

Ebinger, Matthew J. - PDR

From: Greg Holzgreffe <jgholzgreffe9@yahoo.com>
Sent: Thursday, December 31, 2020 10:38 AM
To: Brown, Jonathan W. - PDR
Cc: Sally Holzgreffe; Ebinger, Matthew J. - PDR; Jack Berry; Katherine J; Bieber, Craig K. - City Council Office; Pam and Duke Brizzolara; Katherine Jordan; Sara Luckert; Kevin McFadin; Dawn McFadin; Bieber, Craig K. - City Council Office
Subject: SUP 2515 Rear Hanover Ave. - Ordinance No. 2020-265

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.

Hi Jonathan,

This is our request for the approval of the SUP:

ADD TO THE SUP ORDINANCE

1. "Limit the occupancy of the single dwelling unit to 4 people" . Their design allows for two bedrooms.
2. "Repair existing cobblestone alley to existing or better condition upon completion of underground utilities and renovations and inspected by the City of Richmond. "
3. "Second floor limited to storage use only. No residential occupancy/bunk room permitted."
- 4."Change address to 203 Rear N. Robinson St (they own 203 N Robinson as well) rather than 2515 Rear Hanover Ave. " Much easier for the mailman and then we don't have to deliver their mail.
5. "All windows and doors on north elevation are to be fire-rated"
- 6."Drain all rain water from building roofs and land to the existing cobblestone alley." Presently roof runoff drains into the yard of 2515 Hanover Ave.

REMOVE FROM THE SUP ORDINANCE

1. "the option to use property as a short-term rental " (airbnb, corporate rental, etc.)

If you have any questions please give me a call - 804-221-3046.

Thanks Greg and Sally Holzgreffe
2515 Hanover Ave.

Ebinger, Matthew J. - PDR

From: Sally Holzgrefe <sallyholzgrefe@gmail.com>
Sent: Tuesday, January 26, 2021 12:03 PM
To: Dawn McFadin; Kevin McFadin; Jack Berry; Sara Luckert; Pam and Duke Brizzolara; Greg Holzgrefe; Warthen, Martha; Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR; Melissa Savenko; Katherine J
Subject: Our position on the 2515 Hanover Barn

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.

As residents of 2515 Hanover Avenue, our biggest concern is absentee ownership if they are allowed to use the barn for short-term rentals. It's too close to three of us neighbors, to have an endless stream of unaccountable persons in residence.

These are the conditions submitted previously for us to support the SUP:

ADD TO THE SUP ORDINANCE

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2. "Repair existing cobblestone alley to existing or better condition upon completion of underground utilities and renovations and inspected by the City of Richmond. "
3. "Second-floor limited to storage use only. No residential occupancy/bunk room permitted."
4. "Change address to 203 Rear N. Robinson St (they own 203 N Robinson as well) rather than 2515 Rear Hanover Ave. " Much easier for the mailman and then we don't have to deliver their mail.
5. "All windows and doors on north elevation are to be fire-rated"
6. "Drain all rain water from building roofs and land to the existing cobblestone alley." Presently roof runoff drains into the yard of 2515 Hanover Ave.

REMOVE FROM THE SUP ORDINANCE

1. "the option to use property as a short-term rental " (airbnb, corporate rental, etc.)

Best,
Sally & Greg Holzgrefe

Ebinger, Matthew J. - PDR

From: William Luckert <luckertzoo@me.com>
Sent: Thursday, December 31, 2020 11:49 AM
To: Greg Holzgrefe
Cc: Brown, Jonathan W. - PDR; Sally Holzgrefe; Ebinger, Matthew J. - PDR; Jack Berry; Katherine J; Bieber, Craig K. - City Council Office; Pam and Duke Brizzolara; Katherine Jordan; Kevin McFadin; Dawn McFadin; Bieber, Craig K. - City Council Office
Subject: Re: SUP 2515 Rear Hanover Ave. - Ordinance No. 2020-265

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Jonathan, we support those proposed changes in order to approve the SUP. Thank you

Will and Sara Luckert
2511 Hanover ave
804-514-2841

This message sent by Will Luckert's fat fingers. Apologies for typos

On Dec 31, 2020, at 10:40 AM, Greg Holzgrefe <jgholzgrefe9@yahoo.com> wrote:

Hi Jonathan,
This is our request for the approval of the SUP:

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5. "All windows and doors on north elevation are to be fire-rated"
6. "Drain all rain water from building roofs and land to the existing cobblestone alley." Presently roof runoff drains into the yard of 2515 Hanover Ave.

REMOVE FROM THE SUP ORDINANCE

1. "the option to use property as a short-term rental " (airbnb, corporate rental, etc.)

If you have any questions please give me a call - 804-221-3046.

Thanks Greg and Sally Holzgrefe
2515 Hanover Ave.

Ebinger, Matthew J. - PDR

From: Pam Brizzolara <pambrizzolara@aol.com>
Sent: Wednesday, January 27, 2021 12:23 PM
To: Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR; Katherine J; Bieber, Craig K. - City Council Office
Subject: Fwd: SUP 2515 Rear Hanover Ave. - Ordinance No. 2020-265

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Hello,

We reside at 2517 Hanover and have yet to comment on the SUP because we are fairly new to the neighborhood and just completed construction in our back yard. We agree with the additions to the SUP ordinance listed in the email below and would like to add that the draining is a very important point for us also as water drains into our yard as well. We are next door to the building and water gushes into our yard when it rains.

We are also concerned with the potential construction that will could hinder parking in our garage and spot in the back that we just remodeled as well as possible problems with utility installation.

We thank you for your time and hope that you will thoughtfully consider these additions before approving the SUP.

Thanks again,

Duke and Pam Brizzolara
2517 Hanover Ave

Begin forwarded message:

From: Greg Holzgreffe <jgholzgreffe9@yahoo.com>
Subject: SUP 2515 Rear Hanover Ave. - Ordinance No. 2020-265
Date: December 31, 2020 at 10:38:04 AM EST
To: "Jonathan.Brown@richmondgov.com" <Jonathan.Brown@richmondgov.com>
Cc: Sally Holzgreffe <sallyholzgreffe@gmail.com>, "Matthew.Ebinger@richmondgov.com" <Matthew.Ebinger@richmondgov.com>, Jack Berry <jackberry2500@gmail.com>, Katherine J <katherine.l.jordan@gmail.com>, "Craig K. - City Council Office" <Craig.Bieber@richmondgov.com>, Pam and Duke Brizzolara <pambrizzolara@aol.com>, Katherine Jordan <president@fandistrict.org>, Sara Luckert <luckertzoo@me.com>, Kevin McFadin <kevin.mc@fanworksdesign.com>, Dawn McFadin <dawn@fanworksdesign.com>, Craig Bieber <craig.bieber@richmondgov.com>

Hi Jonathan,

This is our request for the approval of the SUP:

ADD TO THE SUP ORDINANCE

1. "Limit the occupancy of the single dwelling unit to 4 people" . Their design allows for two bedrooms.
2. "Repair existing cobblestone alley to existing or better condition upon completion of underground utilities and renovations and inspected by the City of Richmond. "

3. "Second floor limited to storage use only. No residential occupancy/bunk room permitted."
4. "Change address to 203 Rear N. Robinson St (they own 203 N Robinson as well) rather than 2515 Rear Hanover Ave. " Much easier for the mailman and then we don't have to deliver their mail.
5. "All windows and doors on north elevation are to be fire-rated"
6. "Drain all rain water from building roofs and land to the existing cobblestone alley." Presently roof runoff drains into the yard of 2515 Hanover Ave.

REMOVE FROM THE SUP ORDINANCE

1. "the option to use property as a short-term rental " (airbnb, corporate rental, etc.)

If you have any questions please give me a call - 804-221-3046.

Thanks Greg and Sally Holzgreffe
2515 Hanover Ave.

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Thursday, January 28, 2021 9:53 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Special use permit 2515 Hanover

From: Matthew Kittrell [mailto:matthewkittrelldds@gmail.com]
Sent: Wednesday, January 27, 2021 9:12 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>; City Clerk's Office <CityClerksOffice@richmondgov.com>
Subject: Special use permit 2515 Hanover

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Hello, I live at 2502 Grove avenue. Ideally carriage houses are owner-occupied and accountable for what happens on the property. In this case they will not occupy the property so we're not thrilled. That's our biggest concern and if he can support that, we appreciate it.

Our requests:

1. Limit the occupancy of the single dwelling unit to 4 people. Their design allows for two bedrooms.
2. Remove the option to use property as a short-term rental (airbnb, corporate rental, etc.) We had an AirBNB party house on the block in the past and it was a disaster.
3. Repair existing cobblestone alley to existing or better condition upon completion of underground utilities and renovations. Do not allow gravel to be used in any driveway as it prevents the alley from draining
4. Second floor limited to storage use only. No residential occupancy/bunk room permitted.
5. Change address to 203 Rear N. Robinson(they own 203 N Robinson as well) rather than 2515 Rear Hanover. Much easier for the mailman and then we don't have to deliver their mail.
6. All windows and doors on north elevation are to be fire-rated
7. Drain all gutter water to the alley. Presently it runs into the yard of 2515 Hanover Ave

Thank you,
Matthew Kittrell

Ebinger, Matthew J. - PDR

From: PDR Land Use Admin
Sent: Monday, January 25, 2021 6:51 AM
To: Ebinger, Matthew J. - PDR
Subject: FW: Fan zoning

From: Nancy Everett [mailto:nancy.everett@vcimco.com]
Sent: Sunday, January 24, 2021 9:45 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Fan zoning

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.

As a resident of the Fan district I am writing to register my vote against any changes to the zoning requirements that would allow conversions of garages into apartments for rental use and resale. My objections are in regard to density and parking issues already faced by Fan residents.

Nancy C. Everett
1812 Park Avenue

Ebinger, Matthew J. - PDR

From: Patrick Warren <pwarren81@gmail.com>
Sent: Wednesday, January 13, 2021 12:24 PM
To: Bob Adams
Cc: Martha Warthen; Melissa Savenko; June Warren; zoning@fandistrict.org; Bieber, Craig K.
- City Council Office; Alice Tousignant
Subject: Decision needed on donation request to United Negro College Fund

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.

Bob (and Alice) - we are running short on time given the 2/1 city zoning meeting deadline. Im fairly sure, but maybe you know better if the media is going to be interested in hearing about how the HDAdvisers executives, highly active in section 8 housing in Virginia, will not make a small donation to UNCF, but has no problem asking his neighbors for an intrusive special zoning permit that is going to net him hundreds of thousands of dollars in capital appreciation gains overnight if approved?

Why can't a small portion of that gain (to be paid next time the garage is sold via a promissory note and lien on the property) not go to UNCF to show all the neighbors came together to fight for social justice and helped you approve the SUP to make a positive difference in our world?

Especially, given we all will bear the brunt of you essentially constructing a new house in the 200 year old alley - you don't live on this block, so I'm guessing you simply don't care about that?

This is the most sensible way to handle your request and to make our neighbors feel good about you developing our alley - while you live blocks away from the Construction disruption you are about to create. This is why the city has specific rules around detached garages being zoned differently and owned by different owners than the houses in front of them. Your ask to change that w SUP is a big one, and you need to make a gesture of goodwill to help the neighbors get comfortable with your position (and the Jack hammers and saws and air nail guns we will be dealing w for months ahead if your SUP is approved). Mayor could be interested in this as well as the Gov given the section 8 funding HD seeks and is active in raising?

Wonder what makes it a "special" use permit? Is it bc you are white and rich and have fast lawyers? Did minority and women owners have equal access an opportunity to convert their garages to rental units for extra income given the Richmond 300 zoning changes? You site RVA 300 master plan update as the reason for resubmitting your SUP application that is very similar as the one that was denied in 2018? Did the FDA and city zoning publish and make the community aware this is a new option of garage to apartment conversions for additional income for all fan residents? Not just the well-connected with the ass lawyers? I did an informal survey and none of the owners knew that was a new option given the FDA's new interpretation of the RVA 300 zoning rules. I've said in the past and I'll say it again, I think theFDA has significant legal exposure for rushing this thru for Bob just because he knows all the players on your zoning committee board as was demonstrated in 2018 and I'm sure the discoverable emails will show. Please do not delete them.

We will be moving forward w maximum transparency on these important safety issues of garage conversion to apartments for all fan residents in short order if I don't hear from you on the donation to UNCF request.

Yours and Alice silence on the donation request to UNCF speaks volumes, and is deafening to many. Wonder how your HD adviser employees will feel about their boss not making that contribution to share a small amount of the guaranteed upside with minority education scholarship nonprofits? Why do you have all those BLM flags on your 201 N Robinson building if you will not make a small contribution to Black childrens' Futures for college especially when it's out of guaranteed profit? It's a real shame you want to put our Fan community thru what you did in 2018 all over again — all in the name of a buck (and conducted thru more Board cronyism as was shown in 2018).

It is my view and many of our neighbors, that it's mighty Scrooge of you to not share some of the upside w social justice causes given the history of Richmond's dirt and racist land use history that we all know. Many benefited from it - you more than me - and it would be nice to see folks do the right thing in lieu of recent national events - and a SUP request that is going to create hundreds of thousands of dollars in capital appreciation value to the dirt alone the instant it is approved (and requires significant construction disruption to our neighborhood block on 2500 Hanover and Grove as well as our consent to move the SUP request forward).

My phone number is 813.215.2828 if you would like to discuss. Though I'd prefer to keep this on email. Please do get back to us with your decision in short order. Time is not on our side with the city 2/1 zoning meeting only 2 weeks away - and the FDA having not planned or set any of its formal review cmte or board review meeting times and locations that are required before it can issue its recommendation to the city.

I'm prepared to move forward on whichever path you chose. Do let me know as soon as you can on what you decide on if you think making a donation to a social justice cause is a good way to bring the neighbors together behind you, and support your significant SUP request to encumber our right to peaceful enjoyment of our homes for months of alley construction. Given that section 8 housing capital raising has been good to your family and your company - it seems like a nominal donation to UNCF would be a no-brainer for you to get this project SUP approved. If you decide not to make the donation, I plan to contest the SUP with all legal means available.

No one likes jackhammers, air nail guns, and grinders cutting 200 year cobblestone alleys happening in a neighborhood that when we purchased our homes, we did not realize that was a risk of a new house being developed right behind our houses. It's time for you to do the right thing and share some of the upside with disenfranchised groups if you want us to go along with your SUP request.

Please do the right thing and earn the right thru your actions to fly those BLM flags you have all over your other building on 201 North Robinson St. Otherwise some might conclude it could be the actions of a hypocrite, rich white developer, but I guess that's for public opinion to decide? Do let me know if the UNCF donation and naming the community garden for it is a workable solution? If I don't hear back, I will assume you and Alice decided you did not want to support the United Negro College fund by donating a portion of the capital appreciation you're going to get through this SUP application, if approved. That's fine too we can go that route if that's what you want to do. Please let me know.

Happy new year,

Patrick W. Warren
2521 Hanover Ave