

**From:** Brown, Jonathan W. - PDR  
**Sent:** Monday, April 19, 2021 8:34 AM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** FW: SUP 109 N. Plum St. April 19,2021

This letter, for 109 N. Plum St. arrived on Friday. They are requesting no short or long term rental be applied for future owners.

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

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**From:** Jim Moore [<mailto:jmoore@cblaw.com>]  
**Sent:** Friday, April 16, 2021 11:07 AM  
**To:** Brown, Jonathan W. - PDR <[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)>  
**Cc:** Jane Carlson <[enajc@icloud.com](mailto:enajc@icloud.com)>  
**Subject:** SUP 109 N. Plum St. April 19,2021

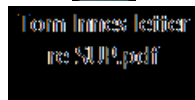
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I am a resident at 110 N. Plum Street. I have reviewed the comment submitted by my neighbor Tom Innes, expressing concern that the SUP contain an express prohibition against both short term and long term rental of the proposed garage residential unit by the current owners or any future owners. I fully agree that there is a need to clearly and expressly restrict the unit's use so as to prohibit short term and long term rental by the current owners or any future owners. Thank you for taking this comment into consideration.

*James E. Moore*  
**[CHRISTIAN & BARTON LLP](#)**  
ATTORNEYS AT LAW  
901 East Cary Street, Suite 1800  
Richmond, Virginia 23219  
804.697.4127 tel  
804.697.6127 fax  
[jmoore@cblaw.com](mailto:jmoore@cblaw.com)  
[www.cblaw.com](http://www.cblaw.com)

**From:** mtchat@verizon.net  
**Sent:** Sunday, April 18, 2021 4:31 PM  
**To:** Brown, Jonathan W. - PDR; PDRLanUseAdmin@richmondgov.com; Ebinger, Matthew J. - PDR  
**Cc:** carrj@vcu.edu; cavcarr1@gmail.com; zoning@fandistrict.org; president@fandistrict.org; tom@tominnes.com  
**Subject:** Ordinance No 2021-083, 109 N Plum Street, 23220

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Members, Planning Commission:

As the owners of 105 N. Plum Street, we would like to lend our support to the reasoning and position regarding future rentals taken by Tom Innes with respect to the application for a Special Use Permit submitted by Julia and Bryan Carr. A copy of Mr. Innes's letter is attached.

Accordingly, we oppose approval of the Special Use Permit unless wording from the applicants' letter that was circulated to the neighbors is added to Section 3 of the proposed ordinance through modification of items (f) and (g) of that proposed section. We suggest that those items be changed to read as follows:

(f) The accessory building shall not be used for short-term rental purposes, including without limitation, as an AirBnB or VRBO rental. A short-term rental, for purposes of this ordinance, means a rental for a period of 30 days or less.

(g) The accessory building shall not be used for long-term rentals. For purposes of this ordinance, a long-term rental shall mean a rental that is not a short-term rental.

Thank you for your consideration of our position on this matter.

Respectfully submitted,

Teresa and Mark Hathaway

**From:** Jane Carlson <jhcplum@aol.com>  
**Sent:** Friday, April 16, 2021 4:05 PM  
**To:** Brown, Jonathan W. - PDR; PDR Land Use Admin; Ebinger, Matthew J. - PDR  
**Cc:** cavcarr1@gmail.com; carrj@vcu.edu; zoning@fandistrict.org; president@fandistrict.org  
**Subject:** Ordinance No 2021-083, 109 N. Plum Street, 23220 SUP Request

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Members of the Planning Commission:

I am writing you today in regards to the SUP request for the construction of an "accessory building" on the property of Bryan and Julia Carr at 109 N. Plum Street (the first item on your April 18th meeting's consent agenda.) Our R-6 Zoning District does not permit accessory dwelling use according to the staff report and this request also requires an SUP regarding lot area, height, and yards. In conversations with the Carr's and in letters and documents they have shared with me and other neighbors over the past year, they made it very clear that the apartment in the new building would ONLY be used by their family. I am not opposed to the SUP request to the Zoning Department and the Planning Commission, IF, it clearly states that this accessory building unit will not, and cannot be rented.

The Carr's are good neighbors and friends and I have no reason to question their stated intent to use the dwelling space for family only. However, using this space as a rental unit whether it be short-term, longer-term rental, Air B&B or similar business going forward is a a major concern. I would ask that the SUP clearly state that the proposed accessory building will be able to be used only by the owner(s) and their immediate family members.

Please consider moving the SUP request from the April 18th meeting's consent agenda and amending the language of the ordinance and SUP to state that any use of the accessory building other than by family members is not allowed, as well as what the penalty/sanction will be if the owner is in violation.

I appreciate your consideration of this request.

Sincerely,

Jane Carlson  
111 N. Plum Street  
Richmond, VA 23220  
804-358-4369

cc: Fan District Association  
Bryan and Julia Carr

**From:** Thomas Innes <tom@tominnes.com>  
**Sent:** Monday, April 19, 2021 9:58 AM  
**To:** Bryan Carr  
**Cc:** Terry and Mark; carrj@vcu.edu; jhcplum@aol.com; Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR; PDR Land Use Admin; president@fandistrict.org; zoning@fandistrict.org  
**Subject:** Re: Ordinance No 2021-083, 109 N. Plum Street, 23220 SUP Request

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Members Planning Commission and Concerned Neighbors,

This request by the Carrs is consistent with my understanding of their intent all along. This is a Guest House for family and friends that come to visit and that the issue that needs to be put in place is the prohibition on both long and short term rentals to anyone or entity.

As stated earlier, I do not have a concern with the Carrs, but want to confirm that no future owner will be able to rent the guest house under any terms and conditions.

Thanks in advance for your assistance in making this happen.

Tom Innes  
1501 Grove Avenue

On Mon, Apr 19, 2021 at 7:44 AM Bryan Carr <cavcarr1@gmail.com> wrote:

Dear Members of the Planning Commission ~ My wife, Julia, and I want to offer our input to the discussion re the ordinance associated with our SUP Request. As our letter accompanying the SUP application stated we have no intention to rent the guest house either short term or long term. With only two bedrooms in our main home we are seeking additional space for a studio and for our invited guests who will visit on occasion. These guests could be family or friends.

We have no objection to amending the language of the ordinance to reflect these wishes and would defer to the planning commission and city staff to draft the ordinance to best protect our interests as well as those of our neighbors. The definitions that the Hathaways offered in their correspondence to the Commission may offer a way forward. We would, however, take exception to any changes to the ordinance that specifies the category of guest we could invite to stay in the guest house (e.g., immediate or extended family only).

Thank you for taking the time to consider our feedback and that of our friends and neighbors.

Best, BC

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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 the Commonwealth of Virginia**

***What can we do for you today?***