

Church Hill Central Civic Association

March 4, 2015

Greta J. Harris
President / CEO
Better Housing Coalition
23 W Broad Street, Suite 100
Richmond, VA 23220

RE: Proposal for 2600 Q Street (the "Property")

Dear Ms. Harris:

As interim president of Church Hill Central Civic Association ("CHC"), I am pleased to inform you that all those in attendance at CHC's March 2, 2015 meeting unanimously voted to support the Better Housing Coalition ("BHC") proposal to build a home at the Property with the following reservation: we request that BHC revise the proposal by removing the parking area at the rear of the property.

We understand that the Property is zoned R-6 and must therefore have an off-street parking place, however as we discussed with David Herring, the Property has several characteristics which cause CHC concern if BHC installs parking at the rear:

- (1) The Property is located at the intersection of Q and 26th Streets, and the City has installed a brick sidewalk along the western line of the Property which abuts 26th Street;
- (2) The rear of the Property abuts a narrow alley, the northern line of which is the property line and southern wall of the home of Kip and Betsy Hart, located at 1105 26th Street;
- (3) The owners of the home located at 1105 26th Street report that cars backing out of other properties abutting the southern line of the alley have struck the southern wall of their home twice;
- (4) A driver entering off-street parking at the rear of the Property from the intersection of Q and 26th Streets would have to make a 180° turn into the off-street parking, likely crossing over the City's brick sidewalk in order to make the turn;

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- (5) A driver backing out of off-street parking at the rear of the Property would either have to back down the alley and into the street blindly or make a multi-point turnabout in the alley, risking hitting the Harts' home again.

As we discussed with Mr. Herring, although CHC supports BHC's proposal for the Property, CHC requests that BHC seek an additional variance from the City's Board of Zoning Appeals to eliminate the off-street parking requirement for the Property.

The Property abuts twenty-two feet (22') of Q Street and one hundred four feet (104') of 26th Street, therefore the Property has access to significant on-street parking, one space of which could be dedicated to the Property.

One of the tenets of CHC is that we report not just the outcome of a vote (favorable versus not favorable), but also the proximity of those voting to the project in question. We believe that proximity is a good indicator of impact and should be taken into consideration. In keeping with the tenets of CHC, we want you to know that those who voted have residences located in the following blocks:

- 1100 block of N 26th Street
- 900 block of N 26th Street
- 3100 block of Q Street
- 1400 block of N 29th Street
- 700 block of Chimborazo Boulevard
- 300 block of N 32nd Street
- 1200 block of N 36th Street

We wish BHC every success in obtaining the variances necessary to move forward with the Property, including removal of the off-street parking requirement, and we look forward to the ways the Property will enhance our neighborhood.

Very truly yours,

Jennifer R. Parham, Esq.
Interim President