



Battery Park Civic Association

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March 4, 2024

Planning Commission
900 E. Broad Street
Room 511
Richmond, VA 23219

Dear Planning Commission:

This letter is being sent in response to the special use permit for the 2904 Noble Ave property. The permit is requesting to build a driveway that would have street access. This letter is in support of the permit application.

For the past 2 years, homeowners, Cameron and Victoria Vanzura, have been socializing their desire to fix an existing driveway on their property that was not built correctly initially. The previous owner of the home ignored current regulations and attempted to build a driveway without a permit. Unfortunately, the project was not completed, and it has left a driveway that is not aesthetically pleasing or functional - since it does not provide street access.

In reviewing the Vanzuras' request during the September 2023 meeting, members of the Battery Park Civic Association agreed that the current driveway is an issue that needs to be corrected. The current driveway does not fit in the current character of the neighborhood and looks out of place. Members voted unanimously to support this special use permit. To note, the approval from the civic association was given to correct a bad construction of a driveway that was not above board initially with the City of Richmond. Members did express that this type of use should not take precedent of future designs for the neighborhood.

In addition, the civic association surveyed neighbors on Noble Ave, Dupont Cir, and Hawthorne regarding the proposal. Of the neighbors who responded to the survey postcard, only positive feedback was provided to correct the driveway.

In response to this letter and Battery Park neighbors' support, we urge the Planning Commission to approval this special use permit for the 2904 Noble Ave property. Since moving to the Battery Park neighborhood in 2020, the Vanzuras have been active members in the community. They have demonstrated that they are invested in their neighborhood - and it is only right that they are given the opportunity to improve their property and enjoy it for years to come.

Thank you for your consideration on this matter, and I look forward to your response.

Sincerely,

Michelle Brown Harris
President, Battery Park Civic Association