

**From:** [Mary Meadows](#)  
**To:** [Trump, Shaianna L. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Cc:** [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)  
**Subject:** Opposition to backyard builds in 3801 and 3803 Hanover Ave  
**Date:** Thursday, July 10, 2025 9:12:44 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello Ms Trump, Ms Oliver, Mr Breton and Ms Brown, Planning Commission members, I am writing to voice my opposition to the backyard builds in 3801 and 3803 Hanover Ave. The applicant is requesting an SUP so he can build either 4/4 or 3/3 homes on the 2 lots while retaining the existing 2 small Cape cod homes. This is a dramatic and radical increase in density on a combined lot size of 0.39. Richmond 300 plan recommends 2-10 units per acre. The applicant is attempting to get 21.44 units per acre. He is removing the green space. He will destroy the existing tree canopy as the 50 year old trees are higher than 3 stories and the root system will not survive construction building. The Richmond 300 plan recommends building that compliments the neighborhood, retains and / or expands green space and tree canopy but this SUP does NOT do any of this. Please vote against this SUP.

Mary Meadows 3903 Hanover Ave

**From:** [Paige Kaufman](#)  
**To:** [City Clerk's Office](#); [PDR Land Use Admin](#); [Trump, Shaiana L. - PDR](#)  
**Cc:** [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)  
**Subject:** Letter of Opposition- SUP 149810-2024 / Ordinance 2025-079  
**Date:** Tuesday, July 8, 2025 11:25:21 AM

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

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

I'm a resident and homeowner of 4011 Hanover Ave. I'm strongly opposed to the granting of SUP 149810-2024 / Ordinance 2025-079 for construction of 6 new townhomes at 3801 and 3803 Hanover Ave.

Warmest regards,  
Paige M. Kaufman

**From:** [Sleeves Barnesafunks](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Letter of Support: Ord. 2025-079  
**Date:** Thursday, June 26, 2025 2:12:18 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

PDR Staff,

I'm writing to express my strong support for Ordinance 2025-079.

There are condos across the street and townhomes across the alley. The neighbors need to get a grip, the cities purpose is not to comfort and cradle their lifestyle at the expense of everyone else's rent and mortgage.

Legalize the Fan.

Its not even adding parking this people are psychotic.

Thank you for your service and thoughtful leadership.

Sleeves Barnesafunks  
[sleevesbarnesafunks@gmail.com](mailto:sleevesbarnesafunks@gmail.com)  
3212 Cutshaw Ave, 212  
Richmond, Virginia 23230

**From:** [Samuel Masse](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Please support Ord. 2025-079  
**Date:** Thursday, June 26, 2025 7:02:45 PM

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PDR Staff,

The more housing the better and the more density the better. I don't think Richmond will build enough homes in the coming decade as we are well behind. We need thousands more units and these units should be spread across ALL neighborhoods not just a few.

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Samuel Masse  
[massesamuel1@gmail.com](mailto:massesamuel1@gmail.com)  
2604 Kensington Ave Apt 5  
Richmond, Virginia 23220

**From:** [Jenn Summers](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Letter of Support: Ord. 2025-079 - say yes to more housing for Richmond!  
**Date:** Thursday, June 26, 2025 11:24:39 AM

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PDR Staff,

I'm writing to express my strong support for Ordinance 2025-079.

Change in neighborhoods like the West End can be difficult with folks objecting to the construction of new homes and dense development. This is not, however, the majority opinion in Richmond. Richmonders value and need additional housing to enable more folks to live and thrive in the city. Please know that the majority of the RVA community wants more housing and we will show up at meetings and at comment periods to provide that support.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. More parking, car-centric infrastructure is a public liability. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Jenn Summers  
[cubalibrejenn@gmail.com](mailto:cubalibrejenn@gmail.com)  
605 Bancroft Ave  
Richmond, Virginia 23222

**From:** [Cezar Carvalhaes](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Letter of Support: Ord. 2025-079  
**Date:** Wednesday, June 25, 2025 2:20:51 PM

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PDR Staff,

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Cezar Carvalhaes  
[cezarcarvalhaes@gmail.com](mailto:cezarcarvalhaes@gmail.com)  
811 W 29th St  
Richmond, Virginia 23225

**From:** [Joshua Stover](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Letter of Support: Ord. 2025-079  
**Date:** Thursday, June 26, 2025 8:38:54 AM

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PDR Staff,

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Joshua Stover  
[joshdstover@gmail.com](mailto:joshdstover@gmail.com)  
2609 3rd Ave  
Richmond, Virginia 23222

**From:** [Michael Grabow](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Letter of Support: Ord. 2025-079  
**Date:** Wednesday, June 25, 2025 7:41:42 PM

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PDR Staff,

Why should I have a say in my neighbor selling part of their lot to someone who builds a quad plex? (Let alone a SFH!) Why should I determine whether or not that's acceptable simply because I happen to own a house nearby? I own that land, not my neighbors. I \*live\* in a neighborhood, I don't own it.

How many people are opposing this who live in houses they themselves would have opposed being built?

Make the types of housing in the fan/museum district allowed by right in the entire city. Those neighborhoods are what makes Richmond special. Don't allow wealthy people to make the west end exempt from doing its part to increase the much needed housing stock in the city.

It shouldn't matter if I rent or not, but I'm a homeowner who encouraged the planning commission to approve the SUP directly across the street from me to allow a lot splitting for two new houses after my neighbor sold part of her lot. I would have done the same if it was a quad plex or an apartment building.

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Michael Grabow  
michaelgrabow@gmail.com  
1311 Dubois Ave  
Richmond , Virginia 23220

**From:** [Sherry Berry](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Please DO NOT support Ord. 2025-079  
**Date:** Wednesday, June 25, 2025 11:27:33 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

PDR Staff,

I'm writing to voice my strong opposition for Ordinance 2025-079. At a time when Richmond is facing a significant gentrification crisis, we need to refrain from knee-jerk parroting of the mindsets of people moving here from larger metropolitan areas and then bemoaning that Richmond is not proxy the same kind of accommodations to which they were accustomed before.

Infill developments destroy the charm and character of the area that people appreciate and expect here while suburban areas providing larger yards with greater amounts of greenery positively impact ambient temperatures as opposed to wedging structure after structure into any available area with less vegetation, not to mention the increased burden on the area infrastructure that is already compromised.

As the city's population continues to grow, the shortage of available and affordable homes is an issue already prevalent in the communities where people have left to come here and then demand our area immediately adapt to accommodate. There is already inventory all over the larger metro area of which people can avail themselves. A simple check on Redfin or apartments.com will demonstrate this. This in no way is limiting options for families, or threatening the diversity and vitality that make Richmond such a great place to live. Approving infill projects like this one blatantly tears at the fabric of the vitality, charm and heart of the aesthetics that people associate with RVA.

I implore you to veto this project and continue to prioritize support for the long-term residents of the area who have grown weary of the homogeneous gentrification overtaking everything good about this city.

Thank you for your thoughtful consideration and the ability to act in accordance with the wishes of the community rather than the interest of deep pockets.

Sherry Berry  
[sherryberrysverymerry@gmail.com](mailto:sherryberrysverymerry@gmail.com)  
Mal Vern ave  
Richmond , Virginia 23221

**From:** [Caitlin Coakley](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Please support Ord. 2025-079  
**Date:** Wednesday, June 25, 2025 7:41:01 PM

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PDR Staff,

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Caitlin Coakley  
[caitlin.coakley@gmail.com](mailto:caitlin.coakley@gmail.com)  
5106 Bromley Lane  
Richmond, Virginia 23226

**From:** [Caitlen Stardust](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Wednesday, June 25, 2025 5:21:33 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Caitlen Stardust  
[catstardust22@gmail.com](mailto:catstardust22@gmail.com)  
524 N 21st st  
Richmond, Virginia 23223

**From:** [Shelley Palmer](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Wednesday, June 25, 2025 5:24:39 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

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As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Shelley Palmer  
[04.prosy-slumps@icloud.com](mailto:04.prosy-slumps@icloud.com)  
2703 Grantwood Ct  
Richmond, Virginia 23225

**From:** [Jessie Hart](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Thursday, June 26, 2025 9:15:59 AM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Jessie Hart  
[jessiehartsyou@gmail.com](mailto:jessiehartsyou@gmail.com)  
1311 Dubois Ave  
Richmond, Virginia 23220

**From:** [Christopher Harto](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Wednesday, June 25, 2025 4:25:28 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Christopher Harto  
cbharto@gmail.com  
3007 Barton Ave  
Richmond, Virginia 23222

**From:** [Samantha Kenny](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Please support Ord. 2025-079  
**Date:** Wednesday, June 18, 2025 10:14:49 AM

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PDR Staff,

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Samantha Kenny  
[skenny65@gmail.com](mailto:skenny65@gmail.com)  
2211 Drummond Drive  
Richmond, Virginia 23222

**From:** [Caitlen Stardust](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Thursday, June 19, 2025 12:27:33 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Caitlen Stardust  
[catstardust22@gmail.com](mailto:catstardust22@gmail.com)  
526 N 21st st  
Richmond, Virginia 23223

**From:** [Morgan DeHaven](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Letter of Support: Ord. 2025-079  
**Date:** Thursday, June 19, 2025 12:53:57 PM

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PDR Staff,

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Morgan DeHaven  
[manoftheyear@gmail.com](mailto:manoftheyear@gmail.com)  
2124 Rosewood Ave  
Richmond, Virginia 23220

**From:** [Joseph Boyle](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Thursday, June 19, 2025 1:06:27 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Joseph Boyle  
[josephrussellboyle@gmail.com](mailto:josephrussellboyle@gmail.com)  
301 North Mulberry Street, Apt 6  
Richmond, Virginia 23220

**From:** [Kevin Finity](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Please support Ord. 2025-079  
**Date:** Thursday, June 19, 2025 5:11:23 PM

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PDR Staff,

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Kevin Finity  
kfinity@gmail.com  
4616 Cutshaw Ave  
Richmond , Virginia 23230

**From:** [Jonathan Monroe](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Thursday, June 19, 2025 6:18:47 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

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Thank you for your service and your consideration.

Jonathan Monroe  
[jmonroe22@gmail.com](mailto:jmonroe22@gmail.com)  
3215 4th Ave  
Richmond, Virginia 23222

**From:** [Nicholas Wright](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Letter of Support: Ord. 2025-079  
**Date:** Friday, June 20, 2025 9:21:37 AM

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PDR Staff,

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I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Nicholas Wright  
[njwright123@gmail.com](mailto:njwright123@gmail.com)  
3016 2nd Ave  
Richmond, Virginia 23222

**From:** [Ali Faruk](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Friday, June 20, 2025 1:19:31 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Ali Faruk  
[farukam@gmail.com](mailto:farukam@gmail.com)  
2811 Griffin Avenue  
Richmond, Virginia 23222

**From:** [Julia LaCourse](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** Support Ord. 2025-079  
**Date:** Tuesday, June 24, 2025 10:02:24 PM

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PDR Staff,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Julia LaCourse  
[julia.lacourse@gmail.com](mailto:julia.lacourse@gmail.com)  
935 Kent Road  
Richmond, Virginia 23221

Total 292

+ Bills 143

25

## 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:

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- Third floor balconies violate the privacy of surrounding neighbors.
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Name (please print)	Signature	Address	Email/phone (optional)
JO LEE KENNEY	Jo Lee Kenney	3908 Hanover Ave	
Deborah W Lewis	Deb Lewis	4000 Hanover Ave	
Marshall Weatherford	Marshall Weatherford	4006 Hanover Ave	
Kim Cooke	Kim Cooke	4006 Hanover Ave	
Nicholas Byrd	Nicholas Byrd	4000 Park Ave	
Cole Sonner	Cole Sonner	4010 Hanover Ave	
Reid Piercy	Reid Piercy	401 Malvern Ave	
Meagan Lemon	Meagan Lemon	4104 Hanover Ave	
Bill McRae	Bill McRae	411 W 33rd 23225	
William Lissens	William Lissens	W.S. Lissens 314 W 47th St 23225	
Steve Marziale	Steve Marziale	502 E 32nd St 23224	
DANA MARSHALL	Dana Marshall	2022 Hanover Ave, 23220	(510) 273-0554
Scott Morrison	Scott Morrison	3107 Stuart Ave, 23221	
TAYLOR PRIOOV	Taylor Priov	2311 W GRACE	
Victoria Kichan	Victoria Kichan	3800 Stuart Ave, 23221	703-297-5372
Scott Lurison	Scott Lurison	3800 Stuart Ave, 23221	
George Saunders	George Saunders	3908 STUART AVE, 23221	
Ann Holzgrafe	Ann Holzgrafe	3905 Stuart Ave, 23221	
Wayne Rotella	Wayne Rotella	3907 Stuart Ave, 23221	
Matt Ragano	Matt Ragano	3916 Stuart Ave with, 23221	
Leslie Greene	Leslie Greene	3917 Stuart Ave, 23221	
F.J. Tramontin	F.J. Tramontin	3919 STUART AVE, 23221	
Naheed Gill	Naheed Gill	3916 STUART AVE, 23221	
Abby Gill	Abby Gill	223 Arthur Ashe, 23221	
Marcia Fryer	Marcia Fryer	4312 Hanover Ave, 23221	

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①

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

MELISSA HUGHES *Melissa H* 3801 Tobacco Rd Richmond VA 23221 *minimenuen@gmail.com* 7164807313  
Jay Hughes *Jay* 3801 Tobacco Rd Richmond VA *phlymance@gmail.com*  
Margaret Brock *Margaret Brock* 206 Gun Club Rd Richmond VA *margaretcbrock@gmail.com*  
LES Brock *LES* 206 Gun Club Rd, Richmond, VA *8045677642*  
Eden Fowler *Eden* 207 Gun Club Rd Richmond, VA *eden.darrell@gmail.com*  
Brian Fowler *Brian* 207 Gun Club Rd Richmond VA 23221  
Bailey Carson *BaileyCar* 3900 Sulgrave Rd Richmond VA 23221 3472601713  
Keiley Aja *Keiley* 211 Berkshire Rd Richmond 23221 571318  
Taylor Ajas *Taylor* 204 Oxford Circle W Richmond 23221 80997  
Kevin Ajas *Kevin* 211 Berkshire Rd, Richmond 23221  
Cody Winslow *Cody* 6015 N. 71st St. Richmond VA 23223  
Brian Ajs *Brian* 2049 Oxford Circle W Richmond, VA 23221  
Sarah Iracane *S. Iracane* 6 Calycanthus Rd Richmond, VA 23221  
Andrew Iracane *Andrew* 6 Calycanthus Rd Richmond, VA 23221  
KRISTINE Lee *Kristine Lee* 213 Queen Charlotte Rd. Richmond, VA 23221  
David Lee *David M. Lee* 213 Queen Charlotte Rd, Richmond, VA 23221  
Annie Frawley *Annie* 4200 Gray STREET Richmond 23222

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

(24)

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Name (please print)	Signature	Address	Email/phone (optional)
Stephen Russell	Stephen Russell	3801 Stuart Ave	sruss16@vt.edu
Trevor Bragdon	Trevor Bragdon	3803 Stuart Ave	trevorbragdon@gmail.com
Leah Schwartz	Leah Schwartz	3801 Stuart Ave	
Sarah Brandon	Sarah Brandon	3803 Stuart Ave	sarah@amphirehealth.com
Susan Scherrman	Susan Scherrman	3802 Hanover	Susanscherrman@gmail.com
Eric Shockley	Eric Shockley	3806 Stuart Ave	
Jude Maghiring	Jude Maghiring	3901 Stuart Ave	
John Atticito	John Atticito	3604 11	
FAITH ATTICKS	FAITH ATTICKS	3804 Stuart Ave. FAITH ATTICKS	518-0
Ashley Rotella	Ashley Rotella	3907 Stuart Ave.	rotella.ashley@gmail.com
Shawn Crumlish	Shawn B. Crumlish	4007 Hanover Avenue	
Kimber Crumlish	Kimber Crumlish	4007 Hanover Ave.	
Kelly Turk	Kelly Turk	3913 Hanover Ave	(804) 740-3945
Shannon Macey	Shannon Macey	4103 Hanover Ave.	
Harold J. Williams	Harold J. Williams	4111 Hanover Ave	804-955-8838
Suzanne Y Williams	Suzanne Y Williams	4111 Hanover Ave	804-301-5424
Patrick Sadler	Patrick Sadler	4116 Gran Ave	918-607-2938
Abbie Sadler	Abbie E. Sadler	4116 Hanover Ave	918-260-2540
Robert Seward	Robert Seward	4311 Hanover Ave.	
Tala Seward	Tala Seward	4311 Hanover Ave.	
John K Austin	John K Austin	2819 Floyd Ave	John.KAustin.98@gmail.com
Tril F Austin	Tril F Austin	2819 Floyd Ave	gaustin100@gmail.com
Rosemary Kulp	Rosemary Kulp	4315 Hanover Ave	
Franky D. Craig	Franky D. Craig	4310 Hanover	scrain24@gmail.com

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

④

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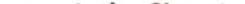
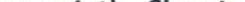
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Name (please print) Signature Address Email/phone (optional)  
ANNA EIDELMAN 304 N. HAMILTON ST. Anna Eidelman  
Elizaveta Alperina 304 N. Hawkeford St. Elizaveta  
Helen Ilinsky 3902 Hanover Ave RVA 23221  
GIRL SHOCKLEY 3806 STUART AVE. Girls

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

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Name (please print) Signature Address Email/phone (optional)  
JAMIE K. SIMS  105 N. Thompson St. 23221 deliusgirl@yahoo.com  
Errol Somay  105 N. Thompson St 23221 estrainagmail.com

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

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Name (please print)	Signature	Address	Email/phone (optional)
E. Karen Zechini	<i>E. Karen Zechini</i>	303-G N. Hamilton St.	kzechini@gmail.com
Michael Richard Mc	<i>Michael Richard Mc</i>	3700 Grove Ave	
Natasha Herbert	<i>Natasha Herbert</i>	3706 Grove Ave.	Herbernm@gmail.com
ERIN STRYKER	<i>Erin Stryker</i>	3708 Grove Ave	
KEN MARTIN	<i>Ken Martin</i>	3710 GROVE AVE	
John Booker	<i>John Booker</i>	3718 GROVE AVE	JohnBooker
John Nac Baker	<i>John Nac Baker</i>	301 B N. Hamilton St	SNBAKERUS@YAHOO.COM
Bobbi Benson	<i>Bobbi Benson</i>	301 N. Hamilton St Apt C	bobbisbenson2@gmail.com
Michael Love	<i>Michael Love</i>	3119	michaeluxn496@yahoo.com
Barbara Greenleaf	<i>Barbara Greenleaf</i>	301-F	YAHOO.
Ironi Gonzalez	<i>Ironi Gonzalez</i>	301H	626
Pierce, Hickman	<i>Pierce, Hickman</i>	301 N. Hamilton St	hickmanpierce@gmail.com
Paul B. Day, Jr.	<i>Paul B. Day, Jr.</i>	301-L N. Hamilton St	
Sara Coxon	<i>Sara Coxon</i>	303-B N. Hamilton St #B	
MARK YEATES	<i>Mark Yeates</i>	303 North Hamilton St. Unit F	yeatesm@vcu.edu
Takeshi Imai	<i>Takeshi Imai</i>	303 N. Hamilton St Apt E	timajo24@stolaf.edu
Matt Macleod	<i>Matt Macleod</i>	303 N. Hamilton St Apt S	amatt.macleod@gmail.com
Kelley Quinn	<i>Kelley Quinn</i>	303 N. Hamilton St. Unit K	quinnka191@gmail.com
SUBAH MARTIN	<i>Subah Martin</i>	305 N. Hamilton Unit A	Submac715@yahoo.com
Bryson Neff	<i>Bryson Neff</i>	305N Hamilton St. Apt C	bryson.neff@gmail.com
Nancy OSORIO AND Dancey	<i>Nancy OSORIO AND Dancey</i>	305N. HAMST Apt H	OSORIANDRE8MA@gmail.com
Michael Winstan	<i>Michael Winstan</i>	401-1/2 N Hamilton	
Geraldine	<i>Geraldine</i>	YDC-E	

(23)

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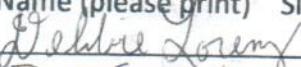
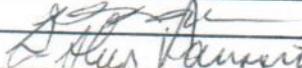
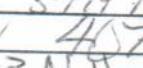
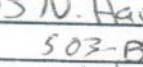
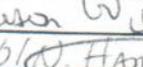
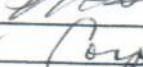
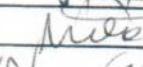
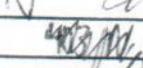
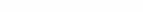
Name (please print)	Signature	Address	Email/phone (optional)
Meredith Hughes	<i>M. Hughes</i>	303 N. Hamilton, H RVA 23221	703-899-6960
Tina McClosby	<i>Tina McClosby</i>	501 B N. Hamilton	978-642-0288
Chris Rayburn	<i>Chris Rayburn</i>	503 N. Hamilton ST	J. River 23221
Henry Davis	<i>Henry Davis</i>	509 N. Hamilton ST G	505
Bobby Helme	<i>Bobby Helme</i>	509 N. Hamilton ST 1PC C	
Sally Hosenstab	<i>Sally Hosenstab</i>	509 N. Hamilton #5	
Suzanne Hosenstab	<i>Suzanne Hosenstab</i>	115 Hosenstab	509 N. Hamilton #5
Julie Newton	<i>Julie Newton</i>	403-D N. Hamilton	jnewton@gmail.com
Paxton Fitchett	<i>Paxton Fitchett</i>	701-C N. Hamilton	
Kate Main	<i>Kate Main</i>	703-C N. Hamilton	
Paul Vitsky	<i>Paul Vitsky</i>	3015 N. Hamilton ST	
melissa fakner nelson	<i>melissa fakner nelson</i>	3705 Patterson Ave	
Hannah Julia Banrie	<i>Hannah Julia Banrie</i>	3713 Patterson Ave	Hannah Banrie
Jace Gregory	<i>Jace Gregory</i>	3721 Patterson Ave	
Adrianna Hardy	<i>Adrianna Hardy</i>	703 N. Hamilton ST APTH	Adrianna Hardy
Charlotte Detlbard	<i>Charlotte Detlbard</i>	701 N. Hamilton ST	Charlotte Detlbard
Hope Rowland	<i>Hope Rowland</i>	3722-24 N. Hamilton ST	
Susan Cogsdale	<i>Susan Cogsdale</i>	509-F N. Hamilton	
Katharine Grier	<i>Katharine Grier</i>	507A N. Hamilton	
Karenne Inman	<i>Karenne Inman</i>	505 N. Hanover ST	- Ren
Jill Peesley	<i>Jill Peesley</i>	409 N. Hamilton ST	
Sarah Campbell	<i>Sarah Campbell</i>	505 E N. Hanover ST	E
MICHAEL HAWK	<i>MICHAEL HAWK</i>	409 F N. HAMILTON ST	

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Name (please print)	Signature	Address	Email/phone (optional)
Debbie Lorenz		705 N Hamilton #K	nursedeb0517@yahoo.com
Rex Groll		705-L N. Hamilton St.	
SHER PARSONS		3707 Patterson Ave	
Elizabeth Terry Lorenz		3711 Patterson E. Long	3711 Patterson
Thomas P. Collins		3719 Patterson Ave	thomas P. Collins
LAURIE CHAPMAN		407 UNIT C N Hanover Ave	
AJ McAndrew		303 N. Hamilton St. Richmond, VA 23221	
RW Teller		503-B N. Hamilton St.	73221 Warren
Allison Williams		701 G N. Hanover	73221
Patty Beckstoffer		1010 N. Hanover St. Unit 1A	73221
Virginia Turner		701 N. Hanover Unit K	
Fred Ostra		507 N. Hanover St	
Karen Andrews		409 N. Hamilton St. #C	
Nicole Cametas		409 N. Hamilton B	
Connie Lancaster		407-H N. Hanover St	
Michele Greene		407-K N. Hanover St	
Miriam D. Green		407-K N. Hanover St	
Melody S. Smith		405 E N. Hanover St	
EMILY KING BROWN		403 N. Hanover E	
Tyler Privott		403 N. Hanover St. F	tpriott@gmail.com
Sam Stackley		401 N. Hanover St. Unit F	
SEANET. COTTER		701 F 1/2 Hanover St.	701-F
Elizabeth Greenspan		701-A N. Hanover St	

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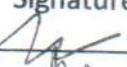
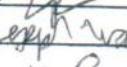
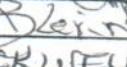
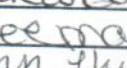
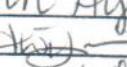
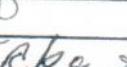
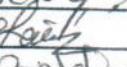
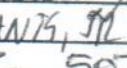
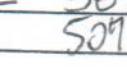
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Name (please print)	Signature	Address	Email/phone (optional)
Alice Ann Berkelye	<i>Alice Ann Berkelye</i>	507 N. Hamilton St. Unit I	
SUSAN N. TAYLOR	<i>Susan N. Taylor</i>	507-F IN. HAMILTON ST/EDGEWOOD 412	
Evelyn Marr Glazier	<i>Evelyn Marr Glazier</i>	507 D North Hamilton St emglazier10@gmail.com	GMAL 400
Jane C. Spelman	<i>Jane C. Spelman</i>	703-6 N. Hamilton St. 23221	
Edward S. Stratton Jr	<i>Edward S. Stratton Jr</i>	507 C N. Hamilton St 23221	
Mary Alice Duncan	<i>Mary Alice Duncan</i>	507 N. Hamilton St. Unit B	
Charles McAdam	<i>Charles McAdam</i>	509 N. Hamilton St. Unit B	
Rebecca McCray	<i>Rebecca McCray</i>	509 N. Hamilton St. Unit D	
Ned Farley	<i>Ned Farley</i>	509 N. Hamilton St. Unit E	
Constance Whiteman	<i>Constance Whiteman</i>	509 N. Hamilton St. Unit G	
Elizabeth Thurston	<i>Elizabeth Thurston</i>	703 A. Hamilton St.	
Miriam F. Cewe	<i>Miriam F. Cewe</i>	509 N. Hamilton St. # H	smokiecrews@gmail.com
Kayla Brown	<i>Kayla Brown</i>	701 B N. Hamilton St	kyaylabout2@gmail.com
Stephen Barlow	<i>Stephen Barlow</i>	701 N. Hamilton St. Unit D	sm63c@virginia.edu
Liza Lewis	<i>Liza Lewis</i>	703 N. Hamilton St. Unit B	
Maddie Shumay	<i>Maddie Shumay</i>	703 N. Hamilton St. Unit A	
Elizabeth Morris	<i>Elizabeth Morris</i>	703 N. Hamilton St. J	
Stephanie Alberdi	<i>Stephanie Alberdi</i>	705 N. Hamilton F	
Suellen Gregory	<i>Suellen Gregory</i>	703 N. Hamilton St. Apt F	
Chris Dawson	<i>Chris Dawson</i>	705 N. Hamilton St. Unit H	
Jessica Stender	<i>Jessica Stender</i>	705 N. Hamilton St. Unit I, Richmond	
Bernadette Rielen	<i>Bernadette Rielen</i>	507 H. St. Hamilton	
DAVID WHEELER	<i>David Wheeler</i>	507 H N. Hamilton Richmond	

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Name (please print)	Signature	Address	Email/phone (optional)
Tyler Whaley		403 N. Hamilton St #K	
Joseph Ward		405 N Hamilton, H	
RACHEL MCGUINN		405 N HAMILTON, B	
Ellen Goodrich-Stuart		403 N Hamilton, B	
Michael Prado		407 N Hamilton F	
Josephine C. [unclear]		407 N #G	
Elizabeth A. Blewitt		409 N. Hamilton, 23221	409-H
ANNE BLACKWELL		409 N. HAMILTON #D	Co. Blackwell
Sarah Freedman		409 N HAMILTON A	Sarah Freedman
Ann Hyer		501A North Hamilton St.	23221
Tyler W. Kynsanchay		501D N. Hamilton St. 23221	
Anthony Owyer		501E N Hamilton St 23221	
Ryan Nelson		501 N Hamilton St Apt A 23221	
Peter C. Shaw		501 N Hamilton St Apt I 23221	Peter C. Shaw
Shirley Irby		503 L N. Hamilton	
Clark Lewis		503 #H Hamilton	
Bonnie Nelson		503 N. Hamilton St #G	RVA 23221
Donna Waters		503 C N. Hamilton	23221
LAURIE CRAWFORD		507 J N. Hanover St	RVA 23221
MELISSA W. HOUSTON		505 N Hanover St	Richmond Unit H
FREDERIC PLEASANT, III		507-L N. Hamilton St	Richmond, VA
LUCY B. LEAKE		507 N. Hamilton St, #K	Lucy B. Leake
Madison Ward		507 N. Hamilton St #J	Madison Ward

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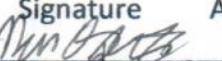
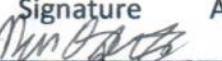
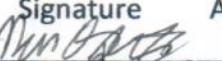
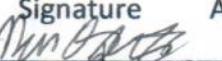
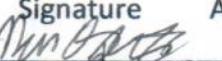
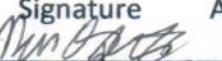
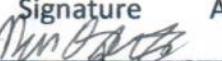
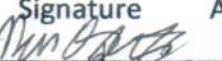
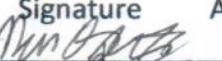
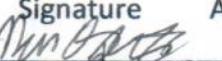
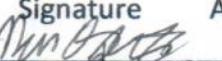
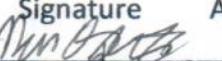
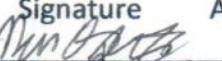
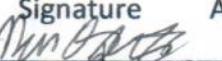
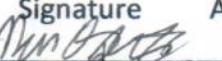
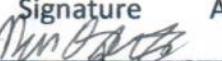
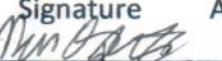
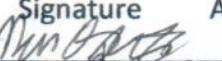
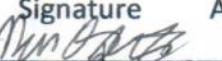
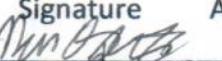
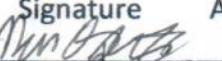
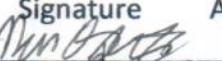
Name (please print)	Signature	Address	Email/phone (optional)
Janette Cayer	Janette Cayer	305 N. Hamilton D	jmcmarin@hotmail.com
Starry Michelle	Starry Michelle	305 N. Hamilton St. F	
Sean Pitchard	Sean Pitchard	303 N. Hamilton St. L	
Bridget Heneghan	Bridget Heneghan	203 N. Hamilton A	
Angela Whited	Angela Whited	301 E. N. Hanover	
Ellie Goben	Ellie Goben	301 N. Hamilton	
Daniel Poliquin	Daniel Poliquin	3712 Grove Ave	23221
Christie Lozano	Christie Lozano	3712 Grove Ave	23221
Andrew Barnes	Andrew Barnes	305-B Hi Hamilton St	
Sean Montgomery	Sean Montgomery	403 N. Hamilton St. B	
Stan Tucker	Stan Tucker	405 N. Hamilton St. E	
Linda Gill	Linda Gill	405 N. Hamilton St. D	
Pat Lynch	Pat Lynch	405 N. Hamilton St. C	
Elizabeth Nason	Elizabeth Nason	501 N. Hanover St. E	
Rose Loughran	Rose Loughran	409 N. Hamilton St. L	
Ann Denney Wellford	Ann Denney Wellford	409 N. Hamilton St. L	
Elizabeth Cullen Bray	Elizabeth Cullen Bray	509-L N. Hamilton St	23221
Catherine Hallman	Catherine Hallman	509-A N. Hamilton St	23221
Anne LaClair	Anne LaClair	507-G N. Hamilton	
Kelley Wellford	Kelley Wellford	507 N. Hamilton	Unit E
Colin Parker	Colin Parker	505 N. Hamilton	UNIT D
Finne Waldron	Finne Waldron	505 N. Hamilton	UNIT I
Arne Wedderburn	Arne Wedderburn	505 N. Hamilton	J

(23)

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Name (please print)	Signature	Address	Email/phone (optional)
Ben Pfautz		3527 Grove Ave	
Libby Senter		3509 Grove Ave	
Todd Senter		3508 Grove Ave	
Susan Tversen		3528 Grove Ave	susancusen@gmail.com
CHRIS BOPST		3458 GROVE AVE	CHRISBOPST@GMAIL.COM
LISH WARD		3450 Grove Ave	LISHWARD26@gmail.com
Elizabet K. Kemp-Pherson		3456 Grove Ave	
Brenna Johnson		3449 Grove Ave, Hoboken, NJ 07030	
Brian Smith		3436 Grove Ave RICHMOND 23226	
Virginia Thorn		3424 Grove Ave	23221
Una Casas Noras		3433 GROVE AVE	VTHORN
Mike Cisneros		3432 Grove Ave.	
Shannon Russell		3499 GROVE AVE	
Keith Bambrough		3515 Grove Ave	
Carter Robertson		3436 Grove Ave	
Autrey McDaniel		3454 Grove Ave	
Willie Kim B. Hamm		3434 GROVE	
Eric Haven		3432 Grove Ave	planetside@gmail.com
Merriell Harvey		3432 Grove Ave.	mpovis16@yahoo.com
Chantal Marchal		3426 Grove Ave.	chmarchal@gmail.com
Har Simran, Sarita		3401 GROVE AVE	
Natalie Linton		3401 GROVE AVE	MLINTON@AOL.COM
Floyd Carlton		3423 GROVE AVE	Floyd Carlton

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Name (please print)      Signature      Address      Email/phone (optional)  
CHARLOTTE YAEGER c.m. for 409 F North Hamilton St.  
Cherlyn S. Stevens Cherlyn Stevens 401-5 N. Hamilton St., Iowa City, Iowa 52240

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Name (please print)   Signature

Brock Smith RS

## Address

Email/phone (optional)

Brock Smith 4003 Hanover Ave. Email, phone (optional)  
Nicole Smith 4003 Hanover Ave.  
Achse Nooren 3909 Hanover Ave. [DropSide@verizon.net](mailto:DropSide@verizon.net)  
Jerald Turner Jerald Turner 3911 Hanover Ave.

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

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Name (please print)	Signature	Address	Email/phone (optional)
MARY MEADOWS	Mary M. Meadows	3903 Hanover Ave	Richmond 23221
Harry Eisen Beiss Jr	Harry Eisen Beiss Jr	3903 Hanover Ave	Richmond
Leyla Gueranmoyer	Leyla Gueranmoyer	205 Newell St	Lgueranmoyer@yahoo.com
Austin Grande	Austin Grande	3919 Hanover Ave	
✓ Madison Lewis	Madison Lewis	3919 Hanover Ave	maddielewisvt@gmail.com
✓ Patricia Smith	Patricia Smith	3800 Hanover Ave	PASmithroxx@gmail.com
✓ Stephen D. Smith	Stephen D. Smith	3800 Hanover Ave, RVA	CABIN1T@VA2021.NET
✓ Ivan Schultz	Ivan Schultz	3923 Sterling St	22221 ivanschultz@helmail.com
✓ Carmen Hamlin	Carmen Hamlin	3921 Sterling St	22221 carmen_hamlin@yahoo.com
✓ Chris Gardner	Chris Gardner	3007 French St.	cgard91@gmail.com
✓ Tim Gardner	Tim Gardner	3007 French St.	cgard91@gmail.com
✓ Steve Howell	Steve Howell	3902 Kensington Ave	showell@uregina.ca
✓ Kristen Easter	Kristen Easter	3900 Kensington Ave	keaster@vt.edu
✓ Tara Nachman	Tara Nachman	3800 Kensington Ave	tarahkroll@gmail.com
✓ Danielle Young	Danielle Young	3801 Kensington Ave	danielle.young@gmail.com
✓ Tanner Hunt	Tanner Hunt	3903 Kensington Ave	tanner_l_hunt@gmail.com
✓ Joanna Clewke	Joanna Clewke	1210 W. 46th St.	23225 joanna.clewke1210@gmail.com
✓ Matt Bailey	Matt Bailey	4009 Kensington	
✓ Bevan Sabo	Bevan Sabo	3809 Kensington Ave	23221
✓ Natalie Herring	Natalie Herring	3904 Kensington Ave	23221 natalieherring@gmail.com
✓ Dan Nuckles	Dan Nuckles	3906 Kensington Ave	23221 dan.nuckles@gmail.com
✓ Alexandria Nuckles	Alexandria Nuckles	3908 Kensington Ave	23221
✓ Mary Caldwel	Mary Caldwel	3912 Kensington Ave	23221 mary.rollyson@gmail.com
✓ Adam Sarrowski	Adam Sarrowski	3915 Kensington Ave	23221 maginn@gmail.com
✓ Caleb Jones	Caleb Jones	3911 Kensington Ave	23221
✓ Brian McNeely	Brian McNeely	3907 Kensington Ave	23221 bmcneely

MM  
②

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

Charles D. Cuday    Charles D. Cuday III 3806 Hanover Ave

Paul Yotsky    Paul Yotsky Jr. 301 N Hamilton ST

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Name (please print)	Signature	Address	Email/phone (optional)
Rochelle Wiltshire	RWM	4212 Kingcrest Pkwy	23221
Curt Wiltshire	Curt Wiltshire	4212 Kingcrest Pkwy	23221
Reiss Willis	Reiss Willis	4213 Kingcrest Pkwy	23221
Shannon Shaffer	Shannon Shaffer	4107 Kingcrest Pkwy	27221
Chris Kochard	Chris Kochard	4225 Kingcrest Pkwy	23221
Laurens Peple	Laurens Peple	4221 Kingcrest Pkwy	23221
James D. Davis	James D. Davis	4215 Kingcrest Pkwy	RVA 23221
Anthony W. Shaffer		4214 Kingcrest Parkway	23221
Robert Birdsey	Robert Birdsey	4217 Kingcrest Pkwy	RVA 23221
Chaffraix Le Long	Chaffraix Le Long	4203 Kingcrest Pkwy	23221
MIKE WEBB	MIKE WEBB	4226 Kingcrest Pkwy	23221
EVERETT A. FAIRLAMB, JR	EVERETT A. FAIRLAMB, JR	4210 KINGCREST PKWY RICHMOND, VA	23221
Jennifer Miller Evans	Jennifer Miller Evans	4211 Kingcrest Parkway	23221
Holly Fairlamb	Holly Fairlamb	4210 Kingcrest Parkway	RICHMOND, VA 23221

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(10)

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Name (please print)	Signature	Address	Email/phone (optional)
<p>THOMAS J. STEINMETZ <i>Mary Henry, 4176411748, RIC 804360-4359</i></p>			
<p>Mary Hunter Bartsch <i>346 Albemarle RIC mthbartsch@gmail.com 8043668220</i></p>			
<p>Bernard J. Bartsch <i>346 Albemarle Ave RIC tnbartsch5@gmail.com 8043668220</i></p>			
<p>Deonna Warren <i>337 Lexington Rd. Rich VA 59428@gmail.com</i></p>			
<p>Lindsey Haragrove <i>343 Lexington Rd. Richmond VA 23226</i></p>			
<p><i>Amby Peery</i> <i>309 Lexington Rd. Rich VA 23226, Ambybiger@gmail.com</i></p>			
<p>Torcey McIntosh <i>5906 York Rd. R'mond 23226</i></p>			
<p>Mark Rhoads <i>4408 S. Ashlawn Dr. Richmond VA 23221</i></p>			
<p>BLAINE MULBENNETT <i>Bennett 4309 Cherry St. RIC RICHMOND 23222</i></p>			
<p>Rebecca Beggan <i>3915 Hanover Ave Richmond VA 23221 8043047442</i></p>			

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Name (please print)	Signature	Address	Email/phone (optional)
RH Boudin Jr	RH Boudin Jr	3905 Hanover Ave	
W. Clark Williams	Clark Williams	5529 Borensley Terr	william@richmond.edu
LeighAnne Ross	LeighAnne Ross	3306 Hanover Ave.	23221
Gail Bosta	Gail Bosta	4310 Stuart Ave	23221
William Bosta	William Bosta	4310 STUART Ave	23221
Nancy Williams	Nancy Williams	5529 Borensley Ter	nancy.s.williams@gmail.com
Eleanor H. Harris	Eleanor H. Harris	4115 Hanover	23221
Debra M. Hayes	Debra M. Hayes	4115 Hanover Ave	23221
Carolyn R. Givens	Carolyn R. Givens	4130 Maple Chesterln	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 Ilnicky	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 Ilnicky	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

## 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.

Name (please print)      Signature      Address

Email/phone (optional)

Therese Sprenberg 3901 Hanover Ave

703-623-0950

Thierry Spénolker

The Sperneberg 3901 Ottawa Ave

~~3901 Hanover Ave~~ 3901 Hanover Ave

DAVID SAVANNAH 4005 STUART AVE

804-814-0204

JANIAN HORN 4005 STUART AVE

2019 358-9939

Rebecca Dale 4107 Stuart Ave

804-338-32

Rebecca Dale

MICHAEL W. DALE

MICHAEL W. DALE 711 NW 4107 SMART AVE 804-347-7409

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Name (please print)	Signature	Address	Email/phone (optional)
ROBERT D McTIER	lf. 12th.	5202 King Wallen Rd, Richmond, VA 23225	
Edward Street	End St	3331 Kensington Ave, Richmond, VA 23221	
JAMES G KEENE, III	Sam Keene Jr	3538 FLOYD AVE APT 1, RICHMOND, VA 23221	
SETH E Koch	Self 2d	107 N Thompson St, Richmond, VA 23221	
Fallon Koch	Fallon Koch	107 N. Thompson St, Richmond, VA 23221	
HARRY D PUGH	Harry D Pugh	3311 Patterson, Richmond, 23221	
Dale Stewart	Dale Stewart	520 W 14th St, Richmond 23224	
Valery Fomichev	Valery Fomichev	4671 Arrowhead Rd, Richmond, VA 23235	

**WESTHAMPTON CITIZENS ASSOCIATION**

May 9, 2025

By Email: [shaianna.trump2@rva.gov](mailto: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 20<sup>th</sup> 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 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,



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

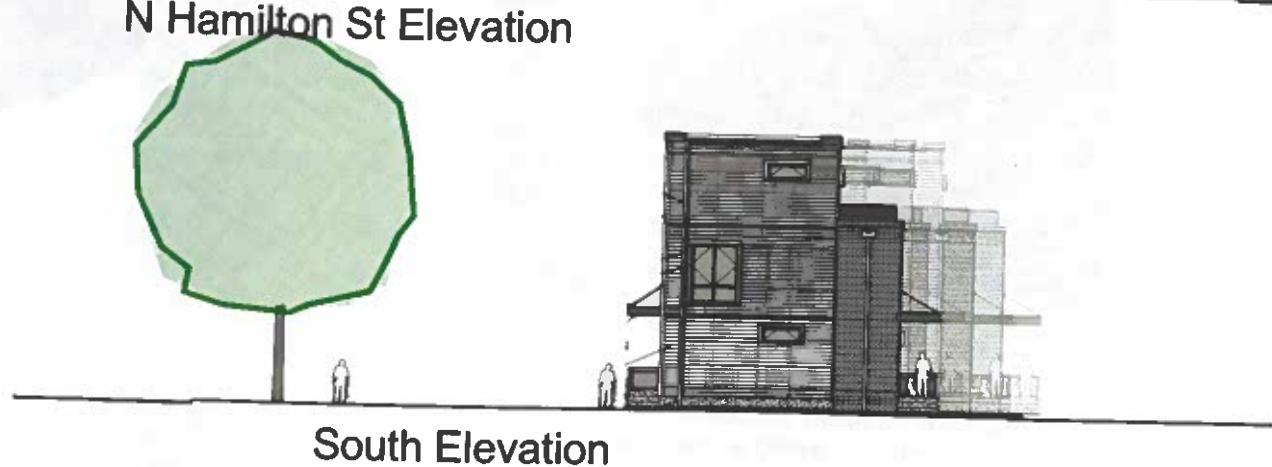
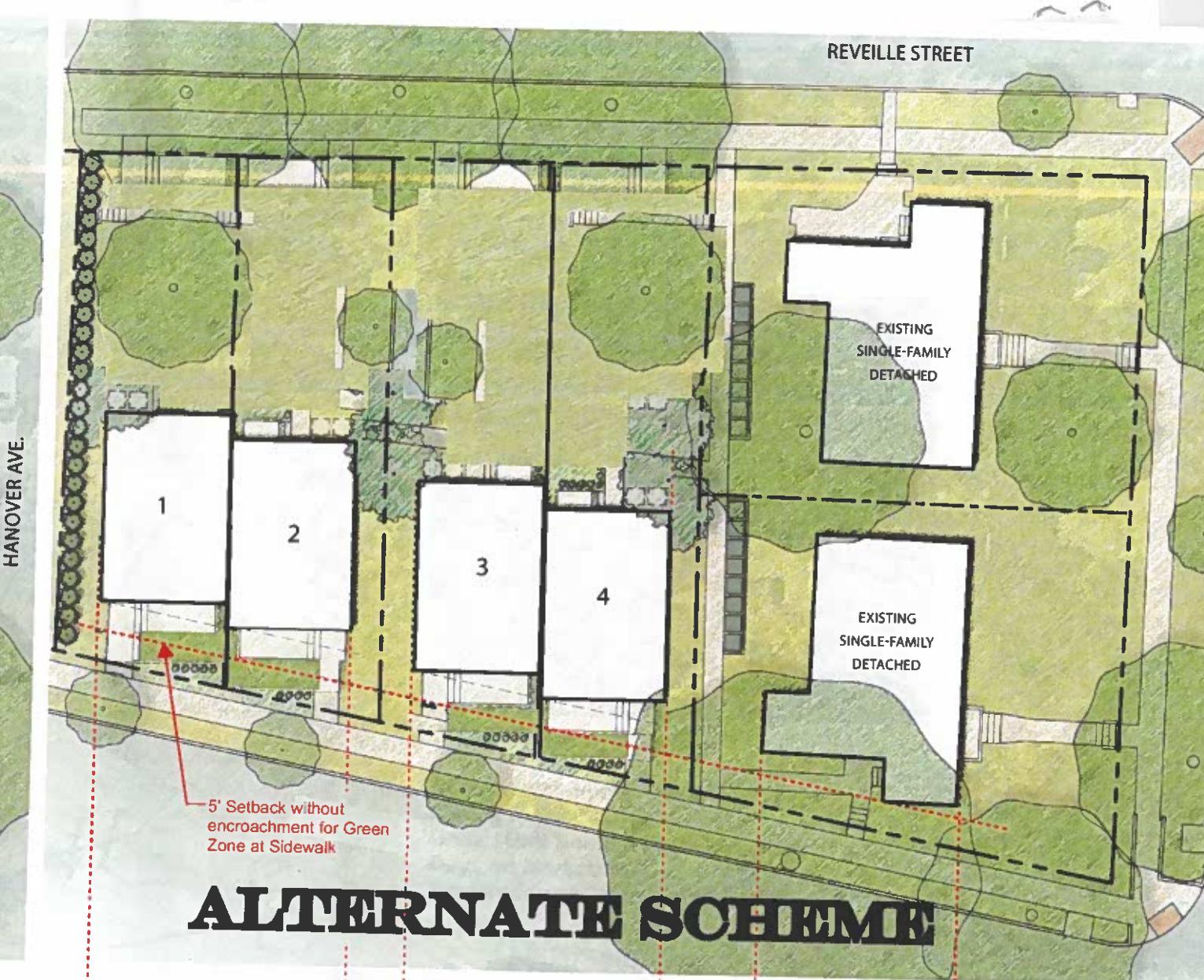
**In Richmond's MLS Real Estate Zone 20, the market has exhibited a poor appetite for townhomes of the proposed density which provide little to no associated green space.** Similar projects have faced marketing periods of one-year to over two-years. Meanwhile, houses with yards typically sell in a week 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**



**From:** [Mary Meadows](#)  
**To:** [Trump, Shaianna L. - PDR](#)  
**Cc:** [Bo Bowden](#); [Drgnlde@verizon.net](#); [helen@haberdasherapparel.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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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

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 Reveille 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 Ilnick  
Chief Haberdasher  
P) 804.878.7630  
F) 804.658.3458  
[scott@haberdashercorporateapparel.com](mailto:scott@haberdashercorporateapparel.com)  
We have launched a new and improved website

Same long address...

[www.haberdashercorporateapparel.com](http://www.haberdashercorporateapparel.com)

...Brand New Site

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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

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**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***  
***[reidpierce27@gmail.com](mailto: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 Ilnick](#); [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, Shaiana 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, Shaiana L. - PDR](#)  
**Subject:** SUP 149810-2024  
**Date:** Saturday, March 22, 2025 2:16:43 PM

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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, Shaiana 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, Shaiana 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](mailto:andrew.brenton@rva.gov); [Brown, Whitney H. - City Council Office](#); [Trump, Shaiana 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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[You don't often get email from elizabethcbray9@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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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](mailto: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, Shaiana 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](mailto: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, Shaiana 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 in 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 Ilnicky

Helen M. Ilnicky  
Owner and Chief Financial Officer  
Haberdasher Corporate Apparel  
P: 804-955-9470  
F: 804-658-3458  
[helen@haberdashercorporateapparel.com](mailto: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 I. - 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](#)

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**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](mailto:eberry@glaveandholmes.com). [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

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,

Elizabeth Berry



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

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