

## Saunders, Richard L. - PDR

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**From:** Marion C Nelson <mcnelson@vcu.edu>  
**Sent:** Sunday, March 20, 2022 6:16 PM  
**To:** Brown, Jonathan W. - PDR  
**Cc:** Saunders, Richard L. - PDR  
**Subject:** proposal for 5 Colonial St

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Dear Mr.Brown,

I've lived in the 2nd floor apartment at 20 North Arthur Ashe Blvd for 3 years, and in the Fan and Museum District for over 20 years.

I have looked carefully at a piece of protest literature delivered to my door and at the current zoning and Richmond 300 plan. I conclude that the proposed building will be a reasonable addition to the neighborhood, and clever in its accommodation of multiple uses for that 2nd floor area of the 3rd apartment. The protest flier presents a too-rosy picture of our block, where the space between the Colonial buildings and those on Arthur Ashe and between Floyd and Elwood are full of shabby garages and weedy ground and parking. Nothing to be lost by having another high density building on the western side of that mess behind us!

**BUT: THE ALLEYS IN THIS BLOCK ARE SUBJECT TO POTHOLES WHICH INCREASE IN SIZE AND BECOME PONDS. USE IS HEAVY, AND DRAINAGE IS EVIDENTLY NOT GOOD. IT IS NOT EASY TO GET THE CITY'S ATTENTION TO TAKE CARE OF THESE ALLEYS WHEN THEY'RE IN TROUBLE.**

**WE MUST NOT DECREASE THE SIZE OF THE REQUIRED SETBACK ON THE ALLEY TO THE NORTH OF THE PROPOSED BUILDING!!! I CAN THINK OF NO POSSIBLE RESPONSIBLE REASON FOR DECREASING THAT SETBACK REQUIREMENT! THE OWNERS WHO PROPOSED THIS BUILDING SURELY KNOW ABOUT THE STATE OF THESE ALLEYS SINCE THEY ALSO OWN THE BUILDING TO THE SOUTH OF THE PROPOSED BUILDING.**

**AND SIMILARLY, IF THEIR PROPOSAL DOES CALL FOR A HIGHER PERCENTAGE OF COVERAGE OF THE LOT, THAT ALSO IS VERY IRRESPONSIBLE ECOLOGICALLY. AND DAMAGING TO THE NEIGHBORHOOD.**

Thank you for your attention!

Marion C Nelson