

From: [Heather Ballentine](#)
To: [PDR Land Use Admin](#)
Cc: [Jordan, Katherine - City Council](#); [Philipsen, Sven J. - City Council](#)
Subject: SUP 2315 Floyd Ave Ord. 2025-259
Date: Monday, December 1, 2025 9:15:18 PM
Attachments: [Letter to Planning Commission .pdf](#)
[petition signatures as of 12-1-25.pdf](#)

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Planning Commission,

I would like our letter of dissent (attached below) dispersed to those voting on the ordinance at the meeting of the planning commission on 12/02/2025.

We have also created a Change.org petition that has obtained 28 signatures from neighbors who also oppose the SUP at this time. That information should have been sent directly from Change.org to you. I have also attached a list of those who have signed the petition.

Sincerely,
Heather Ballentine Daubenspeck

From: pvolk63@icloud.com
To: [PDR Land Use Admin](#)
Subject: Vote NO on the special use permit at 2315 Floyd Ave
Date: Monday, December 1, 2025 12:41:38 PM

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I am a nearby resident on the 2200 block of Grove Avenue.

Sincerely, Paul Volk

From: dabkern5@icloud.com
To: [PDR Land Use Admin](#)
Subject: 2315 Floyd Ave/SUP-Orinance NO. 2025-259
Date: Monday, December 1, 2025 11:42:00 AM

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Dear Planning Commission ,

I am in opposition to the size and scope of the proposed additional building being sent to the Planning Commision and City Council. This unit should adhere to the current and proposed limitations of Accessory Dwelling Units from our current zoning code and the Code Refresh.

Approving this variance opens the floodgates of buildings throughout the high density Fan neighborhood to request a variance for Accessory Dwellings that do not follow the current codes. I hope you will not support this request.

Thank you,
Denise Kern

From: Elizabeth Burke
To: [PDR Land Use Admin](#); [Jordan, Katherine - City Council](#)
Cc: [William Burke](#)
Subject: 2315 Floyd
Date: Monday, December 1, 2025 9:55:13 AM

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Morning,

We live at 2303 Floyd and want the existing zoning laws to be abided.

Thanks,
Liz

plastic: a material designed to last forever for products that last minutes

From: [Jillian Goldenbaum](#)
To: [PDR Land Use Admin](#); [Jordan, Katherine - City Council](#)
Subject: Oppose 2315 Floyd Special Permit
Date: Sunday, November 30, 2025 11:16:14 AM

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I oppose the 2315 Floyd special use permit. As a Fan resident we already have an abundance of rental properties. We also have a system in which residents can voice their opinion on development. This system is continuously bent to appeal to developers and rental property owners. Please stop allowing outsiders to destroy our wonderful city neighborhoods or at least require them to follow the same channels as all other long time city residents. Thank you!

-Jillian Goldenbaum
Fan resident
Sent from my iPhone

From: mkennedy9315@aol.com
To: [PDR Land Use Admin](#)
Subject: Ordinance No 2025-259 - Special Use Permit - 2315 Floyd Avenue
Date: Thursday, November 27, 2025 6:55:51 PM

You don't often get email from mkennedy9315@aol.com. [Learn why this is important](#)

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Attn: Alyson Oliver, Secretary to the Planning Commission.

This comment pertains to Ordinance No 2025-259 – Special Use Permit – 2315 Floyd Avenue

We live across the street from 2315 Floyd Avenue at 2306 Floyd Avenue and we are concerned about the precedent that could result from approval of this Special Use Permit. The information contained in the Notice of Public Hearing makes no mention of the size of the proposed accessory dwelling unit (ADU) at 2315 Floyd Avenue. As stated in the Notice of Public Hearing, ADUs are not a permitted use within the current R-6 district when a two-family dwelling exists on the property, as is the case at 2315 Floyd Avenue. Where an ADU is permitted, it is our understanding that current zoning also limits ADU size to 1/3 of the size of the main home or 500 sq/ft, whichever is less. The last sentence in the Notice of Public Hearing is also unclear as it states that the proposed density of the parcel is 4 units; however, a two-family attached dwelling as currently exists on the parcel with an ADU would result in 3 units.

We understand that the proposed “RA” zoning of 2015 Floyd Avenue in the second draft of the 2025 Richmond Code Refresh would permit an ADU on the property, but limit the ADU size to 1000 square feet. Since the draft Richmond Code Refresh would allow an ADU at 2315 Floyd Avenue but limit the size to 1000 sq/ft, we recommend approval of the Special Use Permit, but only if the size of the ADU is limited to either 500 sq/ft (current ordinance) or 1000 sq/ft (per second draft of the Richmond Code Refresh). Furthermore, the parcel should be limited to the existing two-family attached dwelling and a single ADU. ADU size limitations should be enforced, otherwise we risk weakening our zoning ordinances and stressing our storm-water system, parking and other infrastructure.

Thank you for your consideration.

Mike and Pattie Kennedy

2306 Floyd Avenue

Richmond, Virginia 23220