



April 22, 2021

Matthew Ebinger, AICP
Acting Principal Planner, City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219

RE: SUP – Parcel No. E0000336001 - File No. 080971-2020; 520 N. 25th Street

Dear Mr. Ebinger:

At the April 20, 2021 meeting of the Church Hill Association (CHA), held via Zoom, the membership reviewed and discussed the Special Use Permit application for the subject property to allow the applicant to exceed the square footage dedicated in the R-63 zoning for a corner commercial building. Over several months of discussion, the owner agreed to supplemental these supplemental conditions to be a part of the Special Use Permit:

1. Installation of a bike rack for at least 8 bicycles shall be provided on the property subject to City Old & Historic District Guidelines
2. The capacity of the interior of the building shall be limited to 200 patrons
3. Screening for outdoor equipment and the storage shed to be built shall be subject to City Old & Historic District guidelines

Our membership did review and discuss the application and voted to support this request, which includes these above supplemental conditions. The membership did clearly understand that the 200-patron occupancy limit is a total which includes the 48 outdoor dining seats.

Thank you in advance for including our letter of support for the Trapezium Blendery SUP application.

Sincerely,

Alli Alligood
President



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address: 520 N 25th Street

Special Use Permit - Parcel No. E0000336001 - File No. 080971-2020

Association Name: Church Hill Association of RVA

Please Check Appropriate Boxes:

The Association's (check one) [X] Membership or [] Board met on April 20, 2021
and voted to [] Oppose [X] Support [] Take no position on this proposal.

This Association does not intend to consider this issue because:

Was a representative for the proposal present? [X] YES [] NO

Other comments: The applicant met with the CHA over several months and responded to
our concerns related to screening a proposed accessory building, including a provision for
storing bicycles (alternate form of transportation other than a car, and addressed concerns of
the CHA and immediate neighbors and agreed to limit the building's occupancy to
200 people (including any exterior seats).

Alli Alligood Print Name President Title
Ali Alligood Signature 4/22/2021 Date

Please send to:

Matthew Ebinger, AICP - Acting Principal Planner

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