

Old Mechanicsville Neighborhood Interest, Inc

8/6/2024

Planning Commission,

Our neighborhood board of directors voted to oppose the rezoning request at 1214 & 1224 Callaway Street from RN-2 to RN-4. Please deny this request.

Our reasons are as follows:

1. They do not meet the minimum lot area.
2. They do not meet the minimum lot width.
3. RN-2 already allows for higher intensity development with Middle Housing Types by right (Duplex for this lot).
4. RN-4 would be too intense for these small lots as it could hypothetically (with some variances) allow for an additional principal use or a more intense Middle Housing Type. The applicant has informed us that he intends to try to build two duplexes on each lot, one via conversion, and another in the rear of each lot.
5. The subject properties, while in a National Historic District that our organization shares, are not in a historic or design overlay. The applicant has shown designs that do not retain original materials, windows or unique characteristics that make these structures currently historically contributing. A renovation is unlikely to "save" the historic character except the building footprint.

Thanks for your consideration,

A handwritten signature in black ink that reads "Bradley Huff". The signature is written in a cursive, flowing style.

Bradley Huff
President