

Letters of opposition
Ordinance 2017-232



Fan District Association
208 North Strawberry Street
Richmond, Virginia 23220

September 21, 2017

Joe Cafarella, Owner/Admin
Ms. Babs' Nursery School
2319 Grove Avenue
Richmond, Virginia 23220

Subject: Special Use Permit Request for 2318 Grove Avenue

Dear Mr. Cafarella:

I am writing on behalf of the Fan District Association (FDA) to relay our opposition to your request of a special use permit (SUP) to convert the residential property at 2318 Grove Avenue to commercial use. The vote to oppose was unanimous, with one member abstaining.

While we value Ms. Babs, and supported your prior expansion in 2014, the conversion of a residential dwelling to a commercial undertaking, no matter how wonderful or viable the venture, always gives the FDA pause. In addition to this central point, we received direct feedback from your current neighbors who overwhelmingly are not in support of the SUP, even after changes to your parking plan and trash pick-up schedule.

We did not take this vote lightly, and hope you will continue your excellent program here in the Fan. It is deservedly, much beloved.

Sincerely,

Katherine Jordan
FDA President

cc Willy Thompson, Councilwoman Kim Gray, Councilman Parker Agelasto

Ebinger, Matthew J. - PDR

From: Kathleen Miller [kwatercolors@att.net]
Sent: Monday, December 04, 2017 1:40 AM
To: Ebinger, Matthew J. - PDR
Subject: Ms. Babs Nursery & Daycare

Dear Mr. Ebinger, I would greatly appreciate it if you would please distribute this letter to the rest of the Planning commission.

I am Kathleen Miller, a long-time Fan resident who lives at the corner of Hanover and Stafford Avenues, around the corner from the proposed expansion of Ms. Babs' nursery and daycare at 2018 Grove Avenue. I am told that you have had little opposition to the expansion, but I have talked to very few people in the neighborhood who favor the expansion. I have heard Mr. Cafarella speak at a Fan District zoning meeting and I have read a letter he distributed to neighbors of the nursery. Though I do not oppose the existing nursery at 2319 Grove, I strongly oppose the expansion to 2318 for the following reasons:

First, I object greatly to **turning a single family home into a commercial property.**

I know 2018 Grove is listed as a two-family dwelling, but in the 25 years or so that the previous owners lived there, it was used as a single-family home. My husband and I moved to the Fan in 1974, when the neighborhood was still a bit "iffy". On my block of Hanover there was a house containing a beauty parlor, at least one building that was boarded up, and another where one could stand in the basement and look up to see the sky. **It has taken a lot of hard work on the part of homeowners and the Fan District Association to get the Fan to the stage it is in now;** in particular, the FDA has been very vigilant about zoning issues, not allowing higher density and commercial uses. Though Mrs. Babs is only one property, the block already has one commercial building (the original Mrs. Babs, a nursery for many years). **Allowing 2018 Grove to become commercial would mean two commercial buildings in the same block and would definitely send the wrong message to the neighborhood,** particularly in light of the coming demolition of two residences in the 1900 block of Grove.

Second, for someone who purports to benefit the neighborhood, **Mr. Cafarella seems to have little understanding of local needs and habits.** Two examples are his ideas for **pick-up and drop-off of daycare children, and his arrangements (or lack thereof) for garbage disposal.** In a letter to neighbors, he suggests that pick-up and drop-off of daycare children in the proposed residence could be moved from Grove to Stafford Avenue, or to an alley. However, the 200 block of Stafford, adjacent to the proposed expansion site, is home to a 20-unit condo building and also serves as parking for many of the teachers at Fox Elementary School; **any reduction in parking to provide pick-up/drop-off lanes there would truly impose a hardship on local residents and Fox schoolteachers.** The alley behind the proposed expansion site is far too narrow to be a safe place to handle pick-up and drop-off of children and dropping them off in the 100 block of Stafford would be dangerous, as they would have to cross Grove Avenue. In addition, morning drop-off times for the daycare would overlap the times that teachers (and some children) are arriving at Fox school, so traffic, already heavy around Fox School at that time of day, would be increased.

Another example of Mr. Cafarella's lack of regard for the neighborhood is shown in his system for garbage disposal. Though he has a large number of children in diapers,

he has made no special arrangements for disposal of the waste; it is disposed of in a **standard super-can, emptied once a week. This is not adequate for the amount of waste generated.** In canvassing the neighborhood, my husband heard several complaints about the refuse, and that does not yet include input from residents of the condos at 101 Stafford Avenue, some of whose windows are directly above the super-cans Mr. Cafarella uses.

Third, most Fan businesses are required to have some available parking. There seems to be no willingness on Mr. Cafarella's part to compromise on parking. By Mr. Cafarella's own admission, he prefers to have a "garden" for the children at 2019 Grove rather than provide parking spaces. The proposed expansion site has a garage, but he says he plans to use it for other purposes than parking. Though beneficial for the daycare children, **it is the neighborhood that will bear the burden of increased traffic and parking difficulties.** Further, he either misunderstands or disregards the parking situation. In a letter that he passed out to request support from the neighborhood, he states that "parking in the neighborhood would actually be improved with the addition of the new daycare/school" because staff would be gone by 6 PM on weekdays and absent on weekends. He neglects to mention that in the evening many Fan dwellers return home and look for parking places **before 6 PM.** In the morning, his employees and some clients would arrive before 8 AM, before most Fan residents have left for work and just as some teachers and students are arriving at Fox Elementary School.

In conclusion, Mr. Cafarella says that his business benefits the neighborhood, but he has also said that there is high demand for places in his daycare coming from all over the metropolitan area and that many downtown firms ask him to reserve spots for children of their new employees. The proposed expansion, coming so recently after the expansion to his existing daycare property, makes me wonder if he is "serving the neighborhood" or the parents who find this area convenient because they can drop off and pick up their children on the way to and from work. The commercialization of a private residence, combined with Mr. Cafarella's lack of understanding of the neighborhood, his missed opportunities to provide parking (or off-street pick-up and drop-off) behind both 2319 and 2018 Grove, and the lack of proper provisions for refuse disposal are all good reasons that Ms. Babs should not be granted a special use permit.

Sincerely,
Kathleen N. Miller
2401 Hanover Avenue

Ebinger, Matthew J. - PDR

From: Katherine Jordan [katherine.l.jordan@gmail.com]
Sent: Friday, December 01, 2017 3:25 PM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR
Subject: Fwd: Mrs. Babb's proposed expansion

Begin forwarded message:

From: Michael Radtke <mradtke@riggsward.com>
Date: November 30, 2017 at 7:57:48 AM EST
To: president@fandistrict.org
Subject: Mrs. Babb's proposed expansion

Good morning Kathryn,

I was given your contact information by the City of Richmond. It was suggested that I contact you out of my concern for the proposed use change that has been requested at 2318 Grove Ave. My understanding is that a special use permit has been requested by the owner of this property, who coincidentally owns Mrs. Babb's. Based on a flyer I received from the owner, I understand that Mr. Cafarella plans to extend his business across the street to this newly acquired property.

As a fan resident, with a background in historic preservation, I serve as a member of the Fan Historic Preservation Committee. As a parent and former board member of a not for profit day care, this too gives me an unusual perspective that not many many residents have on this issue.

Based on my experience, I truly understand the need for daycare facilities that are close to one's home, however, I am not convinced that this is an appropriate use change (i.e. to convert yet another middle of the block, residential structure to what is in reality a commercial use). Why did the current owner first purchase this property and then simply assume that a use change could be obtained? Having driven down Grove some mornings, it is clear that parking is an issue as parents jockey to secure one of the few parking spaces that exist in order to drop off their child. Adding another "20-30 kids" at this location means that 20-30 cars would need to find temporary parking in what is already a congested area that does not have a dedicated "drop-off area".

For the reasons outlined above, I would like to go on record as opposing this proposed "expansion" and related use change. The property at 2318 Grove should remain a residential dwelling.

Should you have an interest in discussing this further, please call me at [804-307-1840](tel:804-307-1840).

Thanks and best regards,

Mike

Michael J. Radtke

2129 Hanover Ave.

Ebinger, Matthew J. - PDR

From: Winter [wintergs@yaho.com]
Sent: Friday, December 01, 2017 3:53 PM
To: Ebinger, Matthew J. - PDR
Subject: 2318 Grove Avenue

Dear Matthew,

Inquiring into the present zoning status at the address, 2318 Grove Avenue. Until several days ago, there was a sign posted at the aforementioned address noting Public Hearings, along with a phone no. to receive additional information (804-646-6304).

This number, evidently, appears to be a "ghost" no. After many tries with leaving messages for a return call, I received no replies or not even one automated response that my messages were received. I, like other concerned Fan District homeowners, were never contacted from trying to receive information as it (the sign) directed.

I also, prior to the signage, have sent emails to several of our city council representatives with no reply from addressees' or of receiving any automated response or receipt acknowledgments from my email correspondences.

Please respond with a final or current disposition of said property, (2318 Grove Avenue 23220). Residential or Business zoning?

".... Should the Board vote to oppose the SUP or BZA, the Zoning Committee Chair attends the appropriate meeting to present the FDA's position. Position possibilities include opposing the request, or not opposing the request.

I am in opposition of 2318 Grove Avenue to be rezoned as business.

Respectfully,

Spence Winter
Fan District Homeowner
Sent from my iPad

Ebinger, Matthew J. - PDR

From: andrew@gibbgroup.net
Sent: Wednesday, December 06, 2017 3:59 PM
To: Bieber, Craig K. - City Council Office; Gray, Kimberly B. - City Council; Olinger, Mark A. - PDR; PDR Land Use Admin; Cuffee-Glenn, Selena - CAO; Ebinger, Matthew J. - PDR; Kelley, Leigh V. - PDR
Subject: Day Care Center 2300 Block of Grove Ave

I am writing to voice strong opposition to the above request for this daycare group to expand across the street. I wasn't aware of this until I read about it in the RTD. I know the Fan District Association has major issues with this, and understandably so.

I grew up in the Fan and own buildings at 2418 and 2507 Grove Ave. Next block and 1 ½ blocks up the street.

It would be one thing to request an expansion to an adjoining parcel (still an issue), but leapfrogging across the street sets a very bad precedent and may disrupt the character of the neighborhood.

In addition to the zoning/compliance issues there is no question it will create additional unwanted traffic and has a high probability of lowering property values.

I have no doubt they provide an excellent service; however, it needs to be in a compatible location.

Any questions, let me know.

Thanks,

Andrew J. Gibb
CRE,FRICS,SIOR,CCIM
Principal |Founder| 7 Hills Advisors
503 Libbie Avenue Suite One
Richmond, Virginia 23226
Direct [804.325.1476](tel:804.325.1476)
[Website here!](#)



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Ebinger, Matthew J. - PDR

From: belgravjan@aol.com
Sent: Friday, December 08, 2017 1:06 PM
To: Ebinger, Matthew J. - PDR
Subject: Bab's expansion

Please vote against this expansion

Janet Tutton
1839 Monument Ave

Ebinger, Matthew J. - PDR

From: Bill Beville [bevillebill@gmail.com]
Sent: Tuesday, December 12, 2017 6:47 PM
To: 'mindy loiselle'
Cc: Ebinger, Matthew J. - PDR; Bieber, Craig K. - City Council Office; Gray, Kimberly B. - City Council
Subject: RE: Ms. Bab's proposed expansion

Thanks, I passed this on to Matt Ebinger, city planner and city council persons (Kim Gray and Craig Bieber).

Bill

"Life should NOT be a journey to the grave with the intention of arriving safely in an attractive body, but rather to skid in sideways, champagne in one hand, strawberries in the other, body thoroughly used up, totally worn out and screaming, "YOO HOO- What a Ride!"
Hunter S. Thompson

-----Original Message-----

From: mindy loiselle [mailto:mindy.loiselle@gmail.com]
Sent: Tuesday, December 12, 2017 2:54 PM
To: bevillebill@gmail.com
Subject: Ms. Bab's proposed expansion

Dear Mr. Beville,

My husband and I have resided at 2215 Grove Ave for over 30 years. I believe this makes us vested public commentators regarding the business, Ms. Bab's, desired change in zoning for their expansion.

I was very unhappy to read in the TD that there is still some questions that this may come to be. Please know that there is worrisome traffic in front of their building at drop off and pick up. This is most often seen (of course) at drop off and pick up times, i.e. rush hour when our traffic is at it's highest. The idea that an expansion on the OPPOSITE side of the street is workable or safe is incomprehensible.

Moreover, the fan has worked hard to become a residential neighborhood. How would reversing this policy serve that purpose? I am confident that Ms. Bab's can find another location but, be that as it may, please don't allow this to happen in this counterproductive and dangerous manner.

I look forward to your response,

Sincerely,

Mindy B. Loiselle MSW
Lanny R. Levenson DDS

2215 Grove Ave
Richmond VA 23220

Ebinger, Matthew J. - PDR

From: Bill Beville [bevillebill@gmail.com]
Sent: Tuesday, December 12, 2017 6:22 PM
To: Ebinger, Matthew J. - PDR
Cc: Kelley, Leigh V. - PDR
Subject: FW: Letter in Opposition to SUP for Ms. Bab's Nursery School (2319 Grove Ave.)

Bill



"Life should NOT be a journey to the grave with the intention of arriving safely in an attractive body, but rather to skid in sideways, champagne in one hand, strawberries in the other, body thoroughly used up, totally worn out and screaming, "YOO HOO- What a Ride!"
Hunter S. Thompson

From: Katherine Jordan [mailto:katherine.l.jordan@gmail.com]
Sent: Tuesday, December 12, 2017 12:52 PM
To: Bill Beville <bevillebill@gmail.com>
Cc: Kari Teagno <kteagno@boscobel-llc.com>; mghenryjr@gmail.com
Subject: Re: Letter in Opposition to SUP for Ms. Bab's Nursery School (2319 Grove Ave.)

Thank you, Bill. Any opposition should also be registered with the city planners:

Matthew.Ebinger@richmondgov.com
Leigh.Kelley@richmondgov.com

Best,

Katherine

From: Kari Teagno [<mailto:kteagno@boscobel-llc.com>]
Sent: Tuesday, December 12, 2017 11:43 AM
To: 'bevillebill@gmail.com' <bevillebill@gmail.com>
Subject: Letter in Opposition to SUP for Ms. Bab's Nursery School (2319 Grove Ave.)

Bill,

I sent the email below to Councilwoman Gray, Councilmember Hilbert and Councilwoman Newbille last week and also in November and have received no acknowledgement (perhaps that's normal), but my husband advised me to also share my letter of opposition with you as well since you are the Chair of the FDA Zoning Committee. I'll also send this letter to Mr. Poole.

Thank you,
Kari

Kari Teagno Hyman
kteagno@boscobel-llc.com
(804) 337-3459

From: Kari Teagno
Sent: Thursday, December 07, 2017 10:46 AM
To: kimberly.gray@richmondgov.com; chris.hilbert@richmondgov.com;
cynthia.newbille@richmondgov.com
Subject: Letter in Opposition to SUP for Ms. Bab's Nursery School (2319 Grove Ave.)

Dear Councilwoman Gray, Councilmember Hilbert and Councilwoman Newbille,

I recently learned that Ms. Bab's Nursery School located at 2319 Grove Avenue has put in a request for an expansion across the street at 2318. As an owner and resident at 2213 Grove Avenue I am writing you to ask that you not support their request for several reasons.

- 1) I drive down their current back alley on a weekly basis and for the past several years Ms. Bab's Nursery School has been unable to maintain their trash cans and the area around it properly. The trash cans are constantly overflowing with open bags of diapers spewing out. This matter has been brought to the Nursery's attention numerous times on Nextdoor and via other avenues and yet nothing has changed. If they can't manage one facility's trash how will they maintain two effectively?
- 2) The letter sent out by Ms. Bab's Nursery School mentions that they have not yet addressed nor confirmed a protocol at the potential new facility for drop off and pick up. They mention a carpool lane, but yet, state that nothing is confirmed. Before this request for expansion is finalized I think it is in all those who use Grove as a thoroughfare in the morning and evening's best interest to know what the plan will be and to make sure that it impacts the neighbors as little as possible.
- 3) While I understand the desire to continue to grow and to expand in this case I don't believe a special use permit should be granted as it would also effect the dynamic of our neighborhood and add commercial space where there is currently not one.

In sum, the request for expansion does not appear to benefit the neighborhood in any positive way, but yet only stands to increase Ms. Bab's bottom line.

Thank you for your review of this matter.

Best Regards,
Kari Teagno Hyman

Kari Teagno Hyman
kteagno@boscobel-llc.com
(804) 337-3459

Ebinger, Matthew J. - PDR

From: Ceci Amrhein [ceci.amrhein@joynerfineproperties.com]
Sent: Friday, December 08, 2017 11:48 AM
To: Ebinger, Matthew J. - PDR
Subject: Babs Nursery School, Grove Avenue

Dear Mr. Ebinger,

I am a long time resident of the Fan District. It took many years of hard work for our neighborhood to rid itself of commercial encroachments. The Fan is a unique and sought after neighborhood, it would be a step backward to allow Babs Nursery School to expand into neighboring properties. Please do not make a recommendation allowing this to happen.

Very truly yours,

Ceci

Ceci-Amrhein-Gallasch

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Ebinger, Matthew J. - PDR

From: cj cynn [cjeanc13@gmail.com]
Sent: Wednesday, December 06, 2017 7:47 PM
To: Ebinger, Matthew J. - PDR
Subject: 2318 Grove Ave.

Dear Mr. Ebinger: I am writing to express my opposition to the conversion of 2318 Grove Ave. into a commercial property. I do not want the extra traffic and parking issues, and do not want a home to be converted into a business on this residential block, which already has to deal with all the traffic from the existing daycare across the street.

Thank you for your attention to this issue.

Sincerely,
Chris Cynn
2320 Grove Ave.
Richmond, VA 23220

Ebinger, Matthew J. - PDR

From: Gresham, Rashad L. - PDR
Sent: Monday, October 02, 2017 12:12 PM
To: Ebinger, Matthew J. - PDR
Subject: FW: Ms.Babs' Nursery School

Matt –

Have you seen or heard anything regarding this?

Thanks
Rashad

From: PDR Zoning Administration
Sent: Friday, September 29, 2017 11:31 AM
To: Gresham, Rashad L. - PDR
Cc: Murrow, Douglas H. - PDR
Subject: FW: Ms.Babs' Nursery School

BP obviously required.

William C. Davidson
Zoning Administrator
City Hall - Room 110
Richmond, Virginia 23219
(804) 646-6353: Direct
(804) 646-6948: FAX
(804)646-6340: Office

Email: William.Davidson@Richmondgov.com

To access the Zoning Webpage, click on: [ZoningDivision.aspx](#)

To access the Zoning Code, click on: [Zoning Ordinance](#)

For GIS map information, click on: [City Zoning Map](#)

To check the status of plan reviews and inspection results go to:

http://energov.richmondgov.com/EnerGov_Prod/CitizenAccess/Site/Public/Main

Please remember in the city's new permitting system that when an application is submitted it receives a plan number and when it is issued it receives a permit number.

From: Denise Kern [mailto:dabkern@aol.com]
Sent: Friday, September 29, 2017 11:26 AM
To: Gray, Kimberly B. - City Council; Hilbert, Chris A. - City Council; Newbille, Cynthia I. - City Council; Robertson, Ellen F. - City Council
Cc: PDR Zoning Administration
Subject: Ms.Babs' Nursery School

My name is Denise Kern and I am the 2316 Floyd Ave. A residential property located at 2318 Grove Ave is being converted with the intent to convert the property into an expansion of Ms. Bab's Nursery School. I am

opposed to this expansion and their request to block spaces during business hours. The Nursery School expanded a few years ago at 2319 Grove Ave. Although the property had a large lot no off street parking was planned. The property created a garden in the alley next to frequently overflowing garbage cans, taking up what could be valuable parking space. Now Mr. Cafarella plans another expansion in a house without plans for parking.

Joe Cafarella owner of Ms.Bab's Nursery School located at 2319 Grove Ave. in a letter to residents stated, "I am trying to open a small expansion across the street at 2318 Grove Avenue." The Fan District Association recently voted against this expansion due to parking issues and conversion of a residential property into a business. Mr. Cafarella states, "a small daycare/school isn't the same as other small businesses." The fan is a densely populated area with limited parking and change of properties to commercial enterprises without having permanent parking is not in the best interest of residents.

Sincerely,
Denise Kern

Below is land Parcel information as posted on city website:

Street Address:2318 Grove Ave Richmond, VA 23220-4414
Owner:CAFARELLA GROVE LLC
Mailing Address:2318 GROVE AVE, RICHMOND, VA 2322000000
Subdivision Name :NONE
Parent Parcel ID:
Assessment Area:216 - Fan District 1
Property Class:161 - R Two Family Converted
Zoning District:R-6 - Residential (Single Family Attached)
Exemption Code:-

Ebinger, Matthew J. - PDR

From: M. Hicks [mmhicks2@yahoo.com]
Sent: Wednesday, December 06, 2017 5:41 PM
To: Leigh.Kelly@richmondgov.com
Cc: Ebinger, Matthew J. - PDR
Subject: opposition to conversion of 2319 Grove Avenue from single family to a commercial property

To the Richmond Planning Commission,

As a resident of the 2300 block of Hanover, I wanted to write to express my opposition to the expansion of Ms. Babs' Nursery School. The school presently located 2319 Grove Avenue,, wants to expand across the street to 2318 Grove Avenue. As one of the few remaining single family. houses on this block our opinion is that 2318 should remain single family and classified accordingly. Fifteen or sixteen houses on that block already contain at least 31 apartments with the possibility of many of these containing two tenants and probably one car each for a total of 60 possible cars. With the additional Stafford Square Condo's on the corner that adds another 20 units. This is an historic neighborhood that should be preserved. Parking is already at a premium throughout the fan this change to the house at 2318 will just increase that and destroy a valuable single family home in our neighborhood.

Please reject this conversion of a single family home to a commercial operation.

Sincerely,
Martha and Michael Hicks
2319 Hanover Avenue
Richmond, VA 23220
email: mmhicks2@yahoo.com

Ebinger, Matthew J. - PDR

From: mindy loiselle [mindy.loiselle@gmail.com]
Sent: Thursday, December 21, 2017 5:45 PM
To: Ebinger, Matthew J. - PDR
Subject: Ms. Bab's special permit

Hi Mr. Ebinger,,

I have written a letter to express my opposition to Ms. Bab's expansion. If it would be helpful I would be glad to come to this meeting if I am able but don't see the time. I assume it will take place at city hall in your office.

Many thanks,

Mindy Loiselle
2215 Grove Ave
Richmond VA 23220

Ebinger, Matthew J. - PDR

From: robert Perrin [robertperrin@comcast.net]
Sent: Wednesday, December 06, 2017 12:43 PM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR
Subject: Ms. Babs' Nursery School proposed Expansion

I strongly object to the proposed expansion of the Ms. Babs' Nursery School by the conversion of the single family dwelling at 2318 Grove Avenue and additional expansion in the future. Ms. Babs' has doubled in size in recent years which has had a deleterious effect on morning and evening traffic as well as parking availability. In addition it is my understanding that the owner of the nursery school has plans for further expansion in the near future by the acquisition of the apartment complex at 2320 Grove Avenue. The very nature of the Fan District would be under threat if this expansion were to be approved.

Robert Perrin
2400 Grove Avenue

(804) 402-1162

Ebinger, Matthew J. - PDR

From: Sandra Swalley [sdbs122@gmail.com]
Sent: Wednesday, December 06, 2017 1:46 PM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR; Gray, Kimberly B. - City Council
Subject: OPPOSITION to conversion of 2318 Grove to Commercial Use

My husband and I live at 2423 Grove Avenue, one block from the existing Ms. Bab's Nirsery School (2319 Grove Avenue) and the proposed expansion at 2318 Grove Avenue. We are strongly opposed to the expansion based on several factors.

1) SAFETY

The existing business and the expansion are on opposite sides of the street which means there will be increased pedestrian traffic across Grove Avenue. While one hopes adults and children will cross safely there will inevitably be jaywalking. The existing building has a large outdoor playground which can't duplicated in the new location necessitating constant crossing of the street.

2) RESIDENTIAL vs COMMERCIAL BUILDING

There are empty buildings within The Fan that are already zoned for commercial use if Mr. Cafarella wishes to expand. He has already been allowed to expand his business once and built a large appendage on the existing Grove Avenue facility. In addition he built a six foot tall solid concrete block wall surrounding his daycare facility that is an eyesore and certainly not in keeping with the look of the homes surrounding it.

3) DECREASE IN FAN RESIDENTIAL PROPERTY

Grove Avenue is already losing two historic homes in the near future to the wrecking ball. The decision by Tabernacle Baptist Church to demolish two historic houses means that current and future Fan residents will forever lose the history and opportunities those two structures could contribute to our neighborhood. To allow more residential property to disappear by being zoned for commercial use means there will be less opportunity for families to own property in The Fan.

Thank you in advance for your thoughtful consideration of this important decision.

Sandra Swalley
2523 Grove Avenue 23220
804-767-9551

Sent from my iPad

Ebinger, Matthew J. - PDR

From: ST PINCKNEY [stpinckney@comcast.net]
Sent: Tuesday, December 12, 2017 10:05 AM
To: Ebinger, Matthew J. - PDR
Subject: Babs Nursery School on Grove Ave

I am opposed to a nursery school operating on different sides of a street for safety reasons.

There are plenty of places in the area to which the school could move should it want to increase its size.

St. George B. Pinckney

2514 Monument Ave

Richmond, VA 23220-2619

Ebinger, Matthew J. - PDR

From: Sue LeGrand [suealegrand@gmail.com]
Sent: Saturday, December 09, 2017 7:56 PM
To: Ebinger, Matthew J. - PDR
Subject: Babs

Hi

Regarding Babs expansion we have more than enough traffic and people and therefore oppose.

Thank you,

Sue LeGrand

3133 Monument

Sent from my iPhone



VIA EMAIL

Kimberly Gray, City Council
Parker Agelasto, City Council
Leigh Kelley, City of Richmond
Matthew Ebinger, City of Richmond
Katherine Jordan, FDA President
Bill Beville, FDA Zoning

RE: Position of Opposition
2318 Grove Avenue
Richmond, VA 23220

To Whom it may concern,

Earlier, I sent an email to both Kim and Parker stating I was opposed to any use of 2318 Grove Avenue, Richmond, VA 23220 other than single family.

I understand that this will be coming in front of the Planning Commission and I want to register my opposition with the Planning Commission. I support the FDA's position OPPOSING the use of 2318 Grove for anything other than single family residential. No matter the good intentions of any use, this is NOT appropriate for the location and for the building. I say this as a Grove Ave resident and also as a real estate professional. This is residential and should remain residential. They purchased this building knowing full well that their contemplated use was NOT permitted.

The applicant's existing use across the street is already non-conforming and this same applicant, I believe, asked for a variance to increase capacity less than 2 years ago at the existing location. One of my concerns is that the next applicant for a different use elsewhere could use this a justification. We have a master plan for a reason and this is a good example of why the plan is in place.

I urge that you support the denial of this use or any alternate proposed by the applicant that results in a non-single family residential use.

Thanks in advance for your continued interest in and support of our neighborhood,

Thomas N. Innes
Resident of 1501 Grove Avenue since 1976
Owner, RE/MAX Commonwealth

RE/MAX Commonwealth

7201 GLEN FOREST DRIVE, SUITE 104 • RICHMOND, VA 23226 • OFFICE (804) 288-5000
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From: Dawn M Adams [dawnmadams@gmail.com]
Sent: Wednesday, December 06, 2017 9:20 PM
Subject: Protesting Ms. Babs Expansion

Categories: Red Category

Good Evening,

I object to the expansion of Ms. Babs Nursery. The growth of this business has been insidious, starting as a small business located in one residence; then taking over a beautiful piece of neighboring land to add more brick and mortar while increasing neighborhood traffic. When when my long term neighbor moved for health reasons, his home was purchased without any advertised public notice of sale. It was decided by the purchaser that they would expand this nursery school. This takes yet another single family home from the neighborhood in favor of commercializing this residential community. Despite a sign advertising opportunity to express concern, messages were not returned. The court hearing was scheduled in the middle of the day, when many professionals like myself were unable to attend. While scattered small business is an attractive component of our vibrant city, this proposed property for commercial use creates a hardship for those of us continuing to own single family homes. Many of us, like myself are over 50 and plan to age in place. Our parking is continuously

limited due to the the lack of consideration by real estate owners renting multi-resident occupied condos and duplexes throughout the neighborhood already. Since purchasing my home the turnover rates have escalated exponentially, garages have been turned into business spaces, apartments and sources of rental income rather than parking options. Parking is already scarce and there is little concern for those of us with mobility issues and/or safety concerns as we walk on poorly lit streets and lacking the strength we had at twenty. Though I have no proof that it is true, this same owner reportedly wants to further purchase the corner property at Stafford and Grove displacing the current families, I again strenuously object to this invasion of our residential community and have grave concerns for our safety given all of the above reasons. Finally, those of us who are long-term tax payers deserve the representation of our city government, more than profiteers; it is the duty of government to protect its tax paying citizens. Thank you for your consideration.

Dawn M Adams

Margaret J. Constante

Property owners

203 N. Stafford Ave

Richmond VA 23220

Dawn M. Adams
DNP ANP-BC CHC

"If you are going through hell, Keep Going!"- W. Churchill

Kelley, Leigh V. - PDR

From: James Klaus [jimk@richmonddrygoods.com]
Sent: Wednesday, December 06, 2017 10:43 PM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR; Gray, Kimberly B. - City Council
Subject: 2318 Grove Avenue conversion to commercial establishment (Mrs. Babs' Nursery)

Categories: Red Category

I have been informed that the single family home at 2318 Grove Avenue is being proposed for commercial conversion as an expansion of the nursery school across the street.

I would like to register my OPPOSITION to this change of use from single family to commercial use. There is already much congestion at drop-off and pick up times at the nursery, with parents double parking as they carpool their children. This seems to be a safety issue, as there is not designated place for parking or pick up except the middle of Grove Avenue. An expansion of the nursery to both sides of the street would only exacerbate this issue.

This would also reduce parking on this block of Grove and other surrounding blocks where parking is tight already.

As a 22 year resident of this area of Grove Avenue, I urge you to oppose this change of use at 2318 Grove Avenue. This is a residential area, and should remain one.

Thanks.

Jim Klaus
2222 Grove Avenue
Richmond, VA 23220
804.519.7011

Kelley, Leigh V. - PDR

From: Robert Perrin [robertperrin@comcast.net]
Sent: Thursday, December 07, 2017 7:21 AM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR; Gray, Kimberly B. - City Council
Subject: Proposed Expansion of Ms. Babs' Nursery School to Include 2318 Grove Avenue

Categories: Red Category

I am writing to express my objection to the further expansion of Ms. Babs' Nursery School to 2318 Grove Avenue and the contemplated expansion to 2320 Grove Avenue. This is a residential neighborhood where parking is at a premium. The drop off and pick up procedures already present a safety risk to the children whose parents frequently park across the street from Ms. Babs' Nursery School and jaywalk across the street with their children. This school is not being frequented by neighborhood children. While the nursery school has not so far changed its footprint in the neighborhood, it has already recently doubled its capacity without providing any off street parking with the addition to the existing structure at 2319 Grove.

In short:

I do not support a decrease in neighborhood parking to allow Ms. Babs' to expand its operation across the street to 2318 Grove Avenue.

I do not support the conversion of the single family home at 2318 Grove Avenue to a commercial operation.

Sincerely,
Catherine Perrin
2400 Grove Avenue
Richmond, VA 23220-4416

Kelley, Leigh V. - PDR

From: Pete Boisseau [pete@bmwx.biz]
Sent: Thursday, December 07, 2017 9:11 AM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR
Subject: SUP for Mrs. Babs' in the Fan

RE: Ms. Babs' Special Use Permit/Rezoning for 2318 Grove Ave.

My wife and I live in the 2400 block of *Hanover* Avenue; we oppose this commercial rezoning.

Grove Avenue is almost totally a residential street within the Fan District. The only exceptions that come readily to mind are Retreat Doctors Hospital, and professional offices at Grove's corners with Shields, Robinson and Boulevard. All provide off-street parking for their patients/ customers and their employees. Of course, the existing Ms. Babs' daycare is across Grove from this proposed expansion of that business.

We oppose this expansion for three reasons:

- 1) The owner/operator has provided conflicting information about almost every aspect of the proposed expansion to homeowners and other nearby residents, including its size and scope, in soliciting their support. This is in keeping with his pattern of not asking required permission in advance, but seeking forgiveness after the fact.
- 2) Despite the applicant's representations, most homeowners in the immediate area and even those of us one street over are opposed because of the way he operates his existing business. He wants to run a commercial business in a residential area, but without any provisions a commercial business must make for parking for his employees, off-street drop-offs for his customers or trash disposal. After a week in supercan, baby diapers are pungent.
- 3) Finally, there is parking. It is generally scarce in the Fan, but in this specific block it is at a premium. According to City property records, there are only five or six single-family dwellings on *both* sides of the 2300 Grove block. 2318 Grove is one of them. The remaining 15 or 16 buildings are multi-family with a minimum of 31 apartments. Many of these apartments have at least two tenants who own cars. (Around the nearby corner at 210 North Stafford, the Stafford Square Condos contain an additional 20 multi-family units.) To make matters worse, the overlap between peak residential parking demand corresponds almost exactly with Ms. Babs' need for employee parking and its customer drop-offs in both morning and evening rush hours. That is why the existing parking shortage impacts adjoining blocks of Grove and even those of us who live one street over from the proposed expansion.

We ask that the planning staff recommend denial and hope that the Planning Commission will reject this request.

Sincerely,

Peter and Susan Boisseau

Kelley, Leigh V. - PDR

From: WILLIAM OCONNOR [bill1861@comcast.net]
Sent: Thursday, December 07, 2017 1:52 PM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR
Subject: Ms. Bab's

Categories: Red Category

Hello. Regarding the proposed expansion of Ms. Bab's I am forwarding you an email that I sent to Ms. Kim Gray a couple of weeks ago voicing my displeasure.

Thanks

Bill O'Connor

2404 Hanover Avenue

Ms. Gray,

I am writing to voice my protest regarding the proposed expansion of Mrs. Babs Nursery on Grove Avenue. In short:

- This is a residential area, not a commercial area. If Mrs. Babs is allowed to expand then what is to stop every private commercial operation from setting up shop on Grove, Floyd, Hanover, et al. Today it will be a nursery, tomorrow a law office, the next day a Kung Fu trainer. We need more families, not more businesses occupying residential structures.

- Regardless of whether Grove and Stafford should have a 4-way stop sign (it should), the expected surge of parents dropping off and picking up their children is not going to make Grove Avenue any safer.

- Unlike the owner of Ms. Babs, the majority of us do not have garages. Parking is dear enough. Expanding Ms. Babs, and other private commercial concerns, is only going to make our lives more difficult.

In short, the owner of Ms. Babs places a great effort in espousing the quality care Ms. Babs provides. Great. Why can't he find a commercial building to rent like every other entrepreneur? Why does he warrant special license?

Thanks and best regards,

Bill O'Connor

2404 Hanover Avenue

Kelley, Leigh V. - PDR

From: bill@montgomeryfields.com
Sent: Friday, December 08, 2017 11:45 AM
To: Kelley, Leigh V. - PDR
Subject: The Babs Nursery School on Grove

Ms Kelley,

As a resident of the Fan and former FDA member and president, I agree with the current board's opposition to the new SUP request from the referenced. We all appreciate the nursery school but do not want to see any more commercial uses in the middle of an otherwise all residential street.

Thank you,

Bill & Sharon Montgomery
2032 Monument Avenue
Richmond 23220

Sent from my iPhone

Kelley, Leigh V. - PDR

From: Sue LeGrand [suealegrand@gmail.com]
Sent: Saturday, December 09, 2017 8:01 PM
To: Kelley, Leigh V. - PDR
Subject: Babs

Hi

Regarding Babs expansion we have more than enough traffic and people and therefore oppose.

Thank you,

Sue LeGrand

3133 Monument

Sent from my iPhone

Kelley, Leigh V. - PDR

From: Gray, Kimberly B. - City Council
Sent: Monday, December 11, 2017 4:47 PM
To: Denise Kern; Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR
Cc: Bieber, Craig K. - City Council Office
Subject: RE: Ms. Bab's Nursery School expansion - Opposed

Categories: Red Category

Thanks for your thoughtful and insightful feedback.

-----Original Message-----

From: Denise Kern [mailto:dabkern@aol.com]
Sent: Monday, December 11, 2017 12:03 AM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR
Cc: Gray, Kimberly B. - City Council
Subject: Ms. Bab's Nursery School expansion - Opposed

Dear Leigh Kelly, Matthew Ebinger, and Kimberly Gray,

I have lived on the 2300 block of Floyd Avenue for more than thirty years, and I am writing this email to express my opposition to 2318 Grove Avenue being converted from a family residence into a commercial property.

While I support and encourage local businesses to succeed, the conversion of 2318 Grove Avenue would come at a cost to local residents. Several years ago Bab's Nursery located at 2319 Grove Ave.

expanded and was given a variance for required needed parking spaces.

Parking has been an increasing issue in this area of the Fan for several years. Restricted parking issued for yet another drop off location which would be needed for safety of dropping off babies at Bab's daycare. This would cause an increased burden for residents.

The parking issue aside, Ms. Bab's Nursery School at 2319 Grove Ave with it's previous expansion has had issues keeping their trash secure in the alley, 2-3 super cans utilized overflow with soiled diapers only days after garbage pick up. Bab's does not have a dumpster.

I agree with recommendations from the Fan District Association that Bab's Nursery School should not be rewarded with the conversion of 2318 Grove Avenue into a commercial property.

Sincerely,
Denise Kern

Kelley, Leigh V. - PDR

From: Joe Cafarella [joe@msbabs.com]
Sent: Wednesday, December 13, 2017 3:23 PM
To: Kelley, Leigh V. - PDR
Subject: Fwd: Concerns about our Ms. Babs' Nursery Annex Expansion

Categories: Red Category

----- Forwarded message -----

From: Dawn M Adams <dawnmadams@gmail.com>
Date: Wed, Dec 13, 2017 at 1:17 PM
Subject: Re: Concerns about our Ms. Babs' Nursery Annex Expansion
To: Joe Cafarella <joe@msbabs.com>
Cc: "Gray, Kimberly B. - City Council" <Kimberly.gray@richmondgov.com>, "Bieber, Craig K. - City Council Office" <craig.bieber@richmondgov.com>

Dear Mr. Cafarella,

I have read your email. I'm sorry that you were personally offended, that was not my intention. I wrote this letter as a private citizen and home owner. I do not take personal offense at your mischaracterizations of what is important to me. I understand you are making a case. It is clear we do not agree on the issues at hand. Whatever the decision, wishing you and your family a peaceful holiday season.

Dawn

Sent from my iPhone

On Dec 13, 2017, at 11:01 AM, Joe Cafarella <joe@msbabs.com> wrote:

Good morning Delegate Adams,

I was forwarded an email of opposition from you to the city about our hopeful expansion of Ms. Babs' Nursery School. We are huge supporters of you and your movement. We had your sign in front of our school as well as my rental property at 3153 Floyd ave showing support as we have many friends in common and many of them spoke very highly of you. Especially Mrs. Julia Righetti, Alexis Fisher-Risk and many others who worked the polls in your support. First off, No matter the outcome of our special use we will continue to support you and I respect your opinions on this matter.

I have to be honest when I received your email from December 6th I was shocked. Someone that supports schools so much would be so strongly opposed to our efforts to expand by such a small amount. The main goal for our school is to spread out into the annex property, rather than adding more children in a massive amount. We would be adding only 15 children (toddlers) to the entire sum of the children we care for. The other 15 children would come from our basement classroom that is poorly lit and is the final year children attend Ms. Babs. We would gain a wonderful greenhouse where we could have a community garden that families could visit anytime, especially on the weekends. This property was bought without a real estate agent, I know that you show concern over that it was privately bought, I am sorry if this bothers you as Mr. Disberger and I have always had a special relationship. His first wife Carol loved children and would often bring them into their house to play music for them. George and Vera sold the house to me with an idea of an expansion in mind, it took me 3 months to finally say yes and take the chance on the Special Use. The property was in really rough shape and needed a new heating system/AC as well as a new roof. I wanted to neighborhood to know this property was going to be kept up nice and continue to keep the value of our neighborhood on the rise. In your email to the city you said Ms. Babs' "took over a beautiful piece of neighboring land", unfortunately this is incorrect, we already owned the lot as it was connected to our property the entire time. You also state that converting 2318 Grove avenue would take another single family home away from the

neighborhood, this actual property is considered multi-family since George had a care taker live with him full time before Vera. Please keep in mind the north side of the 2300 block of Grove avenue 9 of the 11 properties are rentals. You state parking is continuously limited due to the lack of consideration by real estate owners renting "multi-resident occupied condos", unfortunately again this would be the case with a possible 6 bedroom rental coming from this property if we were not a school that is only required 3 spaces. We would actually save parking with this SUP. You state small business is an attractive component of the vibrant city, I would like for Ms. Babs' to be considered a service to the families and community as a school rather than a business like a starbucks or bar. Also, we not only attract young families we retain them for the long term and provide a "one of a kind Richmond experience for children/families". We are not a chain, we do not own any buses/vans. Furthermore I do take a strong offense to the fact you site "little concern for those of us with mobility issues and/or safety concerns, besides having a 40 foot access ramp that I built myself for handicap individuals that is LED lit with motion sensors, I am sure you are not aware of my all way stop petition for the corner of Stafford and Grove Ave that I have been pushing for 3 years and recently just had a near death 3 car accident at. Please see the link to the petition below. Safety is my number one priority. We had a neighbor upset about our cylinder block wall before we painted a mural on it and grew ivy, that wall is for protection from cars on grove ave since we play in our courtyard the only thing between cars flying over the sidewalk like in October and our children is that cylinder block wall. Also, you state

the fact that I have a possible agreement to purchase the property at 2320 Grove avenue and put that I would be "displacing those families", this is not true at all, Im not sure you realize but those are the very same families I am pushing so hard with to get our All way stop bc one of them has a young boy who plays in that front garden all the time. He would have been killed if he were playing in that garden at the time of that accident. I am the one helping them and would continue to renovate that property to stay a rental as it always has if I were to own it. I also own rental properties in the fan as I am a third generation fan family, we are heavily invested in this are. Those families know for a fact that if I were to purchase that property they would be overjoyed bc they know I would fix the place up, way better than current conditions. Lastly, you called me a "profiteer" at the end of your letter. That also really rubs me the wrong way as I have helped countless families in the Richmond area, started one of the largest FEEDMORE can donations in the area as well as do countless community volunteer projects. (one being build the FOX elementary garden at the very beginning) Furthermore, we have a Ms. Babs' Scholarship that is not know to the public. Mrs. Katori Johnson received this scholarship this year and her mom works 2 jobs and goes to school at night. When they came to me her father just left them for another family and her mom was barely making ends meet. Katori is treated just like any other child at the school, she is there usually first at 730 and one of the last at 6pm. I even feed her dinner many nights when her mom is going to be late. We gave scholarships to the Nunnally family (Fire Station 12) when their children came to Babs'. We have helped so many

families throughout the years and for you to call me a profiteer is a really low blow that shows you truly do not know your own neighbor that supported you so dearly. I have invested over a million dollars back into this neighborhood throughout our time at Babs' as well as paid countless taxes as a long term citizen. We have have been a crucial staple for the community and to think someone that we supported so much during the elections is going against us really hurts. I hope to meet with you face to face and understand your stance in more depth.

Thank you for you time and consideration,

Mr. Joe Cafarella
2319 Grove Ave
RVA 23220

<https://www.thepetitionsite.com/843/275/208/demand-a-four-way-stop-be-installed-at-the-corner-of-grove-avenue-and-stafford-avenue/#bbfb=380444839>

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MS. BABS' NURSERY SCHOOL
Joe Cafarella, Owner and Director
2319 Grove Avenue | Richmond, VA 23220
804.353.5019 school | 804.212.7507 cell
msbabs.com

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