



Richmond City Council

The Voice of the People

Richmond, Virginia

RICHMOND NORTHSIDE 3rd VOTER DISTRICT The Honorable Christopher A. Hilbert

Councilman, Richmond Northside 3rd Voter District

February 6, 2017

Richmond City Planning Commission
City Hall
RE: SUP 2704 Woodrow Ave

Dear Members of the Richmond City Planning Commission,

Today, I write to you in reference to the above matter to let you know that I oppose the issuance of the special-use permit for this property for the following reasons:

- 1) Allowing up to 12 children to be in a daycare facility operated in the middle of a residential neighborhood presents an undue burden on the residents of the area;
- 2) Even though the subject property has a driveway which allows up to 3 cars, it is insufficient to hold the potential traffic posed by the subject use. On-street parking is only allowed on the opposite side of Woodrow Ave, which attests to the narrowness of the street;
- 3) While it is not planned that the customers pick up and drop off their children around the same time, the enforceability of such a provision is questionable at best;
- 4) While I have confidence that Ms. Walker can and would adequately operate a daycare, an SUP conveys with the property and we have no way to ascertain if any future owner would be a good steward of the people's trust.

It is for those reasons that I must oppose this SUP application and ask that you do the same.

I appreciate your thoughtful consideration and thank you for your service to our great city.

Sincerely,

Chris A. Hilbert, President
Richmond City Council
Northside District Three Representative

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