandistrict.org
Subject: Special Use Permit application for 1412 Grove Ave

Dear Kim and Jonathan,

I wish to express my opposition to a Special Use Permit for a "Tourist Hotel" at 1412 Grove. Having the property rented to short term occupants is undesirable for a residential neighborhood. Our neighbors at 1410 have already experienced difficulties from such rentals. There is no need to repeat those experiences.

Thank you,

**Mike Surface
1503 Grove Ave
Richmond, Va.**

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Brown, Jonathan W. - PDR

From: Matthew Fuchs [mfuchs11@gmail.com]
Sent: Wednesday, January 02, 2019 8:45 AM
To: John Albright; Brown, Jonathan W. - PDR
Cc: Emma McFarlane; Josh McFarlane; Elizabeth Fuchs; Michelle Albright; Gray, Kimberly B. - City Council; <president@fandistrict.org>
Subject: Re: Opposed to SUP for 1412 Grove Avenue

Dear Council Member Gray,

We are also opposed to the SUP request for 1412 Grove Avenue for many of the same reasons John Albright outlined below. Even under the amended conditions, it is possible for 48 different renters to occupy the property within a year.

We agree that the longer term renters which have recently been occupying have been courteous and respectful. As John noted, It is clear that there is a strong market for longer term renters within the Fan.

For these reasons, we ask that you oppose ORD 2018-325.

Thank you for your consideration.

Sincerely,

Matt & Beth Fuchs

1416 Grove Avenue

On Fri, Dec 28, 2018 at 4:19 PM John Albright <jpalbright.va@gmail.com> wrote:
Honorable Kim Gray,

I hope your holidays are going well. Unfortunately, I'm contacting you with great concern regarding an upcoming request for Special Use Permit ORD. 2018-325 (also associated with ORD. 2018-324) for the house at 1412 Grove Ave owned by Joe Nelson. We would like to go "on record" as being opposed to that SUP for reasons I've contacted you about in the past. We heard the SUP was adjusted from previous version, but our position hasn't changed and I would like to highlight some areas.

Previous Concerns with short-term rentals/SUP:

- Short-term renters are transient by nature, are less apt to respect the surroundings and are harder to track down if there are problems
- Having a "hotel" next door decreases the desirability of the surrounding properties and cause values to drop - Who wants to live next to a hotel?
- The owner of 1412 Grove lives in the Washington DC area and wouldn't be aware if problem arise, nor able to take corrective action from afar. This essentially shifts the responsibility of policing to the neighbors.

- In the past, the owner of 1412 Grove hasn't been responsive to concerns of the neighbors when items arose

Concerns with new SUP:

- Rentals would be up to 12 days per month - That equates to almost every weekend in a given year
- None of the 4 bedrooms would be rented to more than two adult persons at any given time - That means up to 8 adults...what about children, doesn't that mean 15-20+ people could be there? Multiply that by 4 rentals per month and that could be chaos (and where do you put all the cars with only 3 parking spots in the alley?)
- No unrelated adults - How would neighbors know this is being complied with?
- First use of the house is for Mr. Nelson's family - We haven't seen those guys at the house but a few weekends the entire year

Previous issues with 1412 Grove Ave short-term renters:

- Our son's girlfriend had 1412 Grove renters 'catcalling' at her making her afraid to leave the house without an escort when she headed outside to her car
- Heavy smell of pot smoking coming from 1412 Grove renters
- Another neighbor's house was mistaken for 1412 as the renter attempted to enter the wrong house scaring the neighbor who thought someone was breaking in

Interestingly, there have been 2 renters over the last 6+ months (approx 3 months each) and they have been decent and friendly. We're glad Mr. Nelson has been complying with the city ordinance on short-term rentals. AND I would argue the past renters have shown that A) there isn't a need for an SUP because renters for 30+ days are able to be found, and B) longer term renters make better neighbors and have a more vested interest in their surroundings as they'll be there longer.

In closing, I would ask that you oppose ORD. 2018-325 for the reasons stated above and help us keep our neighborhood friendly, close-knit, looking out for each other - and not turn back towards something transient and problematic.

Sincerely,

John & Michelle Albright

1414 Grove Ave

804.763.9398

From: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>

Sent: Wednesday, December 19, 2018 10:34 AM

To: <president@fandistrict.org> <president@fandistrict.org>

Cc: 'Joseph E. Nelson' <jnelson@chainbridgebank.com>

Subject: 1412 Grove Avenue SUP

December 19, 2018

Tim Feehan, President

Fan District Association

208 North Strawberry Street

Richmond, VA 23220-3411

RE: Special Use (New)

1412 Grove Ave

Richmond, VA 23220

W0000528031

SUP-024716-2017

Dear Ms. Jordan,

We have received a Special Use (New) application for the above referenced property, which is located in R-6 Single Family Residential - Attached District. The applicant has requested a Special Use (New) permit which would allow Tourist House. Please find enclosed a copy of the Applicant's Report for your review. The application was introduced to City Council and is slated for the following public hearings:

Planning Commission: January 7, 2019, City Hall, 900 East Broad Street, 5th Floor, 1:30 pm.

City Council: January 14, 2019, City Hall, 900 East Broad Street, Council Chambers, 2nd Floor, 6:00 pm.

Please find enclosed a copy of the Applicant's Report for your review. The applicant is:

Joseph Nelson

3515 N 25th St

Arlington, VA 22207

JNelson@ChainBridgeBank.com

If you have additional information, feel free to submit it to our office. If you have any other questions about this proposal or about the Special Use (New) permit process, please do not hesitate to contact me at

804-646-5734 or Jonathan.Brown@richmondgov.com.

Jonathan W. Brown

Senior Planner

Land Use Administration

ADU Program Manager

City of Richmond, Virginia

804-646-5734 (office)

Jonathan.Brown@richmondgov.com

LINK TO: [**Planning and Development Review**](#)

LINK TO: [**Interactive Mapping Tool**](#)

Ebinger, Matthew J. - PDR

From: Olinger, Mark A. - PDR
Sent: Tuesday, October 31, 2017 10:28 AM
To: Ebinger, Matthew J. - PDR; Davidson, William C. - PDR
Subject: FW: Hotel type property in the fan

Mark A. Olinger, Director
Dept. of Planning & Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
804.646.6305 (p) 804.317.0442 (c)
mark.olinger@richmondgov.com
www.richmondgov.com

www.richmond300.com

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

From: Bill Beville [mailto:bevillebill@gmail.com]
Sent: Tuesday, October 31, 2017 10:24 AM
To: Olinger, Mark A. - PDR
Subject: FW: Hotel type property in the fan

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

From: Susan Wagner [mailto:swmontanasky6@gmail.com]
Sent: Tuesday, October 31, 2017 9:30 AM
To: zoning@fandistrict.org
Subject: Hotel type property in the fan

Hello I live in the fan behind the Grove Avenue property. I am opposed to the hotel zoning as it would further complicate a parking, trash, and trespassing problem that already exists in the alley behind this property.

Regards,

Susan W.

Sent from my iPhone

Ebinger, Matthew J. - PDR

From: Olinger, Mark A. - PDR
Sent: Tuesday, October 31, 2017 10:27 AM
To: Ebinger, Matthew J. - PDR; Davidson, William C. - PDR
Subject: FW: 1412 grove

fyi

Mark A. Olinger, Director
Dept. of Planning & Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
804.646.6305 (p) 804.317.0442 (c)
mark.olinger@richmondgov.com
www.richmondgov.com

www.richmond300.com

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

From: Bill Beville [mailto:bevillebill@gmail.com]
Sent: Tuesday, October 31, 2017 10:20 AM
To: Olinger, Mark A. - PDR
Subject: FW: 1412 grove

"Life should NOT be a journey to the grave with the intention of arriving safely in an attractive body, but rather to skid in sideways, champagne in one hand, strawberries in the other, body thoroughly used up, totally worn out and screaming, "YOO HOO- What a Ride!"
Hunter S. Thompson

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

From: Bill Beville [mailto:bevillebill@gmail.com]
Sent: Monday, October 30, 2017 5:35 PM
To: 'William Ritchie' <william.ritchie@cox.net>
Subject: RE: 1412 grove

Thanks. Can you attend the meeting tonight at FDA office at 208 N Strawberry St

"Life should NOT be a journey to the grave with the intention of arriving safely in an attractive body, but rather to skid in sideways, champagne in one hand, strawberries in the other, body thoroughly used up, totally worn out and screaming, "YOO HOO- What a Ride!"
Hunter S. Thompson

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

From: William Ritchie [mailto:william.ritchie@cox.net]
Sent: Monday, October 30, 2017 5:31 PM
To: zoning@fandistrict.org
Subject: 1412 grove

I live at 1419 Park Ave in the fan, behind 1412 grove Ave sharing the same alley. I oppose the zoning request to convert to short term rental at 1412 Grove

William Ritchie

Sent from my iPhone

Brown, Jonathan W. - PDR

From: Iain Morgan [iainmorgan26@gmail.com]
Sent: Friday, January 04, 2019 9:26 AM
To: Brown, Jonathan W. - PDR
Subject: 1412 Grove Avenue Planning Request

Dear Mr. Brown

I am writing in relation to the application by Mr. Joe Nelson to operate the above address as a short term let destination. I strongly object to this application and give the reasons below. I will first introduce myself. I live at 1423 Grove Avenue and my wife (Oonagh Loughran) and I moved into this house in August 2013 as owner occupiers. The Fan is a great place to live and there is a sense of community on the block. It is a mixed block with student housing also but everyone gets along and in all of my time living at this address there has not been a single problem with any of the students, they are of course as much part of the community as anyone else on the block.

The reasons I object to turning 1412 Grove Avenue into a short term let destination are many so I will list them by number.

1. The McFarlanes (Josh and Emma with their young daughters Iris, Violet and Rose) live at 1410 Grove Avenue. When Mr. Nelson originally bought the house he posted it on Airbnb and Virb and some of the tenants consisted of young men sitting topless on the porch smoking dope. This is hardly a situation that is suitable for a young family. I am no prude and I am not criticizing the young men, they were on vacation and doing what young men do. But I hope you agree this is a situation that could happen routinely with such a large house, whether it be beer or dope etc. It seems very unfair to make the McFarlane family live in constant worry about this and also be subjected to it. In addition, there is another family with young children who live in 1416 Grove although I do not know them so well but the same principle applies.
2. Mr. Nelson purchased the house as a single family home. My understanding is that in the Fan when you do this you are not permitted to turn the house into a multiple occupancy dwelling for rental purposes. I can see of no reason why you would allow multiple occupancy rental for short term lets which would actually be worse than allowing long term multiple occupancy rentals.
3. Mr. Nelson has family living in Richmond yet they do not live in the property. His stated reason for buying the property was for him and his wife to come down from Northern Virginia and stay in the house and host his family. In all of the time that Mr. Nelson has owned the property I have never seen him or his wife at the house. I am not saying he has never been but it is not a regular occurrence. Therefore my conclusion is that his real intention on purchasing the house was to convert it into a short term let property that would make him money.
4. The Fan is a vibrant community neighborhood with a high tax base for the city. Allowing Mr. Nelson to convert this family home into a short term rental property would certainly spoil the fabric of the 1400 block of Grove. I could hardly blame the McFarlanes if they chose to leave the city because of a short term rental next door, that is no environment to bring up a young family. In addition, if you allow Mr. Nelson to do this then everyone would have a legitimate claim to run houses in the Fan as short term rentals. This runs the risk of driving families and individuals out of the Fan. I certainly would not wish to live next door to such a property. Therefore, this would seem like an extremely short sighted move for the city that runs the risk of reducing revenue from a major tax base.
5. I would have no objection to someone living in a Fan home allowing short term rentals of rooms in their house or a self contained flat within a house. This is completely different from what Mr. Nelson is proposing. No one will be onsite to deal with complaints. No one will have an interest in fixing behavior. No one will have an interest in removing inappropriate guests.
6. At a meeting of the Fan District Association there was unanimous disapproval by anyone living in the area towards Mr. Nelson's proposal.

In conclusion, I urge you to reject this completely inappropriate application.

Best regards

Iain Morgan

1423 Grove Avenue

Richmond VA 23220.

Telephone: 804 399 4538

Brown, Jonathan W. - PDR

From: Anne Jefferson [maryacj@aol.com]
Sent: Thursday, January 03, 2019 5:28 PM
To: Brown, Jonathan W. - PDR
Subject: Special use permit

Jonathan Brown and members of the Planning Commission of the City of Richmond :
Please know the my husband Thomas Jefferson III and I oppose the granting of the special use permit for the property at 1412 Grove Avenue which would allow hotel style use of this dwelling in a residential neighborhood. We have lived at 1429 Park Avenue for more than forty years and have long fought the battle of neighborhood density and preservation. The neighborhood has numerous rental units, and we find off site owners are often not responsive to the order and maintenance of their properties.
Please consider this request and deny this SUP.

Thank you for this consideration,
Anne Jefferson
Thomas Jefferson III
1429 Park Avenue

Sent from my iPad

Brown, Jonathan W. - PDR

From: Jonathan Marcus [jonmarcus59@gmail.com]
Sent: Thursday, January 03, 2019 6:52 PM
To: Brown, Jonathan W. - PDR
Subject: opposition to SUP-024716-2017

Hello Jonathan Brown,

I am a Fan District resident at 2211 West Grace Street, and am urging you to represent the will of the neighborhood and work to defeat SUP-024716-2017. We do not want what is essentially a hotel in our tight-knit residential neighborhood.

In addition, you and I share a first name!

I appreciate your recognition of our concerns.

Respectfully,
Jonathan Marcus

Brown, Jonathan W. - PDR

From: Aaron Goldberg [aaron.goldberg@vcuhealth.org]
Sent: Thursday, January 03, 2019 7:55 PM
To: Brown, Jonathan W. - PDR
Subject: Grove Avenue SUP-024716-2017

Hello Jonathan,

I hope this email finds you well. Please accept this as my effort to express opposition to the SUP referenced above for the home at 1412 Grove Avenue. I live on the 1600 Block of Monument Avenue and have lived in the Fan for the vast majority of my time living in Richmond since 1999. Short term rentals are a bad idea for the neighborhood and approval of this SUP could set a bad precedent. Cities across the globe have had to face the negative consequences of such short term rentals. We have plenty of nice hotels and B&B's in the area so this does not serve a glaring need in the city.

Thank you for your consideration. Warmest regards,

Aaron Goldberg
1612 Monument Avenue

Sent from Mail for Windows 10

From: Bill Gallasch <bill.gallasch@joynerfineproperties.com>
Sent: Thursday, January 3, 2019 12:23:40 PM
To: Bill Gallasch
Subject: [EXTERNAL] FW: Help Oppose Fan area Short-term Rental request to City - SUP-024716-2017

This could be next to you. It is a bad policy for the Fan and Museum areas. Please use your voice in opposing this SUP.
Thanks



William F. Gallasch - President,
MAPS
(804)-356-0234
2336 Monument Avenue

From: John Albright [mailto:jpalbright.va@gmail.com]
Sent: Thursday, January 03, 2019 10:04 AM
To: Bill Gallasch
Subject: Re: Help Oppose Fan area Short-term Rental request to City - SUP-024716-2017

I appreciate your help Bill and Happy New Year!

John

On Thu, Jan 3, 2019, 9:08 AM Bill Gallasch <bill.gallasch@joynerfineproperties.com> wrote:

John, I am on it. It's a bad policy.

Bill Gallasch

On Jan 3, 2019, at 7:22 AM, John Albright <jpalbright.va@gmail.com> wrote:

Hey Fan Neighbors,

I'm contacting to make you aware of a neighborhood concern and ask for your assistance to oppose a request for a Special Use Permit (SUP) to allow short-term rentals less than 30 days for the house at 1412 Grove Ave. The direct neighbors near the house at 1412 Grove Ave have been dealing with this ghost hotel for over a year and have been trying to get this SUP (#SUP-024716-2017) stopped for a number of reasons including:

- Decreased safety of the neighborhood (there have been issues like hassling female college students, renters entering the wrong house, illegal drug use)
- Potential impacts to property values (who wants to live next to a hotel?)
- An owner that lives out of town and who knowingly/willfully violated the short-term City rental ordinance which puts the onus on the direct neighbors to have to police the renters
- If approved, the house could be rented every weekend throughout the year and the number of renters could be quite large (20-40)

This SUP was submitted to the City of Richmond over a year ago. The Fan District Association zoning committee and board reviewed and voted to Not Support the request for reasons including those mentioned above, but we have learned that it's now being reviewed at a Planning Commission meeting this Monday (1/7) and a City Council meeting the following Monday (1/14). We ask for your assistance to voice your objection to "SUP-024716-2017":

1. Contact Jonathan Brown at the Planning Commission (email - Jonathan.Brown@richmondgov.com). Note the email we sent to him and other members
2. Attend the Planning Commission meeting where the SUP will be reviewed - January 7, 1:30 PM, City Hall, 900 East Broad St, 5th Floor
3. Attend the City Council meeting where the SUP will be reviewed - January 14, 6:00 PM, City Hall, 900 East Broad St, Council Chambers, 2nd Floor
4. Forward this information to friends, neighbors, and Fan loving constituents to assist in opposing this SUP

As we all know, the Fan is a neighborhood that is unique to the entire country. The American Planning Association (APA) named it one of the best neighborhoods in the US in 2014. One of the many things that makes the Fan special - beyond the architecture and walkability - is the bond between neighbors. People move to the Fan for the community but that can fracture when local residents (home owners, renters, students) are replaced with short-term tourists and absentee owners. Richmond already has thriving and diverse hotel and lodging options and we do not want, or need short-term rentals in our neighborhoods.

We hope you will consider taking action quickly to help keep our Fan neighborhoods the wonderful places that we all enjoy so much.

John Albright

1414 Grove Ave
jpalbright.va@gmail.com

----- Forwarded message -----

From: John Albright <jpalbright.va@gmail.com>

Date: Thu, Jan 3, 2019 at 6:54 AM

Subject: Opposition to Special Use Permit for 1412 Grove Ave - SUP-024716-2017/ORD. 2018-325

To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>

Cc: Rodney Poole <Rodney@thewiltonco.com>, Melvin Law <lawmanchem@yahoo.com>, Robertson, Ellen F. - City Council <Ellen.Robertson@richmondgov.com>, Cuffee-Glenn, Selena - CAO

<Selena.Cuffee-Glenn@richmondgov.com>, Doug Cole <dcole@cite-design.com>, Dave Johannas

<dave@johannasdesign.com>, Elizabeth Greenfield <egreenfield@rarealtors.com>, vik murthy

<murthyvg@gmail.com>, Jeff Sadler (jefsadler@gmail.com) <jefsadler@gmail.com>, Robins, Amy E. -

City Council Office <Amy.Robins@richmondgov.com>, Parker Agelasto

<Parker.Agelasto@richmondgov.com>, Gray, Kimberly B. - City Council

<kimberly.gray@richmondgov.com>, Bieber, Craig K. - City Council Liaison

<craig.bieber@richmondgov.com>, Olinger, Mark A. - PDR <Mark.Olinger@richmondgov.com>, beth

fuchs <elizabeth.papas@gmail.com>, <president@fandistrict.org> <president@fandistrict.org>,

<zoning@fandistrict.org>, Emma McFarlane <mcfep@yahoo.com>, Josh McFarlane

<mcfjj@yahoo.com>, Matty <mfuchs11@gmail.com>, Michelle Albright <dunwoodymb@gmail.com>

Dear Senior Planner Jonathan Brown et al,

We are following up via email to voice our strong concern regarding Special Use Permit request SUP-024716-2017/ORD. 2018-325 for the house at 1412 Grove Ave. We are opposed to the SUP for a number of reasons including:

- Decreased safety of the neighborhood (there have been issues in the past)
- Potential impacts to property values (who wants to live next to a hotel?)
- An owner that lives out of town and who knowingly and willfully violated the short-term City rental ordinance in the past

We heard the SUP was adjusted to address concerns of the neighborhood, but our position is that those make little headway on the concerns above and mean:

- Rentals can take place virtually every weekend each month and the number of renters could be quite large (20-40?)
- Previous safety issues with short-term renters are not adequately addressed because the owner lives out-of-town, thereby shifting policing to neighbors

Interestingly, the last couple renters at 1412 Grove have rented approx 3+ months each; we would argue A) this shows there isn't a need for an SUP as renters for 30+ days are readily found, and B) these longer term renters have made decent neighbors as they've had a vested interest in being a responsible part of the surroundings.

We would also raise concern that the notice of the SUP was just sent out over the holiday making it difficult for people to respond while being busy or out of town and therefore not enough time has been given for the upcoming reviews.

In closing, we would ask that the Planning Commission oppose SUP-024716-2017/ORD. 2018-325 for the reasons stated above. This will help keep our neighborhood friendly, close-knit, and one where

neighbors look out for each other instead of turning back towards something transient and problematic like we've experienced in the past.

Thank you and the Planning Commission for continuing to look out for the best interests of our lovely Fan neighborhoods.

John and Michelle Albright
1414 Grove Ave
804.763.9398

Notice: The Real Estate industry has been a target of spearphishing attacks, so note the information below.

Please be careful when receiving an email containing instructions regarding logging into an account or wiring money. Do not comply with any email you may receive requesting that you change wiring instructions for a closing. Call your agent or closing attorney to verify wiring instructions before entering financial or personal information anywhere. Sellers, please take wiring instructions to the closing attorney's office in person when you sign your deed.

Notice: The Real Estate industry has been a target of spearphishing attacks, so note the information below.

Please be careful when receiving an email containing instructions regarding logging into an account or wiring money. Do not comply with any email you may receive requesting that you change wiring instructions for a closing. Call your agent or closing attorney to verify wiring instructions before entering financial or personal information anywhere. Sellers, please take wiring instructions to the closing attorney's office in person when you sign your deed.

Brown, Jonathan W. - PDR

From: Cyane Crump [ccrump@HistoricRichmond.com]
Sent: Friday, January 04, 2019 9:42 AM
To: Brown, Jonathan W. - PDR
Subject: Request to Defer ORD 2018-324 and ORD 2018-325 (1412 Grove Ave AirBnB)

Jonathan –

Thank you for your time this week. As we discussed, I have heard from Fan District residents who have expressed concern about a proposed AirBnB SUP for 1412 Grove Avenue (ORD 2018-324 and ORD 2018-325).

A year ago (in February 2018) when several other SUP applications for AirBnBs were proposed we spoke up. (You can find our comments in connection with ORD 2018-022 on your system.) In general, our comments focused on our concern for the impact of these short term rentals on historic neighborhoods and our belief that the City should regulate these types of rentals on a comprehensive basis rather than by regulating them on a one off basis by SUP. Studies in other cities have shown that, as historically long term rental units are converted to short term rentals, housing prices have increased, adversely impacting affordability. As the City seeks to increase housing affordability, it would be a shame to implement policies that have been shown in other places to reduce affordability. For more information on such studies and the impact of AirBnB in other cities, see this article. <https://www.citylab.com/equity/2018/03/what-airbnb-did-to-new-york-city/552749/>

Please note that we are not trying to turn back the clock on the sharing economy. We are urging the City to adapt to it and implement meaningful regulation to protect guests and neighbors and to contemplate the City's true costs. We want all visitors to Richmond to have a good experience, but neighbors should not have to serve as front desk and concierge staff nor should the owner reap the rewards while subjecting city and neighbors to nuisance and costs.

At the February 20, 2018 Planning Commission meeting, representatives of the Planning Department and the City Administration stated that the City was working on AirBnb regulations. It has now been almost a year since that meeting. Can you advise on the status of any such regulations? When will they be available for public review and comment?

Unless and until such comprehensive City regulations have been adopted, we ask that action on any SUP application for such short term rentals be deferred.

Thank you for your consideration of our concerns.

Cyane



Cyane Crump
Executive Director

Brown, Jonathan W. - PDR

From: cindy wofford [wofford3@comcast.net]
Sent: Friday, January 04, 2019 10:01 AM
To: Brown, Jonathan W. - PDR
Subject: short term rentals

i live in the fan and am concerned about short term rentals in my neighborhood. i am in opposition to the SUP under discussion for 1412 grove avenue.

we grew up in charleston sc - and the city has done a fabulous job dealing with short term. i will forward their policies to you. like the fan district, they have a densely populated historic neighborhood area - which includes a college campus.... all of which are similar to our fan district neighborhood.

maybe their regulations could be helpful in this rva conversation?

thanks

cindy wofford

928-5395

Brown, Jonathan W. - PDR

From: Oonagh Loughran [oonaghloughran@gmail.com]
Sent: Friday, January 04, 2019 10:53 AM
To: Brown, Jonathan W. - PDR
Subject: In opposition to the zoning change request for 1412 Grove Avenue

Dear Mr Brown

My husband and I live at 1423 Grove Avenue. We moved to Richmond in 2013 and in August of that year we purchased the house at 1423 Grove Avenue.

We work in the city and wanted to live in a community in the city. One of the factors we considered when we purchased was the zoning for the area. We liked the idea that the single homes could not be broken up into multiple dwellings and that our block was home to families, young professionals and students.

We have no objection to long term rentals. The house beside is a multi-family home with three residences. Over the years we have gotten to know our neighbors and the landlord. There is an apartment building across the street and we get to know the students who live there during the year. Home owners and long term renters all contribute to our neighborhood and are interested in maintaining the fabric of the community.

However, we strongly object to the change of zoning requested at 1412 Grove Avenue to turn a single family home into a short term rental building for weekend tourists. The owner, Mr. Nelson, is an absentee landlord who understood the zoning restrictions when he purchased this single family home. He does not have to live with the consequences of his customer's actions. His record as an absentee landlord is poor. There were multiple undealt with complaints when he rented out this single family home to tourists in 2017, causing distress to local families as their children were exposed to young men sitting on the front porch taking drugs and drinking.

We are concerned the impact a tourist hotel with an absentee landlord will have on the fabric of our neighborhood. We have sufficient evidence from the renters he attracted in 2017 to know that the impact will be negative. We attended the meeting of the Fan District Association (FDA) in November of 2017 and were delighted that they are in agreement with the residents of the 1400 block of Grove Avenue and they do not support this change of zoning.

The change of zoning request is based solely on the personal financial investment of an individual, Mr Nelson, who nether lives nor works in the city of Richmond; an individual who understood the zoning restrictions when he purchased the property; an individual who does not have to live with the consequences of the change of zoning; an individual who will see no effect on his daily life; an individual with no personal investment in the community.

I trust that the city will listen to the concerns of the Fan District Association and the residents and tax payers of the 1400 block of Grove Avenue and will reject this change in zoning as inappropriate for the neighborhood.

Your respectfully

Oonagh Loughran

Brown, Jonathan W. - PDR

From: John Nelms [nelmsjohn1@gmail.com]
Sent: Friday, January 04, 2019 12:10 PM
To: Brown, Jonathan W. - PDR
Subject: 1412 Grove Avenue

Mr Brown,

I am very opposed to a Special Use permit for 1412 Grove Ave. This would set a prescedent for other areas of the Fan. We already live in a densely populated area with associated parking problems. This area is a close knit residential area that does not need furthur presure. This request is a bad idea for our neighborhood. I am firmly against it. Please do not let this happen.

John Nelms
212 N. Plum Street

Brown, Jonathan W. - PDR

From: Sue LeGrand [suealegrand@gmail.com]
Sent: Friday, January 04, 2019 1:34 PM
To: Brown, Jonathan W. - PDR
Subject: SUP 1412

Dear Mr. Brown,

Please oppose the SUP at 1412 in the Fan. I would not want this in my neighborhood either.

Thanks so much,

Sue LeGrand

3133 Monument Ave, Richmond, VA 23221

Ebinger, Matthew J. - PDR

From: PDR Zoning Administration
Sent: Monday, January 07, 2019 12:44 PM
To: Ebinger, Matthew J. - PDR
Cc: Olinger, Mark A. - PDR
Subject: FW: Neighborhood Impact of Zoning Change Request Phone:804-304-0246

Opposition response for SUP.

From: Laura and Charles Hicks [mailto:lhicks23221@gmail.com]
Sent: Monday, January 7, 2019 11:27 AM
To: PDR Zoning Administration <DCDZoningAdministration@Richmondgov.com>
Cc: CityWebManager <CityWebManager@Richmondgov.com>
Subject: Neighborhood Impact of Zoning Change Request Phone:804-304-0246

From: Laura and Charles Hicks

Email Address: lhicks23221@gmail.com

Mail Address: 1536 Park Ave
23220

Message:

Good morning, I am writing to express our opposition as neighbors to the request for zoning change made by the owners of 1412 Grove Avenue. As I understand it, the owners would like to use the property for short-term rentals (VRBO, AirBNB) and not for long-term rental or owner-occupancy. We would be very opposed to this because it effectively locates an unlicensed and untaxed hotel in the Fan, and as a payer of city property taxes that is a concern. In addition, according to property records the owner lives out of town and we understand that they do not use professional property managers, they use their college-aged children. Neighbors have had to complain about noise, etc. Thank you for your attention. Laura and Charles Hicks 1536 Park Avenue

For DIT Use Only:

Client IP Address: 192.168.99.7
Client Operating System: WinNT
Client Browser Name: Chrome
Client Browser Version: 71.0

Brown, Jonathan W. - PDR

From: Arlene McLaren [jamclaren@gmail.com]
Sent: Monday, January 07, 2019 1:02 PM
To: Brown, Jonathan W. - PDR
Subject: Permit request for 1412 Grove Ave Tourist Home

Dear Jonathan,

Just a short note to say that I am opposed to any home in the Fan area of Richmond being rented as a Tourist Home. Tourist Homes are too often left to the devices of the renters who are not community members and care little about the concerns of our community. I hope you will find the will to oppose this request.

Namaste,

Arlene McLaren
2113 Stuart Avenue

Brown, Jonathan W. - PDR

From: Mathis Kirby Powelson [mathiskp@gmail.com]
Sent: Monday, January 07, 2019 2:50 PM
To: Brown, Jonathan W. - PDR
Subject: Permit

I live at 1508 Grove Ave and I am opposed to the special use permit request for 1412 Grove Ave. We have a close knit neighborhood and do not want strangers who have no commitment to the area to be rotating through on a routine basis. There have been enough issues in the past and no assurance that things will improve especially since the owners will not be living there themselves. A precedence will be set and there will be no turning back. I wish I could attend the meeting but am out of town due to birth of our new grandson.

Thank you for listening to the neighborhood.

Mathis Kirby Powelson

Sent from my iPhone

Brown, Jonathan W. - PDR

From: Ann Norvell Gray [norvellgray@gmail.com]
Sent: Monday, January 07, 2019 12:11 PM
To: Gray, Kimberly B. - City Council; Brown, Jonathan W. - PDR
Cc: Tom Davis; Riker Purcell; Jackie Purcell; jay.levine@outlook.com; cynthia.l.levine@gmail.com; sdbenjamin@aol.com; bscott@commund.com; igollnisch@yahoo.com; Michael Mazzola; Tim Feehan; Alan "Marty" Martin; zoning@fandistrict.org
Subject: NO to special use permit for 1412 Grove Avenue

Hello, Kim -

I hope you had a good holiday, and are rested and ready for your unruly citizens!

Robert and I are adamantly opposed to any permit that allows Fan houses to be turned into any sort of short-stay commercial venues. Most specifically we are writing to oppose the granting of such a permit to 1412 Grove Avenue.

That includes AirB&Bs, Inns of any description, or anything that falls anywhere near that sort of use.

We all know that the key issue here is precedent.

If it becomes legal for one, it will soon become legal generally, and the risk to the nature of our lives is too much to be asked to take on.

All of us who have lived near a poorly-maintained apartment building have seen how much obnoxious tenants and careless landlords can do to quality of life.

When that quality of life is damaged, property values follow.

We have some experience with this issue.

The two-unit rental house east of us at 1210 Park was for a couple of years being used by one tenant who leased the second unit to rent out as an AirB &B.

In that case, the place was well-kept and carefully run, and the fellow using it that way was proactive on our behalf if any problems appeared to arise.

Even under those circumstances, it was difficult to have people with no clear understanding of the parking rules and conventions, and no investment in the neighborhood or the quality of life of the neighbors, coming and going for no more than a few days at a time. We made the effort of greeting people warmly if we ran into them, and thus making them aware that this is a community and not just a motel.

But we shouldn't have to police a commercial venture that doesn't belong to us in that way.

Thank you for being the attentive and thoughtful representative that you have always been.

With best regards,

Ann

ROBERT & ANN NORVELL GRAY
1212 PARK AVENUE
RICHMOND, VA 23220
804-254-2779

Brown, Jonathan W. - PDR

From: JOHN VANDERSYDE [JOHN.VANDERSYDE@Longandfoster.com]
Sent: Monday, January 07, 2019 12:11 PM
To: Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council
Cc: president@fandistrict.org; zoning@fandistrict.org; JEAN LONGEST
Subject: FW: help prevent a tourist hotel at 1412 Grove
Attachments: Tourist Hotel at 1412 Grove.pdf

To whom it may concern,

Pardon my late response to this proposal. I may be arriving late to the debate, but I wanted to add my voice of concern about setting a precedent in the City of Richmond that will make it easier to create these types of overnight, tourist housing units. Without adding a lengthy response citing my professional opinion about the negative impacts of such proposals on our neighborhoods, I trust you will add my name to the list of city residents in opposition to such a move.

Yours truly,
John VanderSyde, Licensed Architect
31 Clarke Rd, Richmond, VA 23226

John VanderSyde

Managing Broker, Strawberry Street
Long & Foster Real Estate
409 Strawberry Street, Richmond, VA 23220
Office (804) 340-0840 Cell (804) 683-9181
www.JohnVanderSyde.Realtor
Licensed REALTOR in the Commonwealth of Virginia
Licensed Architect in the Commonwealth of VA & District of Columbia

From: JEAN LONGEST
Sent: Monday, January 07, 2019 11:39 AM
To: JOHN VANDERSYDE
Subject: FW: help prevent a tourist hotel at 1412 Grove

John: Mark Kittrell who was the owner of Liberty Mortgage across the street is planning to make his buildings on our block into VRBO units as well as the house across the street. Please dash out a quick email in opposition of the special use permit for 1412 which is being considered at the Planning Commission meeting today at 1:30. I sent mine to Kim Gray and Johnathan Brown. Thanks, Jean p.s. I also sent one to Tim Feehan.

From: Thomas Innes [<mailto:tom@tominnes.com>]
Sent: Sunday, January 06, 2019 7:27 PM
To: Tom Innes
Subject: help prevent a tourist hotel at 1412 Grove

Dear neighbors,
Josh McFarlane has talked to many of the neighbors about a pending Special Use Permit application for 1412 Grove Ave, and passed out the attached letter regarding the application to the Planning Commission on Jan 7 and City Council on Jan 14. With Josh's approval, we are emailing a copy of his letter to you in case you didn't talk to Josh but wish to voice your opposition to Council and to the Planning Commission, since time is of the essence. Josh and his family live at 1410 Grove, and many of us accompanied the McFarlane family to the FDA zoning committee meeting in October 2017 when the current owners, who purchased 1412 Grove in June 2017, were turned down for short-term rental approval. This property and the current owner have caused issues in the past and the contemplated use is just another request to circumvent the existing and permitted uses in the

neighborhood. The approval of this application would set a precedent for other zoning changes throughout the Fan.

If you wish to voice your opposition, Josh asked you to contact Kim Gray at kimberly.gray@richmondgov.com and Jonathan Brown at jonathan.brown@richmondgov.com. You might also copy Tim Feehan, FDA President at president@fandistrict.org and zoning@fandistrict.org. Time is of the essence - the meeting is tomorrow so if you wish your voice heard, email asap.

Thank you,
Anne and Tom Innes
1501 Grove Ave

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Thomas N. Innes
Principal Broker
RE/MAX Commonwealth
7201 Glen Forest Dr #104
Richmond, VA 23226
804 288 5000
Licensed in Virginia