

From: Angelo Phillos <a.phillos@comcast.net>
Sent: Tuesday, September 8, 2020 9:52 AM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Subject: I oppose Special Use Permit (SUP) ORD 2018-325 for 1412 Grove Avenue

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Good Morning,

I oppose Special Use Permit (SUP) ORD 2018-325 for 1412 Grove to be used as a Short Term Rental.

I own 1516 Grove Avenue.
Angelo Phillos
804.399.1554

From: Matthew Fuchs <mfuchs11@gmail.com>
Sent: Monday, September 7, 2020 4:23 PM
To: PDR Land Use Admin; Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Subject: 1412 Grove Ave SUP

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Dear Sir/Madam,

I am writing to again voice opposition to the proposed SUP at 1412 Grove. Below is email I submitted in July - all of the points are still pertinent.

Regards,

Matthew Fuchs

1416 Grove Avenue
mfuchs11@gmail.com

////////////////////////////////////

Dear Sir/Madam,

I am writing to voice my opposition to the SUP request for 1412 Grove Avenue. The SUP request was made after a number of issues were raised regarding short term renters (loud and disrespectful actions) by neighbors. The owner, who does not live in the Richmond area, noted at a community meeting (FDA) that he was aware of the then current restrictions on STRs prior to purchasing the property and engaging in STR activity. The knowledge of the restrictions and subsequent violation of them should disqualify this application.

In addition to the particulars around this situation the City Council just approved STR regulations which provide a clear, legal path for owners to engage in this activity. Allowing this SUP goes against the new regulations and is unfair to city residents as well as city businesses/residents engaging in lawful, regulated and taxable STR/hoteling activities.

I urge that you reject this application.

Regards,

Matthew Fuchs

1416 Grove Avenue
mfuchs11@gmail.com
646.234.8151

From: Suzanne Hall <suzanne.hall.suzanne@gmail.com>
Sent: Monday, September 7, 2020 10:06 PM
To: PDR Land Use Admin
Cc: Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR
Subject: 1412 Grove Avenue: Please recommend against this SUP

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RE: 1412 Grove Avenue, SUP 024716-2017

I'm sure you, like our neighborhood, are weary of this ongoing SUP request. Despite our city having adopted wise and prudent STR regulations, this absentee owner continues to request permission for to accommodate a tourist house with far fewer restrictions than the STR guidelines. This owner has violated ordinances in the past with a higher use or even the STR use, so it makes no sense to reward flagrant behavior by accommodating the SUP.

We neighbors have written about this repeatedly, and stand in solidarity against this request. There are young families on either side of 1412, in a block that is primarily single family homes. As you know, the Fan is a dense urban neighborhood, carefully balanced between owner-occupied homes and multi-family apartments. We are glad to have clear and conservative STR guidelines that assure the city receives some revenue from short term rentals, and also protects the neighborhood from a constant flow of visitors with no connection or particular motivation to be responsible for their behavior.

Thank you for your careful work to assure ongoing appropriate use of our city's land, buildings, and beautiful historic neighborhoods.

Sincerely,

Suzanne Hal
1506 Grove Avenue

From: Laura Cameron <laurabcameron@verizon.net>
Sent: Monday, September 7, 2020 4:26 PM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Subject: 1412 Grove Avenue, request for Tourist Home

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For the Richmond Planning Commission meeting on Tuesday, September 8, 2020

***Thank you for your service as volunteers for the citizens of Richmond.
We know your work is a challenge.***

We reside a block from 1412 Grove Avenue, the property where the owners live elsewhere and hope to gain an SUP allowing a "tourist home," a term so old-fashioned that it's hard to believe there are still options with that name in the City of Richmond.

Since they purchased the property in 2017, there has been much talk about the owners' lack of responsibility for their property. Original ownership is listed as Joseph and Anne Nelson, now held under 1412 GROVE AVENUE TRUST TRUSTEES, 3515 25TH ST North, ARLINGTON, VA 22207, but I understand the same owners.

Those who live closer can better speak to the specific disruptions and the lack of response by the owners to neighbors' requests for help. It appears that they look on Richmond as an investment opportunity, with perhaps no plans to live here. One would think if they planned to live here some day, they would want good feelings to prevail. And with living in your house half of the year now required for airbnb operators, the tourist home designation should be struck from our city laws.

Having lived in the Fan for most of 40 years, we have had our ups and downs with its high percentage of rental properties. The last we heard, it was at 50 percent, but that was before the airbnb movement began. With the number of apartment tenants already renting out their units, and more homeowners moving to that model, the percentage is likely well above 50 percent now.

Further, the city permitted dozens of airbnbs to operate illegally in this neighborhood for years. Now we have a legal framework, but it does not address parking in this permit zone. We're assuming there are copy machines somewhere churning out illegal temporary permits, whereas we are held to two.

The 1400 block of Grove is one of the most congested in the Fan District. We live on the same block of Floyd and frequently walk and drive that block. We know there are rarely parking spaces. At 33 units, the Ritz apartment building at 1411 Grove Avenue is one of

the biggest in the lower Fan. Allowing another type of zoning under the term tourist home means an ever changing group of people somehow obtaining guest parking permits in ways that cannot possibly be legal.

We think it's time:

- a) to concentrate on enforcing the new airbnb laws,
- b) to absolutely not permit a workaround called a "tourist home." (And before another request comes up, please do away with this term in ordinances), and
- c) to please, as an act of humanity, NOT subject this neighborhood to more disruption, at a time when we've been through months of police planes all night; the biggest, most obscene graffiti showing up for the first time on our houses; and the survival of our beloved threatened-by-COVID restaurants, who really need customer parking, at stake.

Laura Cameron and Lee McCown
1404 Floyd Avenue, Richmond, VA 23220

From: Shelly Blackstone <shellykblackstone@gmail.com>
Sent: Thursday, September 3, 2020 9:50 PM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Subject: Against 1412 Grove - SUP for Short Term Rentals

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Please do not approve this request.

1. If approved, this SUP would allow the property owner at 1412 Grove Ave, who lives in the DC area, (non-primary residence) to host short term rentals regardless of the new city STR regulations. With all the recent efforts to get those passed, we don't want a house in the area to get special privilege to host STRs and bypass the new regs. Note that my understanding is an SUP, if approved, is tied to the property in perpetuity. Additionally, allowing an SUP to bypass STR regs would set a bad precedent with more SUP requests coming in for other properties.

Thank you,
Shelly Blackstone
1520 Grove Ave
Richmond, VA 23220

From: Jennifer Grogan <jenniferrsgrogan@gmail.com>
Sent: Monday, September 7, 2020 8:26 PM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Bieber, Craig K. - City Council Office; Gray, Kimberly B. - City Council; jennifer grogan
Subject: letter in opposition to SUP ORD 2018-325 re 1412 Grove Avenue

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Dear Commission,

I am writing this email in opposition to Special Use Permit (SUP) ORD 2018-325 which would allow 1412 Grove to be used as a Tourist House. The permit would allow the property owner to end run the restrictions included in the recent short term rental regulations which made them palatable to city councillors and the public. In fact, the special use permit would directly undermine both the terms and the intent of the short term rental regulations and compromise the rights of the people in the Fan who are committed to comply with the same. It would also weaken the sense of community which had been so valuable to Fan residents, particularly during this period of COVID isolation.

Accordingly, I am asking that you please NOT support issuance of this SUP for 1412 Grove Avenue.

Jennifer Grogan
1513 Hanover Ave

From: Cann, Merrill <mcann@investdavenport.com>
Sent: Monday, September 7, 2020 8:30 PM
To: PDR Land Use Admin; Bieber, Craig K. - City Council Office
Cc: Colin Beirne; Brown, Jonathan W. - PDR; Bieber, Craig K. - City Council Office; Kimberly.Gray@richmondgov.co
Subject: Opposition to SUP, 1412 Grove Ave. - Please deny ORD 2018-325, ORD 2018-324

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Richmond planning commission,

As a residents of Richmond for over 30 years and homeowners on 1408 Floyd ave for over 8 years, I am writing to express my opposition to Special Use Permit (SUP) ORD [2018-325](#), ORD [2018-324](#) to allow short term rentals (STR) of the property at [1412 Grove Avenue](#). This SUP request has been in front of the Planning Commission multiple times over the last few years, and has been continued while the City worked to pass STR regulations. With the the successful recent efforts of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider a SUP that would allow the property owner of [1412 Grove Avenue](#) to host short term rentals and ignore the recent regulations. **[1412 Grove Avenue](#) is a non-primary residence with no manager or supervisor on site.**

Allowing this type of SUP would set a terrible precedent. It would open the door for other non-primary residence property owners to file SUPs that would result in inconsistent and confusing STR activity, and most likely a backlog of SUP requests. It would also add to the challenge of monitoring STRs throughout the city and enforcing the current regulations.

Specifically in regard to the [1412 Grove Avenue](#) request, the neighbors of the property have had issues with renters over the last few years when the owner was **illegally** hosting short term rentals. It is my understanding that the neighbors received very little response when attempting to work with the property owner to fix those issues.

I strongly request that the Planning Commission **NOT** continue this SUP request, but **DENY** the SUP so it does not come back for future consideration.

Thank you for all your efforts, time and consideration.

Merrill Cann
Colin Beirne
1408 Floyd ave
Richmond va 23220

Sent from my iPhone

The information in this electronic mail (email), including any attachment(s), is confidential and intended solely for the addressee(s). No confidentiality or privilege is waived or lost by any transmission errors. If you are not an intended recipient, any disclosure, printing, copying, or distribution of any part of this message is prohibited and may be unlawful; and any action taken or not taken in reliance on this email is not authorized by the sender. If you have received this email in error, please notify us immediately by telephone at 1-800-846-6666 and delete this email. Message transmission is not guaranteed to be secure. As email is subject to time delay, DO NOT SEND ORDERS TO BUY OR SELL SECURITIES OR TRANSFER MONEY THROUGH THIS SYSTEM. The information contained in this email does not serve as an official record of your account. If any third-party research report - i.e., not a report issued by a Davenport & Company LLC (Davenport) research analyst - is attached to this email message, please use this link for Important Third Party Research Disclosures:

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From: John Albright <jpalbright.va@gmail.com>
Sent: Monday, September 7, 2020 3:32 PM
To: PDR Land Use Admin; Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR
Subject: Opposition to SUP at 1412 Grove - ORD. 2018-325

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Board of Zoning Appeals
City of Richmond

RE: 1412 Grove Avenue, SUP ORD. 2018-325
Request as a Tourist Home
Review on 9/8/2020

We're writing to express our strong opposition for Special Use Permit (SUP) ORD 2018-325 to allow short term rentals (STR) as a Tourist Home at 1412 Grove Ave. With the recent efforts of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should DENY an SUP that would allow the property owner of 1412 Grove Ave, their non-primary residence, to host short term rentals and bypass the new regulations.

Additionally, allowing this type of SUP would set a bad precedent for other non-primary residence property owners to file similar SUPs resulting in a backlog of requests and, if any were approved, a patchwork of inconsistent and confusing STR activity for the city and neighborhoods; and specifically render the 1412 Grove Ave property immune to any adjustments the City might make in the future related to STRs.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was illegally hosting short term rentals and neighbors received very little response when trying to work with the property owner to fix those issues.

We thank the Planning Commission for all their efforts to pass the recent STR regulation and provide a consistent set of regulations city-wide and support the best interests of our lovely Fan neighborhood.

John and Michelle Albright
1414 Grove Ave

From: David Lefkowitz <lefkow18@yahoo.com>
Sent: Sunday, September 6, 2020 10:01 AM
To: PDR Land Use Admin
Cc: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Subject: Opposition to SUP for 1412 Grove Avenue

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To Whom It May Concern:

I write to express my opposition to the petition for a SUP permitting the owner of 1412 Grove Avenue to use it for short term rentals.

If approved, this SUP would allow the property owner, who lives in the DC area and does not use 1412 Grove as a primary residence, to host short term rentals regardless of the new city Short Term Rental regulations. There is no justification for allowing any homeowner to get special privilege to host short term rentals and bypass the new regulations. Furthermore, we have had issues with renters of this property in the past when the owner was *illegally* hosting short term rentals and we got very little response when trying to contact him to help resolve the issues.

Thank you for your attention to this matter.

Sincerely,
David Lefkowitz
1607 Park Avenue

From: Mathis Kirby Powelson <mathiskp@gmail.com>
Sent: Friday, September 4, 2020 12:13 PM
To: PDR Land Use Admin; Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR
Subject: Opposition to SUP-Please deny ORD 2018-325, ORD 2018-324

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I am writing to express my opposition for Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of 1412 Grove Ave, who is a non-primary resident, to host short term rentals and bypass all those efforts.

The home owners in the Fan take pride in living in this beautiful historic area. We all work hard to keep our homes looking attractive and creating a sense of community. Many non-residents, like many landlords, will not care for their property as carefully as the resident homeowners do, and they will not suffer the consequences of having unvetted short-term renters who may not have the respect they should have for their neighbors.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was illegally hosting short term rentals and there was very little response when trying to work with the property owner to fix those issues.

I strongly suggest the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

I thank the Planning Commission for all your efforts to pass the recent STR regulation and request that you **DENY** this SUP, so it doesn't come back for consideration in future.

Mathis Powelson

1508 Grove Ave.

From: Beth Bailey <beth@36windows.com>
Sent: Thursday, September 3, 2020 8:01 PM
To: Brown, Jonathan W. - PDR
Subject: Please deny ORD 2018-325, ORD 2018-324 Inbox x

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To Richmond Planning Commission,

We're writing to express our opposition for Special Use Permit (SUP) ORD 2018-325, ORD 2018-324 to allow short term rentals (STR) of the property at 1412 Grove Ave. This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of 1412 Grove Ave, who is a non-primary residence, to host short term rentals and bypass all those efforts.

Additionally, allowing this type of SUP would set a bad precedent for other non-primary residence property owners to file SUPs resulting in a backlog of SUP requests and if any approved a patchwork of inconsistent and confusing STR activity for the city and neighborhoods.

Lastly, the neighbors of the property at 1412 Grove Ave have had issues with renters over the last few years when the owner was illegally hosting short term rentals and we got very little response when trying to work with the property owner to fix those issues.

We strongly suggest the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

We thank the Planning Commission for all your efforts to pass the recent STR regulation and we request that you **DENY** this SUP, so it doesn't come back for consideration in future.

Thank you.

Sincerely,

Beth Bailey and Bruce Green
1510 Grove Ave.

From: Echol Marshall <echol.marshall@gmail.com>
Sent: Monday, September 7, 2020 6:04 PM
To: PDR Land Use Admin; Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Gray, Kimberly B. - City Council; Bieber, Craig K. - City Council Office
Subject: Please do not approve SUP ORD 2018-325

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Dear Sirs and Madam,

I strongly urge you to disapprove of ANY short term rental permits where the owner is off-site. The tenant, or guest, of such a property is here in Richmond for a short time and very often would appreciate getting (or having access to) first-hand advice on shopping, sight-seeing, museums, etc...and an offsite owner cannot offer such amenities. I own and rent two residential, long-term, duplexes in Richmond. I live in Richmond. I have often thought of moving in to one unit and short term renting out it's other unit, mostly because I love Richmond and would like to interact with its visitors. I have a friend who rents out his "mother-in-law" garage apartment in Los Angeles for a nice bit of income and he is living this experience. He meets every guest, and they are mostly there for Disneyland or the Universal Studio tour, but they come to him for advice on directions, best time to go to the beach, great places to eat, etc. I, too, am immensely proud of my city and I think allowing owners--especially as exceptions to an approved restriction--to live far away reduces the value (for the city) of this type of rental.

Thank you for considering the opinion of a local resident and landlord.

--

Echol Marshall

cell: 804-398-8209

• *"Education is the ability to listen to almost anything without losing your temper or your self-confidence"*

-- Robert Frost

From: Warthen, Martha <mwarthen@hunton.com>
Sent: Friday, September 4, 2020 5:44 PM
To: Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR
Cc: John Albright; Jerry Beverage; Thomas Innes; zoning@fandistrict.org
Subject: RE: 1412 Grove Ave

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Mr. Brown –
The FDA is opposed to the SUP application that would allow 1412 Grove Ave. to be used as a tourist home.
Thank you.

Martha Warthen
President, Fan District Association

From: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Sent: Thursday, August 27, 2020 10:07 AM
To: president@fandistrict.org; zoning@fandistrict.org
Subject: 1412 Grove Ave

August 27, 2020

Martha Warthen, President
208 North Strawberry Street
Richmond, VA 23220-3411

RE: Special Use (New)
1412 Grove Ave
Richmond, VA 23220
W0000528031
SUP-024716-2017

Dear Martha Warthen,

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: September 8, City Hall, 900 East Broad Street, 5th Floor, 1:30 pm.
City Council: September 15, City Hall, 900 East Broad Street, Council Chambers, 2nd Floor, 6:00 pm.

Accessing the Meetings:

1. Access the meeting by phone

You may listen to the meeting (audio only) from your phone by dialing *67-804-316-9457 and when prompted, enter conference ID 407 039 326#.

2. Access the meeting online by computer, tablet or smartphone (audio and video)

To access the meeting via Microsoft Teams use the following link:

https://teams.microsoft.com/l/meetupjoin/19%3ameeting_ZGFjOGE4NzgtMzMwNi00ZjY1LTkwZWMtZjY4NDM1YTkyNWNk%40thread.v2/0?context=%7b%22Tid%22%3a%223f56d663-141b-4418-b66c326033ab9ce1%22%2c%22Oid%22%3a%22c1115ffb-3d40-4e1c-9c40-93a461510366%22%7d

3. Access the meeting online by computer, tablet or smartphone (audio only)

Audio of the meeting will be streamed via Legistar live online at the following web address:

<https://richmondva.legistar.com/Calendar.aspx>.

To listen to the meeting's live stream at the web address provided, find and click the link that reads, "In Progress" in the farthest right hand column entitled, "Video".

NOTE: This is a "listen only" option. Individuals accessing the meeting online via Legistar will not be able to participate in the meeting's public hearing(s).

Participating in the Meeting/Providing Public Comment:

1. Provide public comment regarding items on the agenda prior to the meeting Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@richmondgov.com in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 10:00 a.m. on Monday, June 8, 2020, will be provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

2. Provide public comment regarding items on the agenda during to the meeting. If you are accessing the meeting by phone or via Microsoft Teams and you would like to speak during the meeting's public hearing(s), you will be asked to do so during the meeting at the appropriate time, and the applicable time limits will be enforced.

The applicant has requested an amendment to remove a vacant parcel from the existing ordinance in order for the parcel to be developed in the future under R-6, Single Family Attached zoning standards. The petitioner should contact you regarding this proposal, if she has not done so already. The petitioner 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

From: Stephen Powelson <s.powelson@verizon.net>
Sent: Monday, September 7, 2020 7:37 PM
To: Brown, Jonathan W. - PDR
Subject: SUP for STR

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I own my home at [1508 Grove Avenue](#) and reside there full time. I am writing to express my opposition for Special Use Permit (SUP) ORD [2018-325](#), ORD [2018-324](#) to allow short term rentals (STR) of the property at [1412 Grove Ave](#). This SUP request has been in front of the Planning Commission multiple times over the last couple years, and has been continued while the City worked to pass STR regulations. With the recent efforts and success of the Planning Commission and City Council to implement citywide STR regulations, the Planning Commission should not consider an SUP that would allow the property owner of [1412 Grove Ave](#), who is a non-primary resident, to host short term rentals and bypass all those efforts.

The home owners in the Fan take pride in living in this beautiful historic area. We all work hard to keep our homes looking attractive and creating a sense of community. Many non-residents, like many landlords, will not care for their property as carefully as the resident homeowners do, and they will not suffer the consequences of having unvetted short-term renters who may not have the respect they should have for their neighbors.

Lastly, the neighbors of the property at [1412 Grove Ave](#) have had issues with renters over the last few years when the owner was illegally hosting short term rentals and there was very little response when trying to work with the property owner to fix those issues.

I strongly suggest the Planning Commission NOT Continue this SUP request, but instead **DENY** the SUP and let the new city STR regulations provide the path forward for Richmond short term rental activity.

I thank the Planning Commission for all your efforts to pass the recent STR regulation and request that you **DENY** this SUP, so it doesn't come back for consideration in future.

Stephen Powelson
[1508 Grove Avenue Richmond 23220](#)

Sent from my iPhone