

**List of addresses for letters regarding 1903 East Marshall Street Re-zoning****Richmond City Council Members**

The Honorable William J. Pantele, President  
Representative, District 2  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable Bruce W. Tyler  
Representative, District 1  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable Katherine C. Graziano  
Representative, District 4  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable Ellen F. Robertson  
Representative, District 6  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable Douglas G. Conner, Jr.  
Representative, District 9  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable Delores L. McQuinn, Vice-President  
Representative, District 7  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable Christopher A. Hilbert  
Representative, District 3  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable E. Martin Jewell  
Representative, District 5  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

The Honorable Reva M. Trammell  
Representative, District 8  
900 East Broad Street, Suite 200  
Richmond, Virginia 23219

**City Planning Commission Members**

Mr. Robert Mills, Chairman  
101 Shockoe Slip -3<sup>rd</sup> Floor  
Richmond, Virginia 23219

Beverley C. Lacy, Vice Chairperson  
1405 Floyd Avenue  
Richmond, Virginia 23220

William M. Hutchins  
The Trust Company of Virginia  
9030 Stony Point Parkway, Suite 300  
Richmond, Virginia 23235

Charles Wray, Jr.  
1840 West Broad Street  
Suite 400  
Richmond, Virginia 23220

Mr. Rodney M. Poole, Esquire  
Poole & Poole  
4901 Dickens Road, Suite 108  
Richmond, Virginia 23230

Ms. Barbara Abernathy  
808 West Marshall Street  
Richmond, Virginia 23230

Mr. Melvin Law  
3505 Montrose Avenue  
Richmond, Virginia 23222

**Civic Associations**

New Vision Civic League  
Mary Thompson, President  
1101 North 22<sup>nd</sup> Street  
Richmond, VA 23223

Mayor's Neighborhood Roundtable  
Sharon Burton, 7th District  
618 North 27<sup>th</sup> Street  
Richmond, VA 23223

Church Hill Association  
Richard Worsam, President  
608 Chimborazo Boulevard  
Richmond, VA 23223

Jack Berry  
Venture Richmond  
200 South 3<sup>rd</sup> Street  
2<sup>nd</sup> Floor  
Richmond, VA 23219

*adjunct*



Shockoe Bottom Neighborhood Association  
David Napier, President  
1548-A East Main Street  
Richmond, VA 23219

*→ Union Hall*

*Friends of Jefferson Hill Park*

**Adjacent Property Owners**

Wood Family, LLC  
Owner – 317 & 323 N. 20<sup>th</sup> Street  
1201 South Barton Street Unit – 147  
Arlington, Virginia 22204

William P. & Susan W. Laffoon  
Owners – 303 Cedar Street & 1906 E. Broad Street, Richmond  
3716 Moss Side Avenue  
Richmond, Virginia 23222

Elm Tree Partners, LP  
Owner – 307, 309 & 311 Cedar Street  
3214 West Grace Street  
Richmond, Virginia 23223

Bat Properties  
Owner – 305 N. 18<sup>th</sup> Street, Richmond, Virginia  
6221 NW 21<sup>st</sup> Court  
Boca Raton, FL 33496-2654

Eric W. & Barbara Anderson  
Owners – 301 Cedar Street, Richmond  
111 North 29<sup>th</sup> Street  
Richmond, Virginia 23223

The Foundation, LLC  
Owner – 401 E. 18<sup>th</sup> Street, Richmond, Virginia  
1553 East Main Street  
Richmond, Virginia 23219

New Light Baptist Church  
Owner – 1920 & 2000 E. Broad Street  
2000 East Broad Street  
Richmond, Virginia 23223

Mount Tallac Holdings, LLC  
Owner – 1910 & 1914 E. Broad Street  
10234 Grendel Court  
Mechanicsville, Virginia 23116

John T. White, Jr. & Eric S. Letts  
305 Cedar Street  
Richmond, Virginia 23223

June 4, 2007

David Napier, President  
Shockoe Bottom Neighborhood Association  
1548-A East Main Street  
Richmond, VA 23219

RE: 1903 East Marshall Street

Dear Mr. Napier:

The Owners of 1903 East Marshall Street have requested that the City rezone this property from M-1 Light Industrial to B-6, a district proposed by the City which encourages development within the context of the surrounding properties.

Originally, in the summer of 2006, we proposed a change from M-1 to B-5 which would allow Residential development as well as commercial uses. In addition, we offered a parking space on site for every residential unit.

The Department of Community Development, Land Use Administration reviewed our request.

They noted that:

*"The Shockoe Bottom Plan recommends mixed residential. While the B-5 ... generally meets this requirement, the city ... developed a new zoning district... B-6 Mixed Use Business District and was developed for the following reasons:*

- To promote enhancement of the character of development along principal corridors and in other areas.*
- To safeguard the character of adjacent properties and to encourage appropriate infill development.*
- To ensure adequate and accessible parking and safe vehicular and pedestrian traffic.*

- *To develop a zoning district that would provide the same variety of uses as the B-5, without the wholesale deregulation of parking, and more specific form based guidelines.*

*Therefore, staff recommends that the application be changed to request a rezoning to B-6."*

Since all of the area surrounding this property is M-1 or B-5 or was rezoned by the City conditional B-5, we agreed to study and consider the new City B-6 ordinance. As a result and after further review with City Staff we enthusiastically submitted our request to the City Staff on May 10, 2007 to change the property from M-1 to B-6.

Attached for your information are illustrative diagrammatic volume drawings indicating development of a building envelope for this property under the B-6 ordinance.

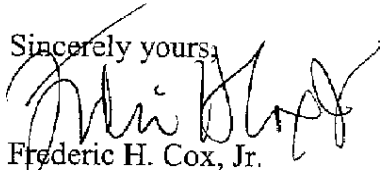
The property slopes approximately 25' from East to West allowing underground parking, with primarily residential use above. The scale of the western boundary relates to the adjacent existing historic residential structures converted to residential and business use. They are zoned B-5 which permits a 60' height. B-6 permits a 50' height. The property is bounded on the North, East and West by streets and on the South by an alley.

The western very steep adjacent hill, across Marshall Street is significantly higher in elevation than the 50' building height permitted in B-6.

We will also attempt to contact you directly to answer any questions that you may have and if appropriate arrange to meet with you prior to the meeting of the Planning Commission scheduled for Monday July 2, 2007.

We would greatly appreciate your comments and support for this request.

Sincerely yours,



Frederic H. Cox, Jr.

For GTR Cedar LLC, owners of 1903 East Marshall Street

Encls: Illustrate Diagrammatic Volume Drawings

Cc: Chelse Maughan, Senior Planner City of Richmond  
Rachael Flynn Director Department of Community Development  
w/ illustrative diagrams

CEDAR ST (FORMALLY N. 19TH)

47.36'  
N 37°25'38" E

ROD(S)

BLDG

0.3'

STONE(F)

115.09'  
N 37°48'08" E

STONE(F)

1.2'

144.22'  
N 54°16'37" W

OLD BRICK WALL

1.000 ACRE VACANT LOT

8.11'  
S 37°40'01" W  
RODS(S)

20' PRIVATE ALLEY

133.24'  
N 52°35'18" W

20.0'

153.61'  
ROD(F) BENT S 37°28'25" W

STONE(F)

276.70'

ROD FOUND

20TH STREET

E. MARSHALL STREET

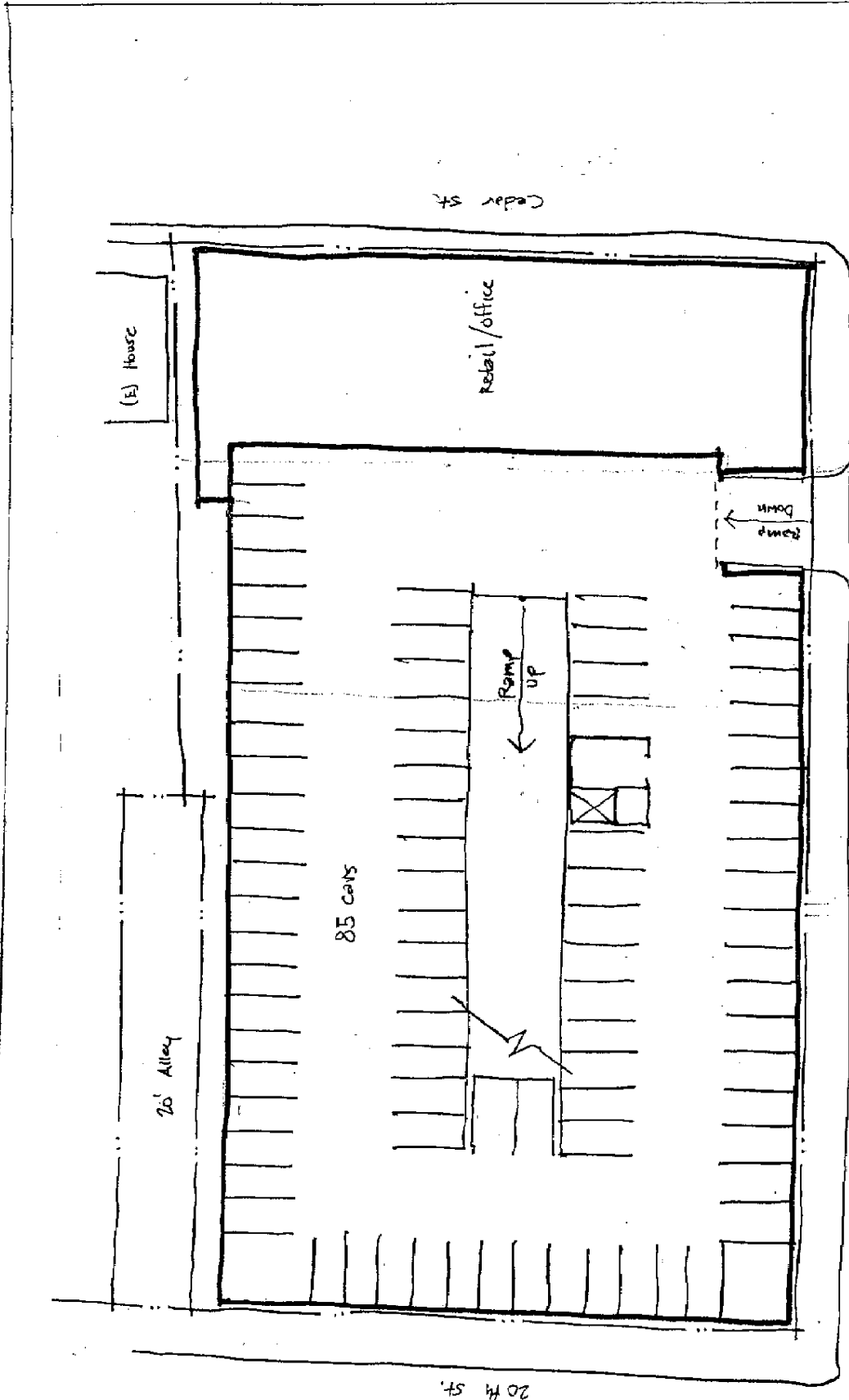
1" = 40'

MARCELLUS WRIGHT COX ARCHITECTS

A Professional Corporation  
401 East Main Street  
Richmond, Virginia 23219

6-5-07

1903 E. Marshall Street Property



1" = 40'

E. Marshall



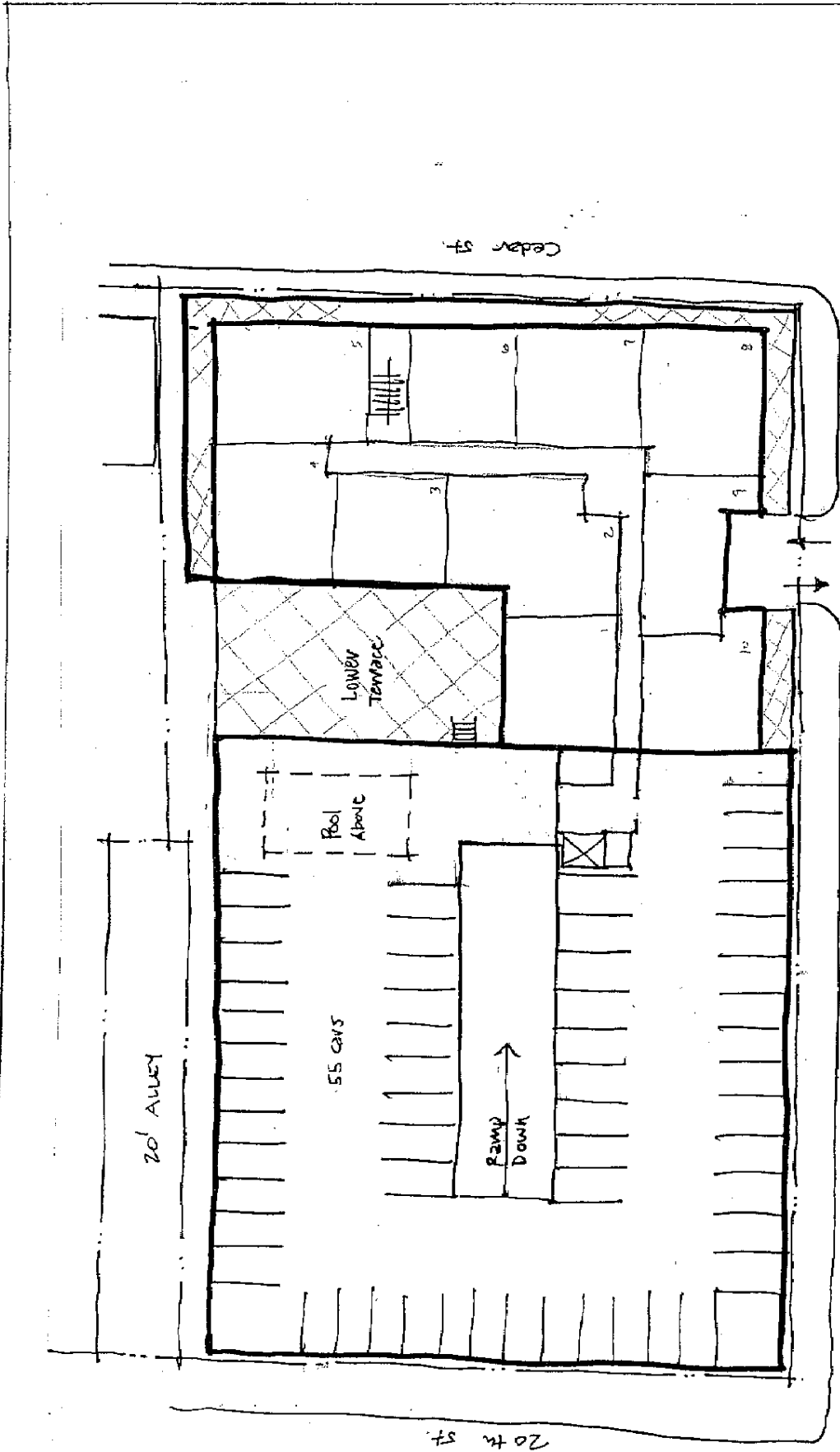
LOWER PARKING LEVEL

MARCELLUS WRIGHT COX ARCHITECTS

A Professional Corporation  
 401 East Main Street  
 Richmond, Virginia 23219

1903 E. Marshall Street Property

6-5-87



1" = 40'

E. Marshall St.

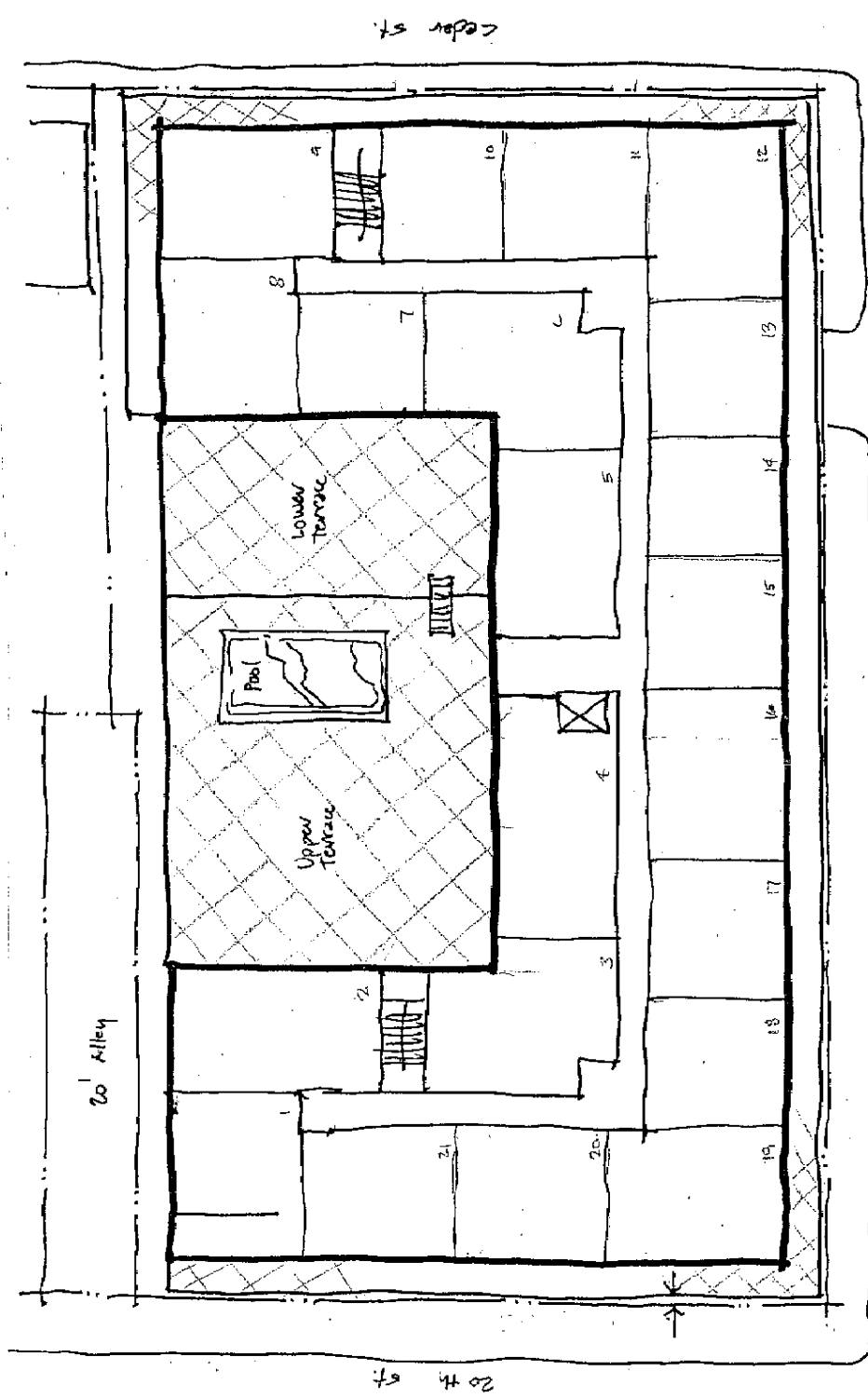
UPPER PARKING / RESIDENTIAL

1903 E. Marshall Street Property

MARCELLUS WRIGHT COX ARCHITECTS

A Professional Corporation  
401 East Main Street  
Richmond, Virginia 23219

6-5-07



TYP. SETBACK  
21

E. Marshall

1" = 40'



TYP. RESIDENTIAL FLOOR

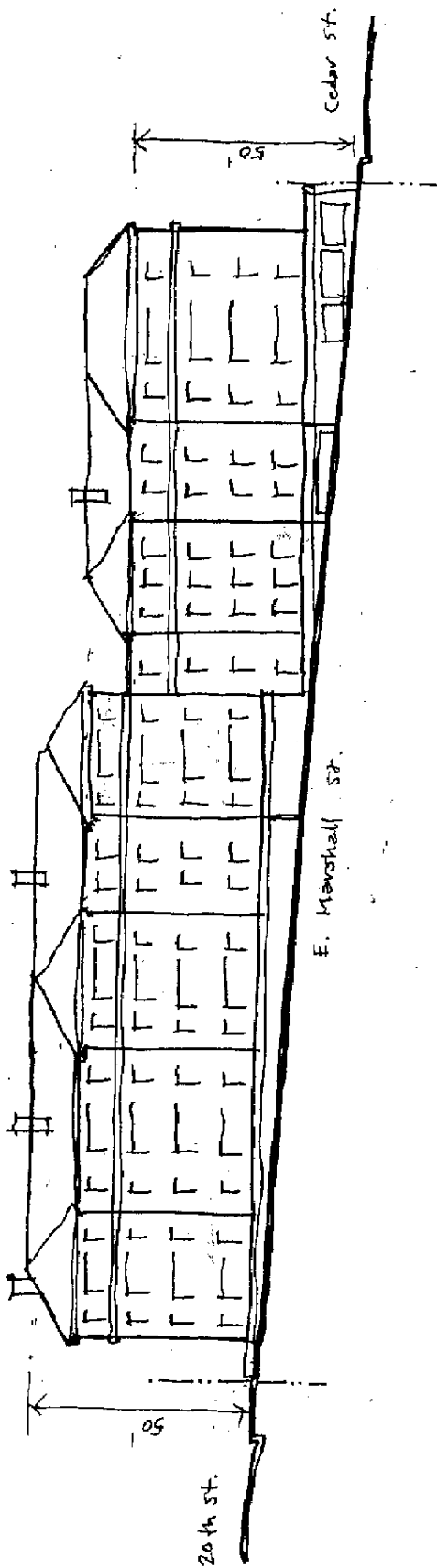
MARCELLUS WRIGHT COX ARCHITECTS

A Professional Corporation  
401 East Main Street  
Richmond, Virginia 23219

1903 E. Marshall Street Property

6-5-07





NORTH ELEVATION

E. MARSHALL ST.

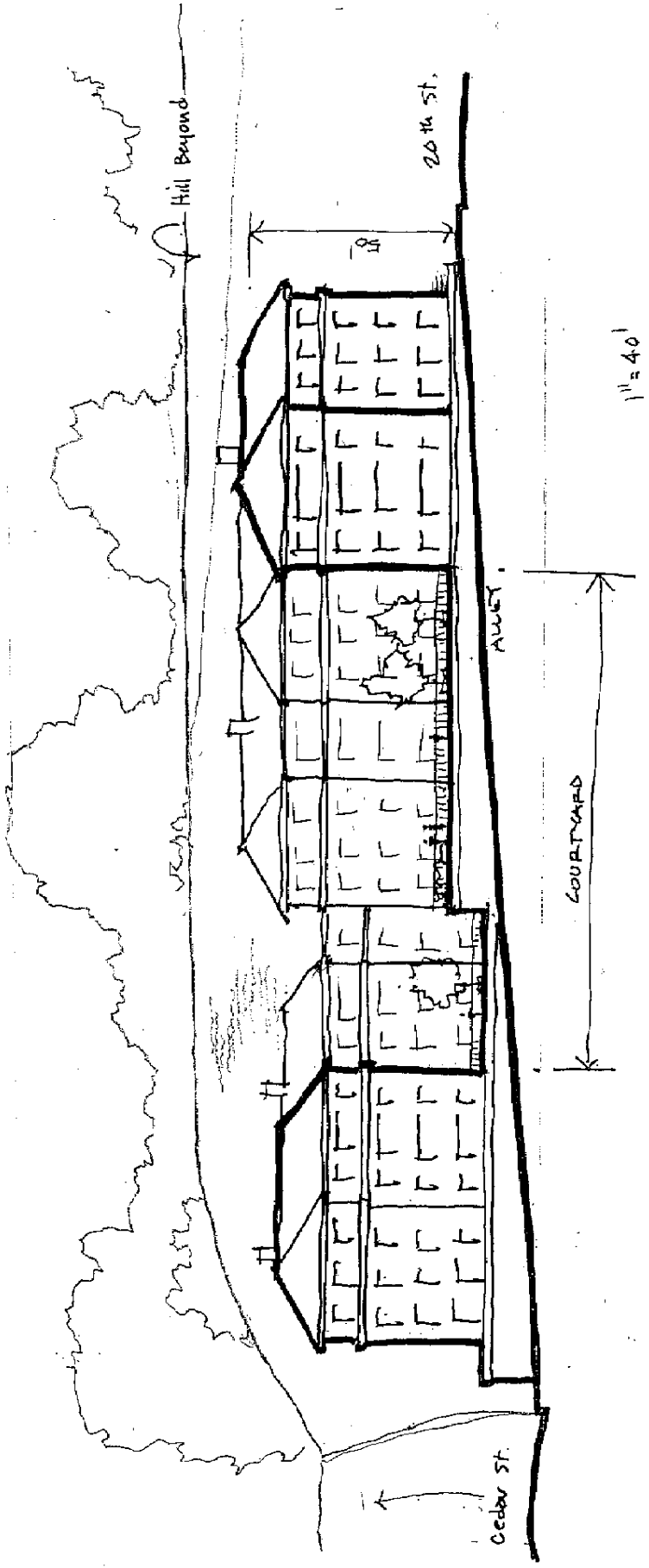
1" = 40'

MARCELLUS WRIGHT COX ARCHITECTS

A Professional Corporation  
401 East Main Street  
Richmond, Virginia 23219

1903 E. Marshall Street Property

6-6-67



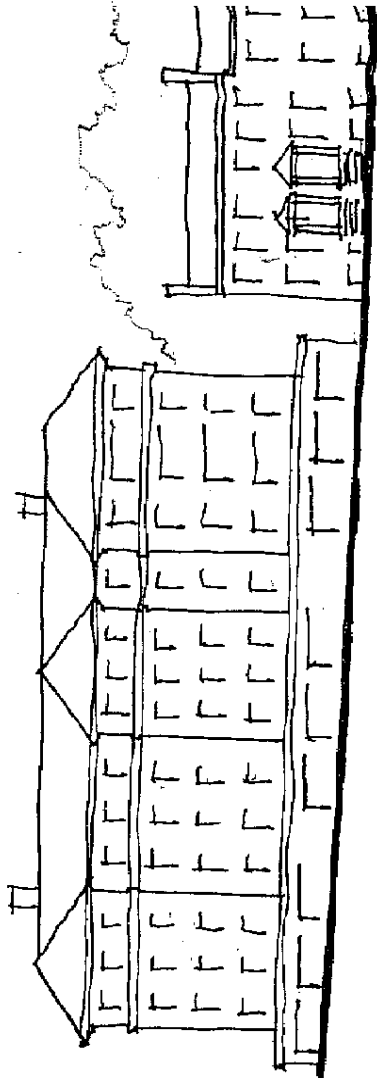
SOUTH ELEVATION

MARCELLUS WRIGHT COX ARCHITECT'S

A Professional Corporation  
401 East Main Street  
Richmond, Virginia 23219

1903 E. Marshall Street Property

6-5-07



E. Marshal

1" = 40'

WEST ELEVATION

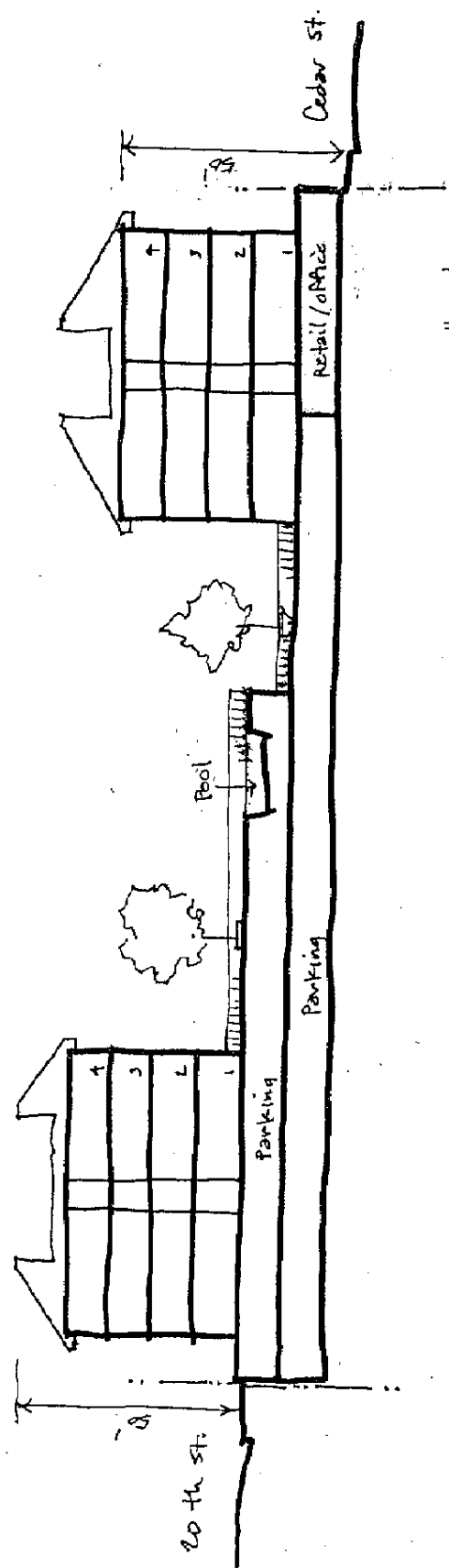
CEDAR ST.

MARCELLUS WRIGHT COX ARCHITECTS

A Professional Corporation  
401 East Main Street  
Richmond, Virginia 23219

6-5-07

1903 E. Marshall Street Property



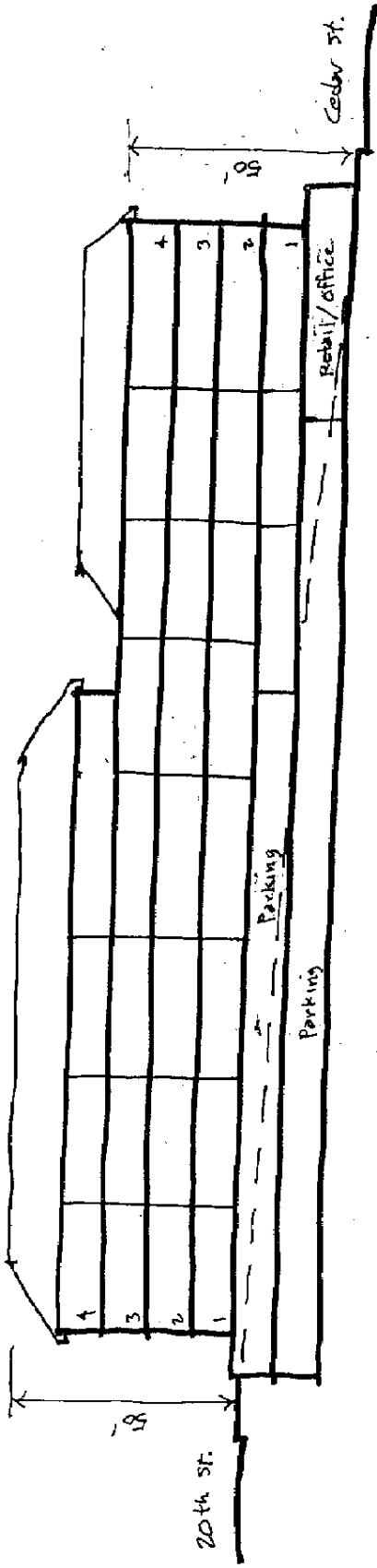
SITE SECTION

MARCELLUS WRIGHT COX ARCHITECTS

1903 E. Marshall Street Property

A Professional Corporation  
401 East Main Street  
Richmond, Virginia 23219

6-5-07



1" = 40'

SITE SECTION

MARCELLUS WRIGHT COX ARCHITECTS

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401 East Main Street  
Richmond, Virginia 23219

6-5-07

1903 E. Marshall Street Property