

May 8, 2021

To Whom It May Concern,

The Westover Hills Beaver Boosters (PTA) thanks the Trailside Treehouse for their generous donation to our 2019 Westover Hills Carnival PTA Raffle. It was a popular and highly sought after prize. We appreciate their continued and ongoing support of our school and our community.

Thank you for your support of the Trailside Treehouse!

Sincerely,

Jody Lyle

Jody Lyle, Beaver Boosters President 2018-2020

August 7, 2020

To Whom It May Concern,

My name is Theresa Gibbons. I am writing in support of the application for a Special Use Permit submitted by Ms. Carrie Rogers for the treehouse located on her property at 5005 Riverside Drive in Richmond. I own the property at 5002 Riverside Drive, which is located across the street and approximately one door east of Carrie's treehouse.

I support Carrie's application for two reasons in particular. First, in the nearly two years that I have owned my house, I have never had any problem associated with Carrie's use of the treehouse as a short term rental. In fact, I have not even noticed STR renters coming or going. Had I not been informed by Carrie herself that she managed an active STR on the property – information she provided so that, if there ever was a problem, I could contact her directly – I never would have known despite my property's close proximity to hers.

Second, Carrie has proven to be an especially friendly and helpful neighbor. Shortly after I purchased my house, she dropped by with cookies and, while standing on my front porch, noticed the smell of natural gas. I was not at the house, and although we had never met she managed to contact me and I was able to have the problem identified and corrected. In addition, Carrie was the person I trusted to keep an eye on my house during my frequent travels prior to the coronavirus lockdown. I believe that Carrie's friendliness and concern for her neighbors and neighborhood is an important factor in positively evaluating her request for a Special Use Permit.

Please do not hesitate to contact me at 415-608-3470 if I can provide any further information in support of Carrie's application.

Sincerely,

Theresa A. Gibbons

Rita Root 5007 ½ Riverside Drive Richmond, Va. 23225

August 4, 2020

Attention
Richmond City Council

This letter is written in support of our neighbor, Carrie Roger's Treehouse , as an Air B&B !

I find the construction charming and a vehicle for a family with children to take time from their ordinary life to come together by spending time in the midst of nature with a little comfort !

We live one house away from Carrie's and can see the Treehouse from the back of our house, and other than a few lights, guests are almost invisible to us !

I welcome and support this type of lodging in our neighborhood !

Sincerely,

Rita Root

Jackie Kelley
5008 Riverside Drive
Richmond, VA 23225
(804) 814-0586

December 21, 2020

Dear Richmond City Council Members:

I write today in support of the Trailside Treehouse Airbnb at 5005 Riverside Drive. Our home is directly across the street from the treehouse. We have never had an issue with anything related to having a rental there. In fact, we have met guests several times when they asked for directions or just walking or riding by. All were courteous and mindful that they were in a neighborhood.

The treehouse offers a safe place for visitors to stay to enjoy all that Richmond has to offer, especially during this unsettled time. I know that Carrie and Josh provide ideas for supporting restaurants and stores in the neighborhood as well as maps for walking, hiking, and biking around the city. I'm certain that the guests with families go to Maymont, Belle Isle, museums, and many other Richmond treasures during their stay.

Please feel free to contact me should you need any further information.

Regards,
Jackie Kelley

Saunders, Richard L. - PDR

From: Afton Grossman <appiehokiern@gmail.com>
Sent: Wednesday, May 5, 2021 9:53 PM
To: Ebinger, Matthew J. - PDR
Cc: Larson, Kristen N. - City Council; Saunders, Richard L. - PDR; shawbelt@gmail.com; Lory.markham@onesouthrealy.com
Subject: Trailside Treehouse

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To whom it may concern:

My name is Afton Grosman and I am writing to sing the praises of the Trailside Treehouse and her amazing owners, Carrie and Josh. I am a labor and delivery nurse by profession but I also spend much of my time volunteering for a local organization that is very near and dear to my heart. Connor's Heroes was founded in 2006 as a salute to Connor Goodwin, who triumphed after 2-1/2 years of cancer treatment as a preschooler, Connor's Heroes developed out of one family's struggle with childhood cancer. Among other duties, I have, for many years, been the Chair (or Co-Chair) of the Silent Auction Committee for their annual fundraiser, the Heroes Art Ball. In this role, much of my time is devoted to asking local and national donors to provide items for our silent and live auction. It can, at times, be difficult to procure unique items that will raise substantial funds to help our local pediatric cancer-fighting superheroes and their families. Carrie and Josh have always jumped at the chance to provide a night of local adventure in their backyard oasis.

Over three years of participation, the Trailside Treehouse Experience has raised well over \$1,200 to help Connor's Heroes support our patients and their families. Each year it remained a highly sought-after item as it is local and allows visitors to explore hidden gems within their own backyard. Winning bidders were always delightfully overwhelmed with the experience of relaxing in a tree-top bungalow that transported them directly back into their own childhoods. There is truly nothing else like it in Richmond. We (and our many gala attendees) were so disappointed that the Treehouse could not be included in our 2020 (online only, thanks COVID) fundraiser due to the restrictions placed upon Air BNBs.

Carrie and Josh work so hard to maintain their Treehouse to keep it safe and clean without neglecting the most important part, the childlike fun, and whimsy that the 'TT' elicits the moment you lay eyes upon it. So many of our local Air BNB owners are so generous with their properties when it comes to supporting local charities. It would be such a loss, not only to the entire RVA community but especially to local non-profits like Connor's Heroes who rely so much on the generosity of donors to support their fundraising efforts. Please consider all of this when making a decision on the matter of the upcoming ordinance.

Thank you so much,
Afton Grossman



WESTOVER HILLS

neighborhood
association

August 13, 2020

Department of Planning and Development Review
900 E. Broad Street
Richmond, Virginia 23219

Dear Planning Commission and City Council:

I'm writing to express support of the Trailside Treehouse, located at 5005 Riverside Drive and operated by homeowners Carrie and Josh Rogers.

The treehouse is located off the road and is only visible from Westover Hills Boulevard during winter months when leaves have fallen from the trees. We have received no complaints regarding the Treehouse.

The treehouse also supports our other neighborhood businesses through their "Neighborhood Perks" program, which encourages treehouse guests to patron our neighborhood's shops and restaurants. Many of our local restaurants participate in the treehouse's "perks" program by offering a small discount or complementary item in exchange for treehouse guests' patronage of their businesses.

I'd encourage you to accept the Special Use Permit for the Trailside Treehouse. Please don't hesitate to reach out with any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Ashley Hall". The signature is fluid and cursive.

Ashley Hall
President, Westover Hills Neighborhood Association

Saunders, Richard L. - PDR

From: carrie rogers <trailside-treehouse@gmail.com>
Sent: Wednesday, May 5, 2021 2:28 PM
To: Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR; Lory Markham; Larson, Kristen N. - City Council
Subject: Fwd: Letter of support

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A letter of support...

(804) 855-7989

Begin forwarded message:

From: Rachele Roberts <Racheleroberts4@gmail.com>
Date: May 5, 2021 at 1:31:44 PM EDT
To: carrie rogers <trailside-treehouse@gmail.com>
Subject: Letter of support

As a neighbor and real estate investor who owns 4 properties within 2 miles of the Trailside Treehouse I want to offer my support as the neighborhood desperately needs short term accommodations. The Trailside treehouse offers both an experience and a unique place to stay on a river and trail front 5 acre parcel that would otherwise go unseen. The family nature of the accommodations also falls in line with the feel of the neighborhood which is mostly long term residents and families. I think the Rogers are very conscientious of the neighborhood and want to do nothing but promote the best of the city.

Best Regards,
Jeffrey and Rachele Roberts
949 Bradley Lane
8049439338

Saunders, Richard L. - PDR

From: Jennie Shaw <jennie.shaw@joynerfineproperties.com>
Sent: Wednesday, May 12, 2021 11:17 AM
To: Saunders, Richard L. - PDR
Cc: Ebinger, Matthew J. - PDR; Larson, Kristen N. - City Council;
Lory.markham@onesouthrealty.com; Carrie Belt Rogers☺
Subject: Re: In Support of the Trailside Treehouse

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Of course -
Jennie & Travis Shaw
5202 Riverside Drive
Richmond, VA 23225

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Jennie Barrett Shaw, Associate Broker



Joyner Fine Properties
319 Maple Avenue | Richmond, Virginia 23226
jennie.shaw@joynerfineproperties.com
Office: [804.545.6347](tel:804.545.6347) | Mobile: [804.399.9190](tel:804.399.9190)
Licensed in the Commonwealth of Virginia



On Wed, May 12, 2021 at 10:49 AM Saunders, Richard L. - PDR <Richard.Saunders@richmondgov.com> wrote:

Thank you Ms. Shaw. This is being documented for the record. Could you also write your specific address for the record?

From: Jennie Shaw [mailto:jennie.shaw@joynerfineproperties.com]
Sent: Wednesday, May 12, 2021 10:06 AM

To: Ebinger, Matthew J. - PDR <Matthew.Ebinger@Richmondgov.com>; Saunders, Richard L. - PDR <Richard.Saunders@richmondgov.com>; Larson, Kristen N. - City Council <Kristen.Larson@richmondgov.com>; Lory.markham@onesouthrealty.com
Cc: Carrie Belt Rogers☺ <shawbelt@gmail.com>
Subject: In Support of the Trailside Treehouse

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.

Dear Members of the Planning Commission:

I am writing in support of Carrie and Josh Rogers' Airbnb, "The Trailside Treehouse," as both a real estate broker and neighbor. I live two blocks away from their property, and I can say with complete confidence that the presence of this rental has not negatively impacted my daily life or enjoyment of our neighborhood. In fact, the opposite is true! The Treehouse is a part of our neighborhood, and is to be cherished.

I imagine most Treehouse guests come from out of town, but I personally know families who have visited from literally a mile across the river, looking for an outdoor family getaway. I know others who live in Chesterfield and have come for an adventure in theCity that feels safe, where the owners can guide them to explore our parks system. What an amazing and creative way to bring people to the city! This place is truly a gem, and I believe it brings awareness, and allure to Westover Hills and the Riverside Drive community.

From a real estate perspective, this property has absolutely zero negative impact on property values; in fact, the reverse may be true. Property values in Westover Hills are soaring in ways we have never seen before. The Treehouse property basically shows people how great the neighborhood is, how great the trail system is, and how great it would be to live here. I liken the Treehouse to other new businesses in the area that make Westover Hills a fine place to live, including new restaurants and a brewery. This is NOT a corporate housing/money-making theme. This is a family, introducing other families to the richness that is our city and its outdoor treasures.

I am not personally aware of the specific opposition to this rental, but I would venture to say it is more of a personal issue than an actual reasonable opposition. I appreciate your careful attention to this matter, and please feel free to reach out to me for additional comments or questions.

Sincerely,

Jennie Shaw

--

Jennie Barrett Shaw, Associate Broker



Joyner Fine Properties
319 Maple Avenue | Richmond, Virginia 23226

jennie.shaw@joynerfineproperties.com
Office: [804.545.6347](tel:804.545.6347) | Mobile: [804.399.9190](tel:804.399.9190)

Licensed in the Commonwealth of Virginia



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.

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May 20, 2021

To whom it may concern,

My name is Matt Perry and I am the President and Co-Owner of Riverside Outfitters. I am writing in support of Carrie Rogers obtaining a special use permit for the operation of her treehouse Air BNB. In my interactions with that operation, it is clear to me that Carrie is running a unique and reputable business that adds value to our neighborhood. Please feel free to contact me with any questions.

Sincerely,

Matt Perry
President/co-owner, Riverside Outfitters



5/10/21

From: Patrick Griffin

Owner | RVA Paddlesports | 1320 School Street | Richmond | Virginia | 23220

To: Richmond City Planning & Development Department

We would like to express our support of Trailside Treehouse in their receiving of a special use permit. Many of their guests book trips with us during their stay in Richmond and they are a wonderful business partner that we look forward to continuing to work with in the future.

Thank you, and feel free to contact me if you have any questions.

Sincerely,

Patrick Griffin, RVA Paddlesports Owner

804-898-0697



“Blue Sky is on a mission to provide transformational experiences for urban youth through outdoor education.”

P.O. Box 8108
Richmond, VA 23223
(804) 410-4273
www.blueskyfund.org
info@blueskyfund.org

May, 12, 2021

To Whom It May Concern:

Blue Sky Fund enthusiastically supports the approval of a Special Use Permit for Josh and Carrie Rogers to operate an Airbnb from their secondary dwelling. The Rogers have been faithful supporters of not just Blue Sky Fund, but several other youth-serving and outdoor-focused organizations in the local Richmond community. They have supported Blue Sky Fund both financially with annual donations, as well as with the use of their property and space for staff retreats. They also make their property available to leverage during fundraising auctions and raffles.

Their property is a true Richmond gem, with it's convenient access to the James River Park system and the river – it truly showcases all our city has to offer and it is important to be able to share that experience with others and attract people to the area. Blue Sky Fund is grateful for their generosity, in so many ways, and willingness to open up their property to share with others in the community!

Sincerely,

Amanda Godbold Payne
Executive Director

Board of Directors

Deborah Edwards, President
Sallie Pruitt, Vice President
Margo Webb, Secretary
Darin Moore, Treasurer
Kim Bailey
Bernly Bressler
Sheri Crowell
Emily Gottwald
Sally Hunnicutt
Austin Jones
Brad Nott
Jummai Sarki-Hurd
Carl Sorensen
Andy Thompson
Ty Toepke
Logan Vetovec

Executive Director

Amanda Godbold Payne



Dear Sir or Madame,


I am writing you to tell you what good neighbors Carrie and Josh Rogers are to the James River Park System and, frankly, the City of Richmond.

The Rogers have gone above and beyond to make their property available for use by James River Park visitors traveling along the Buttermilk Trail. They spent years working with the City to craft an easement that allows mountain bikers, runners and walkers to use those parts of the trail that cross in and out of the James River Park and their property. Thanks to the Rogers, Park visitors can use the James River Park more safely, since the easement goes under the south side of the Nickel Bridge - eliminating the need for Park visitors to cross Westover Hills Boulevard and dodge cars coming on and off the bridge. I find it extraordinary that these property owners are so willing to share their land for the enjoyment of people they don't even know, just so they can enjoy the wonder of being outside.

In addition to being generous with their land, the Rogers consistently show their commitment to the community with financial donations. Their regular donations to the Friends of the James River Park have helped us with our mission - to protect, preserve and enhance the James River Park System. The 600+ acre Park system had over 2 million visitors in 2020. These visitors come from all over the City and the outlying counties. Financial donations like theirs allow us to do so much more with this space, including programming for Richmond Public Schools children and the underserved communities in our area.

I appreciate the opportunity to tell you how much the Friends of the James River Park value the Rogers and their generosity. Their positive impact on our river community is significant.

Very truly yours,



Mary Kay Martin
President, Friends of the James River Park

Saunders, Richard L. - PDR

From: Carrie Rogers <shawbelt@gmail.com>
Sent: Tuesday, July 13, 2021 8:49 PM
To: Saunders, Richard L. - PDR
Subject: Fwd: Trailside Treehouse support

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I know it won't be in the commissioner packet, but it's official...

(804) 855-7989

Begin forwarded message:

From: Kristin Friedline <kristin@friedline.net>
Date: July 13, 2021 at 4:21:33 PM EDT
To: Shawbelt@gmail.com
Subject: Fwd: Trailside Treehouse support

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

From: **Kristin Friedline** <kristin@friedline.net>
Date: Tuesday, July 13, 2021
Subject: Trailside Treehouse support
To: Kristen.larson@richmondgov.com

I am writing in support of the Special Use Permit for the short term rental of The Trailside Treehouse. The Treehouse resides on the owners' 5 acre property as an auxiliary structure. Guests to the Treehouse also have access to some portions of the owners' main home. While this doesn't fall under the current guidelines for short term rentals, as a neighbor I support the approval of this rental space and encourage the city to consider updating the short term rental ordinances to allow other similar auxiliary and hybrid structures. Guests to the Treehouse should not negatively impact neighbors, as the structure is immediately adjacent to the owners' main home on a very large plot of city land. With only a few guests able to be accommodated at a time, parking and traffic to the location are not a concern.

The Treehouse has very easy access to the James River Park System and is in an excellent position to increase awareness of the tourism opportunities to the City of Richmond's natural spaces. Tourism is a benefit to all city residents and the parks and river system is an asset that has only recently been appreciated as a destination for visitors. The owner hosts are also wonderful stewards of the park system and the Westover Hills neighborhood vicinity, offering information on hiking and river exploration, bikes for neighborhood transportation and encouragement to support local small businesses.

This property is an obvious asset to the neighborhood and city and I encourage the Council to provide appropriate special permitting so the owners can continue to rent it in the responsible and non obtrusive manner they already are. In addition I am in support of reevaluating the current regulations to allow the rental of other appropriate auxiliary or hybrid structures on owners' properties. Travelers seek out and enjoy these unique accommodation opportunities and the influx of these guests can be economically beneficial and improve the image of tourism in the City of Richmond.

Sincerely,
Kristin Friedline
5011 King William Rd.
Richmond VA 23225

Saunders, Richard L. - PDR

From: Adam Carter <adam.penn.carter@gmail.com>
Sent: Sunday, July 18, 2021 7:37 AM
To: Saunders, Richard L. - PDR; Ebinger, Matthew J. - PDR
Cc: Larson, Kristen N. - City Council
Subject: Trailside Treehouse Hearing

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Mr. Saunders and Mr. Ebinger -

I am writing in support of Josh and Carrie Rogers in their pursuit of a special use permit for the "Trailside Treehouse". I have reviewed the staff report and the letters you have already received related to this request. I am very encouraged that the staff recommendation is to approve the special use permit request - a recommendation I support.

As a lifelong resident of Westover Hills and current resident of 5308 Riverside Dr, I've watched our neighborhood grow and change over the past several decades. Over the last 10 years, we've seen a rebirth in Westover Hills as an incredible influx of families have moved into the neighborhood, investing in the homes and schools and bringing energy to the streets and sidewalks. The rising popularity of the River and the Park System has been a big part of this, as many people have moved here to be closer to the hiking, mountain biking, fishing and other activities the River offers. Most folks don't live in the neighborhood, though, and it is always amazing to me to see the cars lining the street each weekend as scores of people - mostly college kids & younger adults - head down to enjoy the time on the rocks and experience a bit of the magic of the James River.

I think the Trailside Treehouse offers families a unique opportunity to experience the River in a safe, controlled way that is very similar to the life that those of us who live in the neighborhood do. It provides such a tremendous draw for those who are curious to learn more about the Park System and explore the River, while also providing the magical experience of sleeping in the trees. Additionally, it is an introduction to Westover Hills and the surrounding shops - an area that is a hidden gem in the city (in my opinion).

The unique thing about the Treehouse is that it is so isolated from the rest of the neighborhood that you wouldn't even know it is there. I frankly think that is part of the draw for visitors, but it is a reality for those of us who live here. Unlike the folks that go down to the rocks everyday, parking all along our streets and then making a joyful noise as they come back up after a long day enjoying themselves, the treehouse guests head down the driveway and really aren't seen or heard from again. The size of the lot and relative location help in this regard, I'm sure, as do the family-oriented nature of the guests.

The Treehouse is one of the many things that truly makes Westover Hills, and Richmond, unique. I'm proud to have it in my neighborhood.

Thank you,

Adam Carter

Adam P. Carter
5308 Riverside Drive
804.426.1661