

3912 Moss Side Avenue  
Richmond, VA 23222

March 2021

Dr. Kevon Vonck, Acting Director  
Mr. David Watson, Senior Planner  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219

Good day Sir,

I am the president of the Washington Park Civic Association. I am writing to address the property at 801 Lincoln Avenue owned by Mr. Ryan Robertson.

We are discussing the two permits issued below:

Permit 1 – BLDR – 058912 -2019 –the cost was \$7,800. 00. Value: 0

This original structure was a two – story wood frame house with a front porch. Supposedly, there were renovations to be made with this permit, that did not happen. It was torn down instead. Does this permit cover two separate orders, renovation and demolition?

Permit 11 – BLDR -058912 – 2019 – the cost was \$65,000. Value: \$151,507.20

Mr. Robertson is requesting a SUP to add an additional unit to the original house blueprint. There are several issues that the association has with this permit, they are stated below.

- A. He had already completed work on the original site to build the first structure & halfway completed work on the second story addition over the two - car garage before soliciting our approval. He then contacts me writing for our support and expecting us to agree.
- B. He states early on he was not aware of our organization.  
This association was organized in 1967 by Dr. Roy West, former mayor and others. We are registered with the city of Richmond. We are actively involved in all city projects with other associations to preserve, protect and improve the status of living for residents in our neighborhood. Normally we meet from September –May. We discuss all current issues pertinent to the residents. Our members pay dues yearly.
- C. We have spoken to his neighbors. Some immediate neighbors on Lincoln Avenue are our members, they have not had any conversation with him about this topic These residents include Ms. Breanna West, Esq., Mrs. Anne Soffe, local realtor, Ms. Brandee Green, Mrs. Claudia Cooper Davis (family owns brick home beside it) to name a few.
- D. We have concerns as to whether this house complies with the City of Richmond Zoning Ordinances given its huge gargantuan size.

According to Attorney West, we need clarification from someone on your staff to advise:

1. Does the structure comply with all zoning ordinances?
2. Did the owner use all proper channels to have all building permits approved?
3. How was a second permit obtained for an addition when the first structure was demolished?

- E. Lastly, quoting our civic members. This structure dwarfs and is massive compared to houses on both sides and all other homes in the community. It looks out of character and changes the total appearance. Members comment they like our community the way it is, go and build somewhere else, he thought we would not object, would he have done this in another neighborhood, our property values may rise with construction of this monstrosity.

If this is permitted to happen, then others can purchase property, move in and do the same thing. In summation, all fifty-two plus dues paying members of this organization are strongly opposed & object to this project moving forward.

We look to hear from you for further assistance in settling this matter.

Sincerely,

*Brenda Dabney Nichols*

Mrs. Brenda Dabney Nichols,  
President—WPCA

2010 Author -African Americans of Henrico County (1863-1963)

804.321.2718

bcdn39@verizon.net