

Total 292

+ Bills 143

25

Residents Opposed to Proposed Townhomes in Backyards of 3801 and 3803 Hanover Avenue

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- Third floor balconies violate the privacy of surrounding neighbors.
- Proposed design uses lower grade materials incompatible with the fabric of historic neighborhood.

Name (please print) Signature Address Email/phone (optional)

JO LEE KENNEY Jo Lee Kenney 3908 Hanover Ave

Deborah W Lewis Deborah W Lewis 4000 Hanover Ave

MARSHALL WEATHERS Marshall Weather 4000 Hanover Ave

Kim Cooke Kim Cooke 4000 Hanover Ave

Nicholas Byrd Nicholas Byrd 4000 Park Ave

Cole Songer Cole Songer 4010 Hanover Ave

Reid Pierce Reid Pierce 401 Malvern Ave

Meagan Lemon Meagan Lemon 404 Hanover Ave

Bill McElwain Bill McElwain 401 W 33rd 23225

William S. Wessinger William S. Wessinger 319 W 47th St 23225

Steve Marshall Steve Marshall 52 E 32nd St 23224

Dana Marshall Dana Marshall 2022 Hanover Ave, 23220 (540) 273-0554

Scott Morrison Scott Morrison 3107 Stuart Ave, 23221

TAYLOR PRIDDY Taylor Priddy 2311 W GRACE

Victoria Kichka Victoria Kichka 3800 Stuart Ave, 23221 703-297-5372

Scott Lurison Scott Lurison 3800 Stuart Ave, 23221

George SAUNDERS George Saunders 3908 STUART AVE, 23221

Ann Holzgrefe Ann Holzgrefe 3905 Stuart Ave, 23221

Wayne Botella Wayne Botella 3907 Stuart Ave, 23221

Matt Ragano Matt Ragano 3916 Stuart Ave with, 23221

Leslie Greene Leslie Greene 3917 Stuart Ave, 23221

J. J. Trammittin J. J. Trammittin 3919 Stuart Ave 23221

Nancy Gill Nancy Gill 3916 STUART AVE 23221

Aldy Gill Aldy Gill 225 Arthur Ashe 23221

Marcia Fryer Marcia Fryer 4312 Hanover Ave 23221

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Name (please print)	Signature	Address	Email/phone (optional)
MELISSA HUGHES	Melissa Hughes	3801 Terrace Rd Richmond VA 23221	minimemoran@gmail.com 716 4807313
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LS Brock	LS Brock	206 Gun Club Rd, Richmond, VA	
Eden Fowler	Eden Fowler	207 Gun Club Rd Richmond, VA	eden.darrell@gmail.com
Brian Fowler	Brian Fowler	207 Gun Club Rd Richmond VA 23221	
Bailey Carson	Bailey Carson	3900 Sulgrave Rd Richmond VA 23221	347 2601713
Keiley Ann	Keiley Ann	211 Berkshire Rd Richmond 23221	571 809 218
Taylor Alas	Taylor Alas	204 Oxford Circle W Richmond 23221	809 218 8099
Kevin Alas	Kevin Alas	211 Berkshire Rd, Richmond 23221	
Cody Wingard	Cody Wingard	615 N 21st St Richmond VA 23223	
Brian Ann	Brian Ann	204 Oxford Circle W, Richmond, VA 23221	
Sarah Iracane	Sarah Iracane	6 Calycanthus Rd Richmond VA 23221	
Andrew Iracane	Andrew Iracane	6 Calycanthus Rd Richmond, VA 23221	
Kristina Lee	Kristina Lee	213 Queen Charlotte Rd. Richmond VA 23221	
David Lee	David M. Lee	213 Queen Charlotte Rd, Richmond, VA 23221	
ANNE FRANKLIN	ANNE FRANKLIN	4200 CARY STREET Richmond 23226	

(24)

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Name (please print)	Signature	Address	Email/phone (optional)
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Jude Moehring		3901 Stuart Ave	
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Shannon macey		4103 Hanover Ave.	
• Harold J. Williams		4111 Hanover Ave	804-955-8838
Suzanne Y Williams		4111 Hanover Aven	804-301-5424
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Abbie Sadler		4116 Grove Ave	918-260-2540
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Tara Seward		4311 Hanover Ave	
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Tril F Austin		2819 Floyd Ave	gaustin100@gmail.com
Rosemary Kulp		4315 Hanover Ave	
• Franky D. Craig		4310 Hanover	SCREH24E@gmail.com

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Name (please print) Signature Address Email/phone (optional)

Name (please print)	Signature	Address	Email/phone (optional)
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Michael Winston		401-B N Hamilton	
STEVEN		401-E "	

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Name (please print)	Signature	Address	Email/phone (optional)
Meredith Hughes		303 N. Hamilton	H RVA 23221 703-899-6960
Tina McCarty		501 B Hamilton	CC 908-642-0788
Chris Rarburn		505 N Hamilton St	J.R. Ver 23221.
Henry Davis		505 N Hamilton St	G 505
Bobby Helme		509 N. Hamilton St	APC C
Sally Hasenstab		509 N Hamilton	#3
Suzanne Hasenstab		509 N Hamilton	#3
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Paxton Fitchett		701 C N. Hamilton	
Kate Mann		703 C N Hamilton	
Paul Vitsky		3015 N Hamilton St	
Melissa Farmer		3705 Patterson Ave	
Hannah Julia Laurie		3713 Patterson Ave	Hannah Laurie
Jace Gregory		3721 Patterson Ave	
Adrianna Hardy		703 N Hamilton St	Apt H
Charlotte Dettbarn		701 N Hamilton	Unit E
Hope Rowland		701 N Hamilton St	I
Susan Cogsdale		509 F N. Hamilton	
Katharine Grier		507 A N. Hamilton	
Karen E. Egan		505 N. Hamilton St	Ken
Jill Pesesky		509 N Hamilton	J
Sarah Campbell		505 E N. Hamilton St	E
MICHAEL HAWKEY		409 F N. HAMILTON ST	

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Name (please print)	Signature	Address	Email/phone (optional)
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Rex Carroll		705-L N. Hamilton St	
SHER PARSONS		3707 Patterson Ave	
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Laurie Chapman		4157 UNIT L N HAMILTON AVE	
AS McAndrew		303 N. Hamilton St, Richmond, VA 23221	
RW Teller		503-B N Hamilton St	23221 Warren
Allison Williams		401 G N Hamilton	23221
Patty Beckstoffer		701 G Hamilton St Unit 1	23221
Virginia Turner		701 N Hamilton Unit K	
Fred Ostrav		501 E N Hamilton St	
Karen Andrews		409 N Hamilton St #C	
Nicole Cametab		409 N Hamilton B	
Connie Lancaster		407-H N. Hamilton St	
Mel & Greene		407-K N Hamilton St	
Miriam D Green		407-K N Hamilton St	
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SERUET. CHENG		401 F N. Hamilton St	
Elizabeth Greenspan		401-A N. Hamilton St	

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Name (please print)	Signature	Address	Email/phone (optional)
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SUSAN N. TAYLOR		507-F N. HAMILTON ST/EDGE WOOD 472	
Evelyn Marr Glazier		507 D North Hamilton St	emglazier1@gmail.com
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Edward S. Strath		507 C N Hamilton St 23221	
MARY ANNE DUNCAN		507 N HAMILTON ST Unit B	
Charles McAdams		509 N Hamilton St. Unit B	
Rebecca McGray		509 N. Hamilton St., Unit D.	
Ned Farley		509 N. Hamilton St. Unit E	
Constance Whitman		509 N. Hamilton St Unit G	
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Wendell Morris		703 N Hamilton St.	
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Suellen Gregory		703 N. Hamilton St Apt F	
Chris Dawson		705 N. Hamilton St. Unit H	
Jessica Stender		705 N. Hamilton St Unit I, Richmond	
Bernardo Rilen		507 H. St. Hamilton	
DAVID WHEELER		507 H N. Hamilton Richmond	

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Name (please print)	Signature	Address	Email/phone (optional)
Tyler Worley		403 N. Hamilton St Apt K	
Joseph Wade		405 N Hamilton, H	
RACHEL MCGUINN		405 N HAMILTON, B	
Ellen Goodrich-Stuart		407 N Hamilton B	
Michael Prado		407 N Hamilton F	
Angela		407 N # G	
Edwige A. Blerins		409 N. Hamilton #D	
ANNE BLACKWELL		409 N. HAMILTON #D	
Sarah Freeman		409 N. Hamilton #D	
Ann Hyer		501A North Hamilton St. 23221	
Tyler Wilkinson		501D N. Hamilton St. 23221	
Anthony Dwyer		501E N Hamilton St 23221	
Ryan Nelson		501 N Hamilton St Apt A 23221	
Peter C Shaw		5012 N Hamilton. Apt I 23221	
Shirley Irbg		503 L N. Hamilton	
Clark Lewis		503 N Hamilton	
Bonnie Helms		503 N. Hamilton St #G RVA 23221	
Donna Waters		503 C N. Hamilton 23221	
LAURIE CRAWFORD		407 J N Hamilton St RVA 23221	
MELISSA W. HOUSTON		505 N Hamilton St. Richmond Unit H	
FREDERIC PLEASANT, JR		507 L N. Hamilton St Richmond, VA	
Lily B. Leake		507 N. Hamilton St, #K	
Madison Ward		509 N Hamilton St #J	

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Name (please print)	Signature	Address	Email/phone (optional)
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Sean Pritchard		303 N Hamilton St L	
Bridget Heneghan		303 N. Hamilton A	
Amade White		301 E. N. Hamilton	
Ellie Golden		301 N. Hamilton	
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Chrissie Lozano		3712 Grove Ave 23221	
Andrew Barnes		305-B N Hamilton St	
Sean Montgomery		403 N. Hamilton St, B	
Stan Tucker		405 N. Hamilton St, E	
Linda Gill		405 N. Hamilton St, D	
Pat Lynch		405 N Hamilton St C	
Elizabeth Nelson		501 N. Hamilton St L	
Rose Loughran		409 N. Hamilton St L	
Ann Dewey Wellford		409 N. Hamilton St. L	
Elizabeth Cullen Bray		509-L N. Hamilton St 23221	
Catherine Hallman		509-A N Hamilton St 23221	
John Lauck		507-G N. Hamilton	
Anne LaClair		507 N Hamilton Unit E	
Kelley Wellford		505 N. HAMILTON ST UNIT D	
Colin Parker		505 N. Hamilton Unit I	
Anne Waldron		505 N Hamilton S	

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Name (please print)	Signature	Address	Email/phone (optional)
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Libby Senti		3508 Grove Ave	
Todd Senti		3508 Grove Ave	
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Ben Smith		3436 Grove Ave RICHVA 23221	
Virginia Thorn		3424 Grove Ave 23221	VIAIR
Ubaldo CASAS NOVAS		3433 GROVE AVE	
Mike Cistowski		3432 GROVE AVE.	
Shannon Russell		3459 GROVE AVE	
Keith Forrester		3515 Grove Ave	
Carter Robertson		3436 Grove Ave	
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Hargimran, Sami		3401 GROVE AVE	
Natalie Linkul		3401 Grove Ave	
FLOYD CAILTAN		3423 GROVE AVE.	

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Name (please print) Signature Address Email/phone (optional)

K. Rosenthal K.R. Rosenthal 3409 Grove Ave

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Name (please print)	Signature	Address	Email/phone (optional)
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Nicole Smith	<i>[Signature]</i>	4003 Hanover Ave.	
Alyse Noorzon	<i>[Signature]</i>	3909 Hanover Ave	Draylde@verizon.net
Fereold Turner	<i>[Signature]</i>	3911 Hanover Ave	

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Name (please print)	Signature	Address	Email/phone (optional)
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Calub Jones		3911 Kensington Ave	23221
Brian McNeely		3907 Kensington Ave	23221 mcneddy

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Charles D. Corder Charles D. Corder III 3906 Harwin Ave
Paul Yatsky Paul Yatsky 301 N Hamilton ST

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Name (please print)	Signature	Address	Email/phone (optional)
Rodnette Wiltshire	[Signature]	4212 Kingcrest Pkwy	23221
Curt Wiltshire	[Signature]	4212 Kingcrest Pkwy	23221
Reiss Willis	[Signature]	4213 Kingcrest Pkwy	23221
Shannon Shaffer	[Signature]	4107 Kingcrest Pkwy	23221
Chris Kochary	[Signature]	4225 Kingcrest Pkwy	23221
Leonides Pele	[Signature]	4224 Kingcrest Pkwy	23221
James D. Davis	[Signature]	4215 Kingcrest Pkwy	RVA 23221
Whitney W. [Signature]	[Signature]	4214 Kingcrest Parkway	23221
Robert Birdsey	[Signature]	4217 Kingcrest Pkwy	RVA 23221
Chaffraix Leong	[Signature]	4203 Kingcrest Pkwy	23221
MIKE LEB33	[Signature]	4226 Kingcrest Pkwy	23221
EVERETT A. FAIRLAMP, III	[Signature]	4210 KINGCREST PKWY	23221
Jennifer Miller Evans	[Signature]	4211 Kingcrest Parkway	23221
Holly Fairlamb	[Signature]	4210 Kingcrest Parkway	Richmond, VA 23221

10

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Name (please print)	Signature	Address	Email/phone (optional)
JO THOMAS	J. STEINMETZ	4176 ALBERTA BL	RIC 504 690-4339
Many Harts	Bartze	346 Albemarle Rd	mhbartze@gmail.com 804 366 8220
Bernard J.	Bartze	346 Albemarle Ave	RIC turtbartz56@gmail.com 804 366 8220
Dennis	Mason	337 Lexington Rd	Rich VA 5mavdase@gmail.com
Lindsey	Hargrove	343 Lexington Rd.	Richmond VA 23226
Amy	Pecky	309 Lexington Rd.	Rich VA 23226, amybisbee@gmail.com
Torrey	Munford	5906 York Rd	R'mond 23226
Mark	Rhoads	4408 S. Ashlawn Dr.	Richmond VA 23221
BLAINE	MILBURN	4309 CANY ST.	RICHTMAN 23221
Rebecca	Beggs	3915 Hamora Ave	Richmond VA 23221 804 304 7442

Residents Opposed to Proposed Townhomes in Backyards of 3801 and 3803 Hanover Avenue

We are opposed to SUP149810-2024, proposing to build up to eight townhomes in the backyards of 3801 and 3803 Hanover Avenue, for the following reasons:

- Such development, contrary to the 300 Plan adopted by City Council, would destroy valuable tree canopy and existing green space.
- Greater density with no provision for offstreet parking creates additional stress on already limited neighborhood parking (existing multifamily projects in the immediate area ALL provide offstreet parking).
- Contrary to the 300 Plan, the proposal includes a parcel that does not front on either Grove or Hamilton, inviting future developers to acquire contiguous parcels for future redevelopment.
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Name (please print)	Signature	Address	Email/phone (optional)
RH Boudin Jr	<i>[Signature]</i>	3905 Hanover Ave	
W. Clark Williams	<i>[Signature]</i>	5529 Barnsley Terr	cwilliam@richmond.edu
Leigh Anne Ross	<i>[Signature]</i>	3306 Hanover Ave	23221
Gail Bosta	<i>[Signature]</i>	4310 Stuart Ave	23221
William Bosta	<i>[Signature]</i>	4310 Stuart Ave	23221
Nancy Williams	<i>[Signature]</i>	5529 Barnsley Terr	nancy.williams@gmail.com
Eleanor H. Harris	<i>[Signature]</i>	4115 Hanover Ave	23221
Jeffrey Harris	<i>[Signature]</i>	4115 Hanover Ave	23221
Leahy H. Harris	<i>[Signature]</i>	1930 Maple Street	Richmond 23227

Name	City	State	Postal Code	Country	Signed On
Aelise Noonan	Richmond	VA	23220	United States	3/18/25
Al Strickler	Richmond	VA	23226	United States	3/19/25
Alexander Siegfried	Richmond	VA	23235	United States	3/28/25
Amanda Rowe	Richmond	VA	23226	United States	3/19/25
Andrea Masters	Richmond	VA	23282	United States	3/21/25
Angi Kane	Richmond	VA	23221	United States	3/20/25
Anne McCracken	Richmond	VA	23220	United States	3/26/25
Anthony Villani	Richmond	VA	23221	United States	3/20/25
Arthur Seidenberg	Richmond	VA	23221	United States	3/19/25
Aubrey McDaniel	Richmond	VA	23221	United States	4/13/25
Barbara Steele	Richmond	VA	23221	United States	3/20/25
Betsy Gardner	Richmond	VA	23226	United States	3/19/25
Bill Kane	Richmond	VA	23221	United States	3/18/25
Breanna Lonas	Richmond	VA	23225	United States	3/25/25
Brenda Whitener	Richmond	VA	23220	United States	3/22/25
Brent Winn	Richmond	VA	23226	United States	3/19/25
Brian Kinnear	Richmond	VA	23221	United States	3/21/25
Britny Forbes	Richmond	VA	23224	United States	3/21/25
Brooks Altizer	Richmond	VA	23221	United States	3/20/25
Bunny Wilks	Richmond	VA	23222	United States	3/19/25
Cameron Law	Richmond	VA	23222	United States	3/28/25
Caryl Burtner	Richmond	VA	23221	United States	3/19/25
Charla Johnson	Richmond	VA	23234	United States	3/28/25
Cheri Bennett	Richmond	VA	23060	United States	4/18/25
Cheryl Pallant	Richmond	VA	23220	United States	3/25/25
Christie Fargis	Richmond	VA	23235	United States	3/21/25
Cindy Anderson	Richmond	VA	23223	United States	3/19/25
Clark Lambert	Richmond	VA	23221	United States	3/25/25
Colette Hardman-Peavy	Richmond	VA	23282	United States	3/19/25
Colin Stuart	Richmond	VA	23220	United States	3/25/25
Cynthia Ferrell	Richmond	VA	23220	United States	3/19/25
Damiyah Wistead	Richmond	VA	23230	United States	4/17/25
Danielle Cohen	Richmond	VA	23221	United States	3/20/25
David Stover	Richmond	VA	23220	United States	3/19/25
David Wilson	Richmond	VA	23226	United States	3/26/25
Diana Gold	Richmond	VA	23221	United States	3/19/25
Dianne McRae Mcrae	Richmond	VA	23231	United States	3/21/25
Edwin Brooks	Richmond	VA	23220	United States	4/18/25
Ellen Betzhold	Richmond	VA	23221	United States	3/21/25
Erin Sexton	Richmond	VA	23222	United States	3/18/25
Evelyn Terry	Richmond	VA	23225	United States	3/20/25
Frances Powell	Richmond	VA	23220	United States	3/20/25
Gary Creditor	Richmond	VA	23220	United States	3/19/25
Gary Shapiro	Richmond	VA	23220	United States	3/19/25
Geri Watkinson	Richmond	VA	23221	United States	3/19/25
Hannah Abbey	Richmond	VA	23221	United States	3/19/25
Helen Ilnicki	Richmond	VA	23221	United States	3/19/25

Holland williams	Richmond	VA	23221	United States	4/8/25
Jackie Kimberlin	Richmond	VA	23221	United States	3/19/25
Jackson Kane	Richmond	VA	23221	United States	3/25/25
Jade Durant	Richmond	VA	23220	United States	3/27/25
Janet Rathner	Richmond	VA	23220	United States	3/19/25
Jeanne LeFever	Richmond	VA	23221	United States	3/19/25
Jennifer Rice	Richmond	VA	23221	United States	3/20/25
Jennifer Stumpf	Richmond	VA	23221	United States	3/19/25
Jesse Bain	Richmond	VA	23221	United States	3/19/25
Jimi Bruce	Richmond	VA	23150	United States	4/11/25
jo smith	Richmond	VA	23220	United States	3/18/25
John Wilson	Richmond	VA	23220	United States	3/24/25
Jonathan Presson	Richmond	VA	23220	United States	4/6/25
Joseph Samuel	Richmond	VA	23225	United States	3/26/25
Joseph Waple	Richmond	VA	23234	United States	3/24/25
Justin Hall	Richmond	VA	23231	United States	4/7/25
K Mandes	Richmond	VA	23221	United States	3/18/25
Karen Andrews	Richmond	VA	23220	United States	3/29/25
Karen Kelly	Richmond	VA	23220	United States	3/18/25
Katherine Smith	Richmond	VA	23229	United States	3/19/25
Kathy Thomasson	Richmond	VA	23075	United States	3/19/25
Katy Fenn	Richmond	VA	23235	United States	3/21/25
Keith Wyllie	Richmond	VA	23226	United States	3/21/25
Kenneth English	Richmond	VA	23223	United States	3/28/25
Kevin Johnson	Richmond	VA	23223	United States	3/20/25
Kimberly Hicks	Richmond	VA	23282	United States	3/20/25
laura wilson	Richmond	VA	23226	United States	3/19/25
Leah DeVita	Richmond	VA	23220	United States	3/22/25
Lee Ann Ruby	Richmond	VA	23221	United States	3/19/25
Lee Carleton	Richmond	VA	23225	United States	3/28/25
Leslie Et Alia	Richmond	VA	23236	United States	3/30/25
Leslie Stack	Richmond	VA	23227	United States	3/19/25
lila rife	Richmond	VA	23220	United States	3/18/25
Lin Rasmussen	Richmond	VA	23227	United States	3/21/25
Liz Clemmer	Richmond	VA	23226	Bahamas	3/19/25
Loran Powell	Richmond	VA	23150	United States	4/13/25
Louise Turton	Richmond	VA	23220	United States	3/19/25
Lynn Farley	Richmond	VA	23221	United States	3/21/25
M Hargrave	Richmond	VA	23220	United States	3/20/25
M'kya Mudahy	Richmond	VA	23222	United States	3/19/25
Marilyn Cayton	Richmond	VA	23220	United States	3/25/25
Mark Boastfield	Richmond	VA	23220	United States	3/19/25
Mark King	Richmond	VA	23234	United States	4/6/25
Marsha Andrasik	richmond	VA	23221	United States	3/20/25
Marsha Feldstein	Richmond	VA	23221	United States	3/19/25
Mary Radford	Richmond	VA	23220	United States	3/22/25
Mary Worth	Richmond	VA	23220	United States	3/21/25
Matt Petit	Richmond	VA	23221	United States	3/26/25

Mckenzie Woodard	Richmond	VA	23226	United States	3/27/25
Meg Spenneberg	Richmond	VA	23220	United States	3/23/25
Meghan Bydlon	Richmond	VA	23221	United States	3/21/25
Melinda McAndrew	Richmond	VA	23220	United States	3/22/25
Melissa Harl	Richmond	VA	23222	United States	3/19/25
MERRILLE CHAPMAN	Richmond	VA	23234	United States	3/22/25
Michael Porch	Richmond	VA	23220	United States	3/18/25
Michael Stumpf	Richmond	VA	23221	United States	3/20/25
michelle obrien	Richmond	VA	23282	United States	3/19/25
Michelle sakael	Richmond	VA	23234	United States	3/28/25
Michelle Whittingham	Richmond	VA	23223	United States	3/21/25
Mike McDowell	Richmond	VA	23220	United States	3/18/25
Nathan Gingras	Richmond	VA	23224	United States	3/18/25
Nick DeVita	Richmond	VA	23220	United States	3/22/25
Nicole Morris-Anastasi	Richmond	VA	23222	United States	3/19/25
Nora Nichols	Richmond	VA	23221	United States	3/19/25
Pamela Beckner	Richmond	VA	23225	United States	3/19/25
Paul Mullins	Richmond	VA	23220	United States	3/20/25
Peter Wilson	Richmond	VA	23235	United States	3/19/25
R Beloff	Richmond	VA	23225	United States	3/26/25
Rachel K	Richmond	VA	23221	United States	3/18/25
Rainey Wilson	Richmond	VA	23220	United States	3/20/25
Randi Wyatt	Richmond	VA	23223	United States	3/30/25
Ready Coffey	Richmond	VA	23227	United States	3/29/25
Rebecca Nierle	Richmond	VA	23235	United States	4/12/25
Rhys Kane	Richmond	VA	23221	United States	3/25/25
Robert Ellis	Richmond	VA	23221	United States	3/28/25
Robert L Hiett	Richmond	VA	23226	United States	3/21/25
Sabet Stroman	Richmond	VA	23223	United States	3/19/25
Saji Slavin	Richmond	VA	23220	United States	3/18/25
Sally Kannemeyer	Richmond	VA	23225	United States	3/29/25
Sarah Hill	Richmond	VA	23226	United States	3/20/25
Scott Ilnick	Richmond	VA	23221	United States	3/19/25
Sheila Burroughs	Richmond	VA	23221	United States	3/19/25
Shelli Fowler	Richmond	VA	23282	United States	3/19/25
Spring Ayers Rowland	Richmond	VA	23235	United States	4/9/25
Sue WERNER	Richmond	VA	23235	United States	3/19/25
Susan Trigg	Richmond	VA	23226	United States	3/18/25
Taylor Wilson	Richmond	VA	23220	United States	3/20/25
Teryl Wilson	Richmond	VA	23220	United States	3/24/25
Thomas Wyllie	Richmond	VA	23226	United States	3/21/25
Tina Brown	Richmond	VA	23234	United States	3/28/25
Tracey Mauck	Richmond	VA	23220	United States	3/20/25
Turner Cole	Richmond	VA	23221	United States	3/25/25
Walter Franklin	Richmond	VA	23222	United States	3/28/25
william Mears	Richmond	VA	23221	United States	3/18/25
Zack Rathner	Richmond	VA	23222	United States	3/19/25
Анна Горячук	Richmond	VA	23223	United States	3/28/25

4e

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Name (please print) Signature Address Email/phone (optional)

Therese Sperneberg 3901 Hanover Ave 703-623-0950
Therese Sperneberg
The Sperneberg 3901 Hanover Ave
3901 Hanover Ave
DAVID SAVANY 4005 STUART AVE 804-814-0204
SAN VAN HORN 4005 STUART AVE 804-358-9438
Rebecca Dale 4107 Stuart Ave 804-338-3550
Rebecca Dale
MICHAEL W. DALE 4107 STUART AVE 804-347-7409

8

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Name (please print)	Signature	Address	Email/phone (optional)
ROBERT D. McTIGHER	[Signature]	6202 KING WILHELM RD	Richmond, VA 23225
Edward Street	[Signature]	3331 Kensington Ave	Richmond VA 23221
JAMES G. KEENE, III	[Signature]	3538 FLOYD AVE APT 1	Richmond, VA 23221
Seth E. Koch	[Signature]	107 N Thompson St.	Richmond, VA 23221
Talley Koch	[Signature]	107 N. Thompson St.	Richmond, VA 23221
Harold Pugh	[Signature]	3311 Patterson	Richmond, 23221
Dale Stewart	[Signature]	520 W 14th St.	Richmond 23224
Valley Ewing	[Signature]	4671 Arrowhead Rd.	Richmond, VA 23235

WESTHAMPTON CITIZENS ASSOCIATION

May 9, 2025

By Email: shaianna.trump2@rva.gov

Ms. Shainna Trump

Planner Associate

City of Richmond Department of Planning & Development Review

900 East Broad Street, Room 511

Richmond, VA 23219

Re: Application for Special Use Permit for 3801 and 3803 Hanover Avenue

Dear Ms. Trump:

The Westhampton Citizens Association ("WCA") is submitting this letter in response to the captioned special use permit ("SUP") application to be considered by the Planning Commission at its meeting on June 3, 2025. We respectfully request that this letter be included in the Planning Commission's record for this SUP application and made available to members of the Planning Commission.

WCA opposes the issuance of the proposed SUP for the reasons set forth below.

The Existing Property. The property at 3801 and 3803 Hanover Avenue (the "Property") consists of two lots, each with a brick, Cape Cod-style, single family detached house. The Property is in an R-5 Single Family Residential District. Under the current zoning ordinance, lots in an R-5 district permit only one single family detached house (plus an accessory dwelling unit), with a minimum lot size of 6,000 square feet, a minimum width of 50 feet, a minimum front yard of 25 feet, a minimum rear yard and side yard of 5 feet and a maximum lot coverage of 35%. The existing houses on the Property, as well as houses on other nearby lots on Hanover Avenue, generally comply with those requirements.

The Property As Redeveloped. The proposed SUP will permit redevelopment of the Property in a manner that differs radically from the use and development permitted by R-5 zoning. As proposed, the two existing lots will be subdivided into ten lots. The two existing houses fronting on Hanover Avenue apparently will remain but on smaller lots. The remainder of the Property, currently the rear yards of the two existing lots, will be subdivided into eight lots with two attached townhouses on each of four pairs of lots. In addition to containing attached units rather than detached houses as mandated by the R-5 zoning, the townhouse lots will have as little as about 875 square feet in area (approximately 15% of the minimum lot size in the R-5 district), a width of 25 feet (one half of the minimum width in the R-5 district), no front yard

setback (compared to 25 feet in the R-5 district), and a lot coverage of approximately 68% (compared to the maximum lot coverage of 35% allowed in the R-5 district).

The Neighborhood. The Property is in the "Colonial Place" residential neighborhood between Grove Avenue and Patterson Avenue. Like most areas of the West End, Colonial Place was developed during the 20th century exclusively with single family detached homes. According to the City's property records, the houses in the 3900 block of Hanover Avenue were constructed in the 1920's, and the houses on the 4000 block of Hanover were constructed in the 1930's. The existing houses on the Property were constructed in the 1950's. Over the ensuing decades, Colonial Place has retained its residential character with single family detached homes affordable to middle class families.

When residents purchase a home in a neighborhood consisting almost entirely of single family, detached homes, they reasonably expect the neighborhood to continue to remain in a similar condition – a neighborhood in which each lot contains only one detached single-family house, with front and rear yards, located along tree-lined streets with limited vehicular traffic, adequate parking and other features suitable for raising families. Allowing redevelopment of the Property in accordance with the proposed SUP ignores the fact that residents rely on Richmond's existing zoning laws when they purchase their homes and continue to rely on the zoning laws to preserve and protect the character of their neighborhoods, as well as to protect the value of their homes. As U.S. Supreme Court Justice Douglas stated in Village of Belle Terre v. Boraas, 416 U.S. 1 (1974), which upheld the constitutionality of the village's definition of single-family zoning districts, "[a] quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs. . . It is ample to lay out zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people."

One notable exception to the prevalence of single family detached homes in the vicinity of the Property is the recently constructed townhouse development on the 3800 block of Grove Avenue south of the Property. The same residents who oppose the SUP for the Property also opposed the issuance of an SUP for the Grove Avenue site. Unfortunately, their attempts to express opposition to that SUP were severely hindered by the fact that the SUP was considered during the Covid epidemic when the opportunity for public input was restricted. In any event, the fact that such a redevelopment project was authorized on Grove Avenue, a major residential street with mostly single family houses but also some other housing types, does not entitle the applicant in this case to construct eight townhomes on lots currently zoned, developed and used for single family houses on lots that are situated directly across from single family homes on Hanover Avenue and Reveille Street and in a neighborhood (Colonial Place) that consists overwhelmingly of single-family homes.

The Property's location at the eastern boundary of the R-5 zoning district with residential condominium units (in a different zoning district) on the other side of Hamilton Street does not provide any support for the applicant's request for the SUP. By its nature, every zoning district has boundaries, and such boundaries are necessarily intended to restrict the use and development of all the properties within those boundaries in a uniform manner, whether a property is located

in the center of the district or on the outer edge of the district. Otherwise, properties at the boundaries of zoning districts would be vulnerable to periodic redevelopment consistent with the permitted use of properties just outside the district. Permitting such redevelopment on properties at or near the boundaries of a zoning district also results in other properties further within the zoning district becoming more vulnerable to redevelopment at the request of other SUP applicants, in violation of the fundamental principle of uniformity within zoning districts.

Affordable Housing. One of the goals of the Richmond 300 master plan and the Zoning Code Refresh initiative is to encourage the construction of affordable housing. The applicant has indicated in meetings with neighbors that the anticipated sales price for each unit will start at \$720,000 or more, a price point that hardly qualifies the proposed townhomes as "affordable" housing for prospective purchasers with income at or slightly above the median income in the Richmond area.

Traffic Congestion. The eight additional units are certain to create more traffic on Hanover Avenue, Reveille Street and other streets in the neighborhood as compared to only two single family homes presently on the Property. Although another goal of the Richmond 300 master plan is to encourage residents to walk, ride bicycles or take public transportation (GRTC) in place of automobiles, the anticipated sales price for the townhomes will likely attract only buyers who can also afford to own, and will own, one or more cars per unit. These individuals are not likely to forego traveling by car to work, shopping or other locations when driving a car is significantly more convenient and more practical than taking public transportation.

Even if bicycling to work or other locations were practical for traveling to nearby locations, few residents in the West End take advantage of it sufficiently to affect traffic on the streets. Witness, for example, the bicycle lanes that were installed several years ago on both sides of Malvern Avenue, two blocks from the Property. Anyone who regularly drives on Malvern Avenue can testify that the bicycle lanes on that street are rarely used by bicyclists. In short, even though encouraging other modes of transportation as an alternative to automobiles is a worthy goal, it is, for the most part, wholly unrealistic in most West End neighborhoods. The proposed SUP will almost certainly increase automobile traffic in the immediate vicinity of the Property, as well as increasing the number of delivery vehicles and other service vehicles serving the new residents.

Inadequate Parking. In addition, the proposed redevelopment of the Property will cause a severe shortage of parking spaces in the neighborhood. As proposed, the SUP does not contemplate any off-street parking spaces. The current residents on Hanover Avenue, Reveille Street and other nearby streets generally do not have driveways or parking areas on their lots; instead, they depend on the availability of on-street parking. So long as the neighborhood consists of only single family detached homes on lots complying with the R-5 zoning regulations, the residents can find parking spaces on the street. However, adding eight townhomes without their own parking will likely create a demand for eight or more additional on-street parking spaces on neighborhood streets, resulting in a parking shortage for both new and existing residents. It should also be noted that the applicant apparently has not provided a traffic or parking study in connection with its SUP application.

Required Finding on Congestion. Section 30-1050.1 of the Zoning Ordinance provides that City Council may issue an SUP authorizing the use of land that does not comply with the applicable zoning district regulations only if City Council finds that the proposed use will not, among other things, "[t]end to create congestion in streets, roads, alleys and other public ways and places in the area involved." As noted above, by generating additional automobile traffic and a need for parking spaces that that the neighborhood cannot reasonably accommodate, the proposed redevelopment of the Property will do exactly what the Zoning Ordinance seeks to prevent whenever City Council is asked to approve an SUP; namely, it will create congestion in the streets in the immediate neighborhood--congestion both in automobile traffic on the streets and congestion in parking spaces. Under such circumstances, the Zoning Ordinance does not allow the requested SUP to be issued.

Conclusion. For the foregoing reasons, the WCA urges the Planning Commission not to recommend that the SUP application for the Property be issued.

Very truly yours,

A handwritten signature in cursive script, reading "Patricia Merrill".

Patricia Merrill

President

cc: Councilman Andrew Breton
Mary Meadows

Seeking an Alternative

**Recommendation by Neighborhood Residents to Defer SUP 149812024
To Consider an Alternative Proposal for 3801 and 3803 Hanover Avenue
Development**

An SUP should benefit the City, its Neighborhoods, the Applicant, and in the case of residential development offer new residents an opportunity to share in what makes that neighborhood a desirable place to live. We are concerned that this SUP proposal, in its current form, is not the highest and best use of the property, and is not working to enhance the character of the neighborhood. We welcome sensitive development, which is appropriate, respects the fabric and scale of the neighborhood. Signatures have been obtained from over 440 neighbors who do not support the SUP in its current form, over 85% of whom reside within a 10-minute walk of the proposed development

In Richmond's MLS Real Estate Zone 20, the market has exhibited a poor appetite for townhomes of the proposed density which provide little to no associated green space. Similar projects have faced marketing periods of one-year to over two-years. Meanwhile, houses with yards typically sell in a week or less with multiple offers! The market IS speaking, loudly, and it is saying that potential homebuyers looking here do not want this type of development. The Munford on Grove has seven attached townhomes that have sat vacant on the market for over a year, with none sold. There is no discernible green space (less than 5%), and the prices have been dropped significantly to try to get them sold. The Grove on Hamilton has six townhomes which they've been marketing for close to two years with only two sold.

An Alternative Proposal

We propose an alternative plan/option that would develop the site in a more sensitive way, tripling the number of units permitted under the Zoning Ordinance and offering new residents desired green space. Our neighbors have met as a group numerous times over the past months to discuss this SUP. Through lots of thoughtful discourse and the creation of a proposed alternative development plan, we have evolved from a NIMBY to a YIMBY point of view. We strongly believe this is a compromise that benefits all, and it is one that we will support.

Our proposal follows the Richmond 300 Master Plan's vision for growth of Richmond's housing inventory. Four townhomes would be erected facing Hamilton Street with a 5-foot setback and backyards extending to Reveille Street. It would allow for green space up front and support the city's vision of pleasant, walkable streetscapes. This compromise supports the Master Plan's goal to maintain green space, minimize impermeable surfaces, and grow the tree canopy; all of which would be lost if the SUP is granted to erect the eight townhomes as proposed. We also envision that the two existing one-story Cape Cod rental properties facing Hanover Avenue could be renovated, adding a second floor thereby providing additional housing options to the development.

We ask that you take action to facilitate revision of the current proposal to one that affords a growth option that can be beneficial to the City, the Neighborhood, and the Applicant

HANOVER AVE.

REVEILLE STREET

1

2

3

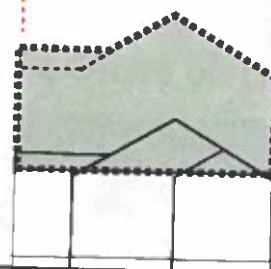
4

EXISTING
SINGLE-FAMILY
DETACHED

EXISTING
SINGLE-FAMILY
DETACHED

5' Setback without
encroachment for Green
Zone at Sidewalk

ALTERNATE SCHEME



Second Story Addition,
Existing Single Family
Detached Houses

N Hamilton St Elevation



South Elevation

From: [Mary Meadows](#)
To: [Trump, Shaianna L. - PDR](#)
Cc: [Bo Bowden](#); Drgnlde@verizon.net; helen@haberdashercorporateapparel.com; [Jo Lee Kenney](#)
Subject: Concerning SUP for 3891 and 3803 Hanover Ave
Date: Monday, July 15, 2024 6:46:02 PM

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Hello, I was given your email from neighbors in the 3900 block of Hanover Ave, Helen and Scott Illnicky.

On Friday 7/12/24 a letter was left on the doormat of 3905 Hanover Ave with the request for an SUP at 3801 and 3803 Hanover to put 4 townhomes in each of the backyards.

I reside at 3903 Hanover Ave. I have been the homeowner since 1996.

I am against granting the SUP for the 3800 block of Hanover. It would increase the density. This section of Hanover Ave starting with the 3800 block and moving west is single family homes.

The SUP provides no parking for the 8 townhomes. The 2 homes already on the lots 3801 and 3803 rely on "on street" parking. Parking will become terrible for the surrounding blocks.

I see this as a "Domino effect" of the city allowing the rezoning of the lot at 3800 Grove Ave that was formally Dr O'Malley's dental office. A tiny rancher with parking that as we speak is becoming 6 townhomes. These town homes are selling at \$819,000. There is no way this can be seen as affordable housing. If the SUP is approved I believe the builder will then knock down the 2 affordable cape cods and request to put more town homes in their place.

Please meet with the neighbors and please deny this SUP.

Respectfully, Mrs Mary Meadows
3903 Hanover Ave Richmond 23221
804-840-7591

From: [Scott Ilnicky](#)
To: [Trump, Shaianna L. - PDR](#)
Cc: ["Helen Ilnicky"](#)
Subject: Follow up to yesterday's call re: SUP 3801 and 3803 Hanover Avenue
Date: Tuesday, July 16, 2024 10:30:12 AM
Attachments: [image002.png](#)

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Hi Shaianna,

Thanks for calling me back after I left a message at your offices yesterday. I have shared your email address with other neighbors. Many of them have already contacted other folks, but I am sure you will hear from some of these folks in the coming days as well.

I am sure I seemed pretty fired up on the phone yesterday. I am fired up, but I had a chance to gather my thoughts and put them down on paper and I think that the argument is pretty powerful for denying this request for this Special Use Permit.

I think my objections (and I am sure others will have more and different ones) can be broken down into the six categories below:

1. Impact on quality of life
2. Diminished neighborhood character
3. Erosion of property value
4. Disruption to daily life
5. Lack of need
6. Bad precedent

Let's start with **quality of life**. Our neighborhood is a wonderful one. It's beautiful with tree-lined streets and old (but also mostly modest) homes and quiet streets. Quadrupling the number of units on two properties means adding 16 vehicles, 16 – 32 people, 32 trash cans to that space and this block has no alley so the cans will be lining the streets. This is a large increase in noise and traffic and trash and most importantly will create real issues regarding parking. There are no parking spaces included in this project – which means those 16 cars will have to park on the street. There is not parking on Hamilton Street which means those cars will have to park on Reveille or Hanover.

Reveille is problematic because it is very narrow and already difficult for two-way traffic to pass if cars are parked on one side of the street let alone both sides. That means those 16 cars will have to park in front of the homes of the homeowners that are already in place. Our neighborhood does not have driveways. Everyone parks in front of their homes. The street is already full. It can't accommodate 16 new cars at one end of the block. I guess the builder would say tough it is city owned streets. The problem is our neighborhood has aged in place. Many of our neighbors have lived on the block longer than we have (32 years) and are getting on in age. It would be a hardship to have to park around the corner or 6 doors down with groceries. In a sense this is age discrimination if you discount the

needs of the elderly that have paid taxes for 30 years, raised their families, fixed up their homes, paid off their mortgages, and helped make this neighborhood special if you tell them you might need to move if parking in front of your home becomes difficult.

Next I would like to point out this project would **diminish the character** of this neighborhood. First of all backyards are the main green spaces in the neighborhood. Removing trees and building townhomes in backyards takes away the few precious green spaces a city neighborhood has. Also all of the homes are brick with slate roofs and most are nearly 100 years old. The old adage they don't build them like they used to is an adage for a reason. They don't. This cheap construction and lower quality building materials will be unsightly in our neighborhood. And while they might look clean and shiny on day 1, they won't survive the test of time and before long our neighborhood will have cheaply made worn out construction at the gateway to our neighborhood and on our block.

This is a good segue into **eroded property values**. A home is the largest investment most people have. I already mentioned that our neighborhood has a lot of older residents. Our homes are for the most part – our nest egg. When our property values are negatively impacted by development and a change to the neighborhood – it means the value of our homes go down. Many of our neighbors are retired and living on a fixed income. They are counting on the value of their property to be a source of income and ticket to their next move. To allow the greed of one company to impact the lives and the home values of an entire block of homes seems irresponsible behavior on the part of city leaders. And while values fall and it becomes harder to sell the homes on this block, I guarantee you that the inflated assessed value will not go down so it will be a double financial whammy for the existing residents.

I also wanted to point out that projects like this **disrupt daily life**. They are loud. They bring trash and debris to the neighborhood. It results in street closings and detours. For what – again the disruption to our daily lives for one man / company's greed. We already have one project going on at the corner of Grove and Reveille and one nearby at Grove and Thompson. Let me be frank – it is a pain in the neck.

I know there is a lot being written about housing shortages in this country. I get that. Clearly Richmond is addressing that. There are projects all around town. I don't think we need to solve the housing crisis on one block which seems to be what is happening. There are the two projects already mentioned and a third on Grove at Lafayette. Our block is already being surrounded by new development. I am not sure there is the **demand** in this particular space the builder anticipates. The project at Grove and Reveille began close to 3 years ago. The cute brick Cape Cod was removed and the land cleared. It was then vacant for over two years and looked awful – overgrown with weeds. Presumably the issue was the builder was having trouble pre-selling the homes. So that raises the question is demand that high?

Finally let's talk about **precedent**. I think allowing a property owner to subdivide their lot in this neighborhood and for all intent and purpose **build townhomes in their backyard** is a terrible precedent. What's next? This will result in more of the same happening all over the neighborhood in a money grab – at the expense of existing neighbors. How could you allow one person to do it and not another?

Three years ago when our neighborhood was alarmed to find out that during COVID

another developer had pushed through plans to tear down the Cape Cod at Grove and Reville to build 6 units on a single lot., we were told the decision was made to allow it because a) the lot was already zoned for light commercial so in a sense this was a lower use of the land (by definition) than the existing use. And b) because the project was consistent with the Richmond Master Plan 300. By the builder's own admission this project is **not consistent with Richmond 300**.

So let's do the right thing here – and apply the Richmond 300 Plan consistently. Because once the city allows a builder to break from the recommendations of the plan they agreed to – we are all in trouble. Why have a plan in the first place?

I am sure my smarter and more eloquent neighbors will have more to add, but I know that everyone opposes this project and the rights of many should be considered before the greed of a few – especially when it is outside the current zoning recommendations.

Thank you for your time.

Scott

D. Scott Illicky
Chief Haberdasher
P) 804.878.7630
F) 804.658.3458
scott@haberdashercorporateapparel.com
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From: [PDR Land Use Admin](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: FW: RE Special Use Permit 3801-3803 Hanover Avenue
Date: Thursday, July 25, 2024 12:15:26 PM

From: pdc.rva@gmail.com <pdc.rva@gmail.com>
Sent: Saturday, July 20, 2024 2:54 PM
To: PDR Land Use Admin <dcdLandUseAdm@rva.gov>
Subject: RE Special Use Permit 3801-3803 Hanover Avenue

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To Whom This May Concern:

My name is Reid Pierce and I live at 401 Malvern Avenue. I am writing to comment on the pending special use permit for 3801 and 3803 Hanover Ave. I believe that a subdivision and special use permit in order to create eight single-family attached homes in this location is inappropriate as it is not an infill location and infringes on an already established residential neighborhood. My request is that you deny this application.

Sincerely

Reid Pierce

Reid Pierce

[\(804\) 363-2720](tel:(804)363-2720)

reidpierce27@gmail.com

From: [Mary Meadows](#)
To: [PDR Land Use Admin](#); [Trump, Shaianna L. - PDR](#)
Cc: [Phil Noonan](#); [Aelise Noonan](#); [Bo Bowden](#); [Dina Weinstein](#); [Tee Spennenerg](#); [Helen](#); [Scott Illicky](#); [Jo Lee Kenney](#); [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Against SUP 149810-2024
Date: Monday, March 3, 2025 7:03:04 PM

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Hello, I am writing to voice my opposition to the SUP 149810-2024 placing 4/8 townhomes in the backyards of 3801 and 3803 Hanover Ave. I wrote to express my opposition when we first learned of the SUP in the summer of 2024. It will change the fabric of our neighborhood.

These are small lots with cape cods. It is a dramatic increase in density. There is no parking provision. These townhomes have 3 bedrooms. They will bring in at least 8 cars but probably 16 cars where there is no room for more cars. I did not buy in the fan or museum district because I wanted more green space and mature trees.

I live at 3903 Hanover Ave. I purchased the house in 1996. I have been a home owner in the 23221 zip code area since 1989. I rented in the area after graduating from VCU in 1979.

Please do not destroy our neighborhood by allowing these builders to increase the density. I did not vote for the Richmond 300 plan. There are lots of areas to add living spaces. Please leave the 3800 block of Hanover Ave alone.

Respectfully, Mary Meadows 804-840-7591

From: [Karen Zechini](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: Special Use permit 3801,3803 Hanover Ave
Date: Wednesday, March 19, 2025 4:52:01 PM

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I am adamantly opposed to granting a Special Use permit for construction of townhouses at 3801 and 3803 Hanover Avenue. Our area has already been overdeveloped recently...it needs to STOP! The roads were not built to handle this volume of traffic. Also, they do not fit in architecturally in the neighborhood (ugly!)

E. Karen Zechini
303-G N. Hamilton Street
Richmond VA 23221

From: [Irene Gonzalez](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: SUP 149810-2024
Date: Friday, March 21, 2025 8:59:17 AM

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To Whom It May Concern

I am opposed to the granting of of the Special Use Permit for constructions at 3801 and 3803 Hanover Ave

Regards,
Irene Gonzalez
301 N Hamilton St Unit H
Richmond Va 23221

From: [Chip Stevens](#)
To: [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#); [Trump, Shaianna L. - PDR](#)
Subject: Letter of (Emphatic) Opposition SUP 149810-2024
Date: Saturday, March 22, 2025 12:40:00 PM

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Re: SUP 149810-2024

I am opposed to the granting of a special use permit for construction at 3801 and 3803 Hanover Ave.

Chip Stevens
405 N. Hamilton Street, Unit B
Richmond, Va 23221

From: [Tyler Worley](#)
To: [Brown, Whitney H. - City Council Office](#); [Breton, Andrew S. - City Council](#); [Trump, Shaianna L. - PDR](#)
Subject: SUP 149810-2024
Date: Saturday, March 22, 2025 2:16:43 PM

Some people who received this message don't often get email from tyler.worley@gmail.com. [Learn why this is important](#)

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hello,

My name is Tyler Worley and I live at 403 N Hamilton St Apt K and I am opposed to the granting of a special use permit for construction at 3801 and 3803 Hanover Avenue.

Thank you.

--

Tyler Worley

From: [elizabeth thurston](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: I live at 703a North Hamilton, Richmond VA 23221
Date: Saturday, March 22, 2025 5:58:27 PM

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I am opposed to SUP 149810-2024
Sent from my iPhone

From: [Joanne Baker](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: SUP 149810-2024
Date: Sunday, March 23, 2025 4:02:10 PM

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I am opposed to granting of a special use permit for construction at 3801 and 3803 Hanover Avenue.

Joanne H Baker
301 B North Hamilton Street
Richmond Va 23221

Phone: 804 353 1428

From: [Lyons Hardy](#)
To: [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#); [Trump, Shaianna L. - PDR](#)
Subject: SUP 149810-2024
Date: Monday, March 24, 2025 7:22:13 PM

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Hello, I'm a resident and homeowner at 407 N Hamilton St. I would like to let you know that I am NOT opposed to the development plans at 3801 and 3803 Hanover Ave. I understand that many neighbors in the area have been mounting a campaign against this project, and I want to present another perspective that I feel neutral on the topic and would not be opposed to the SUP.

My preference would be that whatever is built there be required to match the architectural style of the neighborhood. I also find it very important that new development is offset from the street and sidewalk and provides adequate parking for its residents. The net construction at the corner of N Hamilton and Grove Ave does not match the architectural style of the area and the building is too close to the sidewalk and road, in my opinion. The parking area is quite limited in size as well. Those issues are problematic and could have been addressed with more stringent requirements for the developer. Thank you for your time.

Lyons Hardy
Pronouns: she or they

From: [Samuel Starkey](#)
To: [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#); [Trump, Shaianna L. - PDR](#)
Subject: SUP 149810-2024
Date: Tuesday, March 25, 2025 9:09:34 AM

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I am opposed to the granting of a special use permit for construction at 3801 and 3803 Hanover Ave.

Thanks
Sam Starkey
401 North Hamilton Street Unit L.
Richmond VA 23221

From: [Natalie Herring](#)
To: andrew.brenton@rva.gov; [Brown, Whitney H. - City Council Office](#); [Trump, Shaianna L. - PDR](#)
Subject: SUP 149810-2024
Date: Tuesday, March 25, 2025 10:56:39 AM

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Dear all,

I'm currently a resident at 3904 Kensington Ave in Richmond and I understand that we have a housing shortage in the US causing a need to build new housing in the Richmond area. We have recently seen a surge of new builds including luxury townhomes and apartments in my neighborhood; these are continuing to sit vacant either unrented or unsold. I am strongly opposed to converting more of our neighborhood into vacant, high density housing and wanted to write to you to express my concerns and opposition to granting a special use permit for construction at 3801 and 3803 Hanover Ave.

Thank you,
Natalie

From: [Drury Wellford](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: SUP 149810-2024
Date: Tuesday, March 25, 2025 11:46:32 AM

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Ms. Trump,

I oppose granting a Special-Use permit for constructing more densified housing at 3801 and 3803 Hanover Avenue.

Thank you.

--

Ann Drury Wellford
409 N. Hamilton St., Apt. L
Richmond, VA 23221
804-334-7502

From: [Chrissie Griffith](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: SUP149810-2024
Date: Monday, March 24, 2025 4:39:27 PM

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Greetings Ms. Trump,

I hope the spring weather finds you well! I am writing today to oppose the granting of a special use permit for construction at 3801 and 3803 Hanover Avenue. These housing units that sprout up on every available lot are poorly constructed, they don't provide parking for the residents, and are not affordably priced. They eliminate green space in the neighborhood, and the architecture, if I shall be so generous with the term, is starkly out of harmony with the aesthetic of the rest of the area.

I have lived in the Fan and Museum district for over half my life and walking around these neighborhoods is a treasure to me. Thanks for taking the time to consider my position on this topic.

Best,

Chrissie Lozano
3712 Grove Ave.
Richmond, VA 23221

From: [Elizabeth Bray](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: Opposition to special use permit SUP 149810-2024
Date: Tuesday, March 25, 2025 6:20:25 PM

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> As a resident of Mount Vernon Condominiums. I vehemently oppose granting a special use permit for construction at 3801 and 3803 Hanover Avenue. Respectfully,
> Elizabeth Bray
> 509 N. Hamilton Street
> Apt. L
> Richmond, VA 23221
> (804) 426-4788.
> Thank you for your consideration.
> Sent from my iPhone

From: [Susan Taylor](#)
To: [Breton, Andrew S. - City Council](#); [Trump, Shaianna L. - PDR](#); [Brown, Whitney H. - City Council Office](#)
Date: Tuesday, April 1, 2025 3:19:30 PM

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I am opposed to the granting of a Special Use permit for construction at 3801 and 3803 Hanover Avenue.

Subject : SUP149810-2024

Susan Taylor

507 N Hamilton St, Richmond, VA 23221

From: [Austin Grande](#)
To: [Trump, Shaianna L. - PDR](#)
Cc: [Brown, Whitney H. - City Council Office](#)
Subject: Opposition of SUP 149810-2024 and 3923 GROVE AVE SUP
Date: Tuesday, April 1, 2025 9:02:19 PM

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Hi Shaianna,

I am a resident of 3919 Hanover Ave, Richmond, VA, and I want to express my strong opposition to the approval of SUP 149810-2024 and 3923 GROVE AVE SUP.

At recent community meetings with the developers to address both SUPs, the overwhelming consensus among neighbors was clear—these SUPs, along with several others under consideration, are not in the best interest of our community. The room was packed with residents who are deeply invested in preserving the character and livability of our neighborhood, urging for their rejection.

My wife and I recently spent 3.5 years searching for a home in this area because we fell in love with its historic charm—single-family homes, yards for children to play in, mature trees, and a strong sense of community. This neighborhood is distinct from the Fan and Museum District, and it should remain that way.

We are not opposed to responsible development. For example, Malvern Manor and Kent Road Village apartments complement the area well, adhering to reasonable height limitations, providing adequate parking, limiting the number of apartments, and maintaining green space. However, the recent wave of SUP approvals, including the townhomes already built next to the proposed SUPs, is eroding the neighborhood's integrity and packing way too many townhomes into the space. These developments violate multiple zoning codes, exacerbate existing sewage and parking issues, and, frankly, are hideous. They clash entirely with the historic aesthetic of our community.

The Grove on Hamilton townhomes—approved under a prior SUP and located next to this proposed development—are a prime example of why this is a mistake. After more than a year, only two of the six townhomes have sold. This clearly demonstrates a lack of demand for these types of developments in our neighborhood.

When speaking with neighbors throughout the Colonial Place, Malvern Gardens, Libbie, Willow Lawn etc. areas, the overwhelming sentiment is that this wave of development is out of control, and residents feel unheard. Many in our community are busy raising families and managing the demands of daily life, making it difficult to attend countless meetings—meetings that, unfortunately, often feel futile due to the lack of meaningful response to our concerns. This should not be an excuse to push through developments that disregard the character and needs of the neighborhood.

I urge you to consider the overwhelming opposition from residents and reject SUP 149810-2024 and 3923 GROVE AVE SUP to preserve the character and sustainability of our community.

Thank you,

Austin Grande

From: [Patty Smith](#)
To: [Brown, Whitney H. - City Council Office](#); Andrew.Brenton@rva.gov; [Trump, Shaianna L. - PDR](#)
Subject: SUP149810-2024
Date: Saturday, April 5, 2025 7:27:52 AM

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My name is Patty Smith and I live at 3800 Hanover Ave, Richmond, VA 23221. We have lived in this neighborhood for 25 years. Our grandparents lived here from 1968 till 1998. There is room for additional parking, we already have to park our third vehicle on Reville. We certainly do not want to look out front to 3 story townhomes. The property owners of 3801 & 3803 already do not take care of their properties. I can be reached at 804-338-2806. Thank You

Residents Opposed to Proposed Townhomes in Backyards of 3801 and 3803 Hanover Avenue

We are opposed to SUP149810-2024, proposing to build up to eight townhomes in the backyards of 3801 and 3803 Hanover Avenue, for the following reasons:

- Such development, contrary to the 300 Plan adopted by City Council, would destroy valuable tree canopy and existing green space.
- Greater density with no provision for offstreet parking creates additional stress on already limited neighborhood parking (existing multifamily projects in the immediate area ALL provide offstreet parking).
- Contrary to the 300 Plan, the proposal includes a parcel that does not front on either Grove or Hamilton, inviting future developers to acquire contiguous parcels for future redevelopment.
- Third floor balconies violate the privacy of surrounding neighbors.
- Proposed design uses lower grade materials incompatible with the fabric of historic neighborhood.

From: [Melissa Houston](#)
To: [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#); [Trump, Shaianna L. - PDR](#)
Subject: SUP149810-2024
Date: Tuesday, April 8, 2025 10:11:02 PM

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My name is Melissa Houston, and I live at Mount Vernon Condominiums at 505-H N Hamilton St, Richmond, VA 23221

I am opposed to the granting of a Special Use permit for construction at 3801 and 3803 Hanover Avenue. We need to preserve our neighborhoods!

Melissa W. Houston M.Ed, Ed.S
Lower School Academic Services Teacher
Reading and Math Specialist
St. Catherine's School
804.288.2804
804.310.8840 (cell)
mhouston@st.catherines.org



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From: [Deborah Lewis](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: Oppose
Date: Sunday, April 20, 2025 8:44:04 AM

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I am against the Special Use permit for construction at 3801 and 3803 Hanover Ave. 149810-2024 I am Deborah Lewis 400 Hanover Ave Richmond Va 23221 Thank you.

From: [Sarah Campbell](#)
To: [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#); [Trump, Shaianna L. - PDR](#)
Subject: Sup 149810~2024
Date: Saturday, April 5, 2025 2:03:59 PM

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I am opposed to the granting of a special use permit for construction at 3801 and 3803 Hanover Avenue. My name is Sarah Campbell. My address is 505 North Hamilton Street apartment F.
Thank you

From: [Helen Ilnicky](#)
To: [Trump, Shaianna L. - PDR](#)
Cc: ["Scott Ilnicky"](#)
Subject: SUP application for 3801-3803 Hanover Avenue
Date: Wednesday, July 17, 2024 12:55:51 PM

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Hello Shaianna,

I am writing to vehemently oppose the SUP request for the parcels at 3801 and 3803 Hanover Avenue. My husband Scott and I reside at 3902 Hanover, raised three children here, and have been in our home for over 30 years.

The high density of housing proposed is not at all in keeping with the neighborhood west of Hamilton St – an area of single-family detached homes, mature trees and green spaces. And no driveways. Neighbors in this area park on the street and therefore, density of that magnitude, with NO provision for parking and NO alleyway for trash has NO place being built here. **The garbage cans (at least 16 of them between garbage and recycling) will have to go in the street.** The large influx of cars will permanently take away parking from current residents, many of whom are older and have lived here for many decades and have enjoyed the ability to park on the block on front of their homes, which should be a given in a neighborhood like this.

One need look no further than the parcel next door to this proposed development (which was formally 3800 Grove) to see where this neighborhood is already being negatively impacted by increased density. The former brick rancher at 3800 Grove Ave was demolished well over two years ago, and the vacant, overgrown lot was an eyesore until now. The six unwelcome, high-density, lower-quality townhomes are finally being built on this lot, but **after two years of marketing, only 2 of the 6 are sold, according to the website. Among other things, this situation tells me there is certainly no need for 8 more of these cheaply-built townhomes on the same block.** Our entire area of nearby neighbors tried to fight this 3800 Grove Ave development but, given that we were never notified about the zoning change, it was a lost cause by the time we were made aware of it.

My chief concern here, though, is the precedent being set. We were concerned with this exact precedent being set by the over-development of the 3800 Grove Ave parcel. But this new proposal for 3801 and 3803 Hanover takes things a huge step further – allowing the owner to subdivide each small lot and have 5 homes where there is currently only one. **To essentially erect 4 new homes in the backyard of EACH address.** The subterfuge and greed exhibited by this request for a SUP is, quite frankly, stunning to me. This proposal is NOT intended to elevate the quality, attractiveness, and livability of the current neighborhood, but rather to make a quick buck for the owner/developer, by cramming an alarming number of homes into a small space.

And with the lots at 3801 and 3803 Hanover Ave each being **less than .2 acres**, this huge density can't possibly be in keeping with the Richmond 300 Plan. According to page 72 of the Plan, a density of 2-10 units per acre is allowed – therefore, the density proposed at 3801 and 3803 Hanover would **each be over DOUBLE the HIGHEST recommended density.** Why would this be allowed?

And what is to keep this from continuing, house after house, block after block until this beautiful established 100-year-old neighborhood is a concrete jungle overpopulated with flimsy townhomes that won't last, nowhere to park, and not a tree or blade of grass in sight? And more specifically, what is to keep this new owner of 3801 and 3803 Hanover from ultimately tearing down the existing small brick homes that front Hanover Ave and putting 8 more similar quality townhomes there, increasing the already overblown density even more?

Please see fit to STOP this SUP application, so that we are not faced with more and more developers seeking to completely change the fabric of this neighborhood with an unsightly and unsustainable level of density and over-growth. To paraphrase my neighbor Bo Bowden in a letter he wrote to our councilperson 'there has to be a way to allow for responsible growth, without allowing property owners a permit to subdivide their backyard.' The overbuilding in this neighborhood is doing only one thing: lining the pockets of developers. It is clearly not "needed" as judging by the slow sales of the townhome development next door.

Issuing high density SUPs to everyone who asks will eventually create an unrecognizable "near west end" of Richmond. And the very things that drew people to this area – the charm, the quality of construction, the older well-built homes, the natural landscape and mature foliage – will cease to exist.

I hope there will be a public forum for area residents to have a voice before this SUP application travels much further along the pipeline. The current residents should have a say in what happens here, as this is becoming an increasingly frequent problem.

Thank you,
Helen Inicky

Helen M. Inicky
Owner and Chief Financial Officer
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helen@haberdashercorporateapparel.com



From: [Aelise Noonan](#)
To: [PDR Land Use Admin](#); [Trump, Shaianna L. - PDR](#); [Mayor Levar Stoney](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Nye, Kristen M. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Newbille, Cynthia J. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Nicole - City Council Office](#); [Addison, Andreas D. - City Council](#)
Subject: SUP for 3801 and 3803 Hanover Avenue
Date: Wednesday, July 17, 2024 1:01:02 PM
Attachments: [Scott Ilnicki.docx](#)
[scan0017.pdf](#)

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This e-mail is in reference to the SUP proposal for the above-mentioned addresses on Hanover Avenue. As a member of this block for 65 years, having moved here with my family in 1959 and then purchasing my personal home 38 years ago (3909 Hanover Avenue), I want to express my extreme opposition to the request to build eight three story homes on the property stated. This idyllic neighborhood has been single-family zoned for years until 2020 when developers bought the cape cod home at 3800- Grove Avenue and received approval to put six three story condos on the property. I never imagined that this area would begin to look like Short Pump, Scotts Addition or other areas in Richmond where every piece of available green space is being allowed to develop for apartments or condos. Now we have a new request for the eight condos to basically be built in the backyard of two existing single family homes.

As many of my neighbors have already expressed their concerns with this proposal, I too would like to join them with the concerns they mentioned: (see attached e-mail)

- <!--[if !supportLists]-->1. <!--[endif]-->Impact on Quality of Life
- <!--[if !supportLists]-->2. <!--[endif]-->Diminished neighborhood character
- <!--[if !supportLists]-->3. <!--[endif]-->Erosion of property value
- <!--[if !supportLists]-->4. <!--[endif]-->Disruption of daily life
- <!--[if !supportLists]-->5. <!--[endif]-->Lack of housing need in this area
- <!--[if !supportLists]-->6. <!--[endif]-->And the most important one, setting a precedent for more SUP's to follow.

Note: see attached e-mail from Scott Ilnicki which expands on the above issues.

In addition, I would like to add my concern about additional traffic on what is a quiet Street (Hanover Ave.) as well as adding congestion on a very narrow street (Reveille Ave.) Parking will surely be a problem since it appears there is not much parking afforded in the proposal. Neighbors have heard that there are rumors that developers are waiting on this SUP approval so they can move forward with similar plans on Grove Avenue. One of the oldest homes at 3923 Grove Avenue has recently been sold with plans to build condos/apartments on that site.

Having lived here for most of my life I'm truly disturbed that our City would allow this to occur in an established neighborhood. As my fellow neighbor has said, please do the right thing and deny the request for this SUP.

Please see attached e-mails that expand on the neighbors' concerns. Thank you in advance for listening to our concerns and taking them into consideration to make the right decision.

P.S. Please also find attached the letter Baker Development Resources left at only one of our neighbor's home which alerted the neighbors as to what was going on. No one else on the block ever received any communication regarding the SUP.

From: [PDR Land Use Admin](#)
To: [Trump, Shaianna L. - PDR](#)
Subject: FW: Public Comment for 6/3/25 Planning Commission Meeting
Date: Tuesday, June 3, 2025 11:24:30 AM
Attachments: [image001.png](#)

From: Elizabeth Berry <eberry@glaveandholmes.com>
Sent: Tuesday, June 3, 2025 11:03 AM
To: PDR Land Use Admin <dcdLandUseAdm@rva.gov>
Subject: Public Comment for 6/3/25 Planning Commission Meeting

You don't often get email from eberry@glaveandholmes.com. [Learn why this is important](#)

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Hello,

I am a resident of Mount Vernon Condominiums on North Hamilton Street, and am writing in **opposition** to the Special Use Permit Ordinance No. 2025-079 at 3801 Hanover Avenue. I have reviewed the Public comments already attached in the meeting details, and echo the sentiments of my neighbors who also oppose this development. I would like to highlight the following reasons for my opposition:

1. The SUP as it currently stands is not sensitive to the neighborhood fabric and is out of scale from the traditional 1-story and 2-story dwelling structures (The Grove on Hamilton excluded, which is completely out of character.)
2. The SUP sets a terrible precedent for development in this neighborhood and greatly diminishes the quality of life.

I encourage you to deny this special use permit application.

Thank you,

Elizabth Berry



Elizabeth Berry
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Glavé & Holmes | *Elevating the Human Spirit*

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