

**From:** [John Bragg](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** disapproval of Ordinance no. 2024-014  
**Date:** Tuesday, January 30, 2024 9:30:49 AM

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Dear Sir or Madam,

I am writing to register my disapproval of the special use permit applied for 2017 2nd Avenue that will be discussed at your hearing on Tues., Feb. 6th.

I know this lot. My house shares a property line with this lot (I am behind it.) It is a tiny narrow lot, barely large enough for a single family dwelling, but is definitely too small for a two family dwelling.

They need 43% more land and 40% more street frontage to meet code for a two family dwelling. If they were short by 10% or maybe 15% I could see granting the exception, but 43% is too much to ask--it would make that construction different in character compared to the neighborhood.

If Highland Park was still chronically depressed, I might consider the exception just to have some new construction, but housing values are up. My property taxes went up 50% last year. A single family construction should be economically feasible in the current economic climate.

Real estate developers will always try to figure out a way to make more money, but in this case they are asking for too much of a variance from code.

Thank you, in advance for denying this special use permit.

John Bragg  
2022 3rd Avenue  
Richmond, VA 23222  
804-914-1000

**From:** [Spring Cambric](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** REQUESTING DISAPPROVAL FOR REFERENCE ORD #2024-014  
**Date:** Thursday, February 1, 2024 11:51:37 AM

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Good morning,

I am the homeowner of the residence at 2019 2nd Avenue. I am emailing you to recommend the disapproval to rezone the area lot for 2017 2nd Avenue from a single family home to a multiple family residence.

The decision to rezone that space would be a HUGE error. There is NOT sufficient space to accommodate the construction of that type of dwelling (single family or multi family) or maintain the proper required spacing between each of the homes in that same zoned area. My property is specifically marked off by natural and man made boundaries (3 holly trees on the side of my home, a small shrub bush at the front of the property and a chain link fence runs down the rest of my property line. Knowing all of that, I have a few questions. If this ordinance is approved and construction begins, whose property will be damaged? Will the construction cross the property lines of both adjacent homes?

An exception for a special permit of up to 43% seems to be a bit much to approve in order for the developer to meet the city code standards. In comparison it will be like trying to parallel park a Chevy Suburban in a space the size of a Mini Cooper. Will the other vehicles be safe while this huge truck is trying to fit into a space it doesn't belong in?

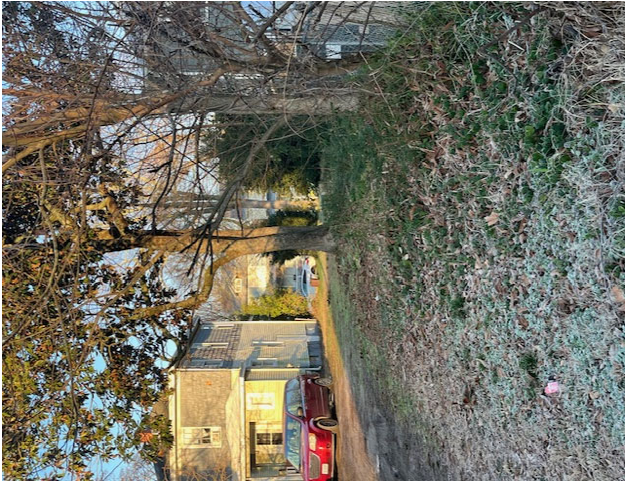
Before I moved into my home after it was rehabilitated, the property of 2017 had not been purchased. It was maybe a year after that I noticed a sign asking for buyers. Since I have been in my home, the property value has increased, basically the home values of all the neighboring homes have increased. I understand why the developer wants to have this approved, they would stand to make more money with constructing and renting a multi-family dwelling. It's about dollars and cents, but this is encroaching on my home, my peace of mind and safety. I plan to remain in my home for many more years, having another house sitting almost directly in my living room is not what I would call ideal.

I have attached photos of the property and both adjacent homes to give an idea of the spacing.

Thank you in advance for considering my email and also for rejecting/disapproving this proposal.

Respectfully,  
Spring R. Cambric  
Sergeant, U.S. Army (Retired)



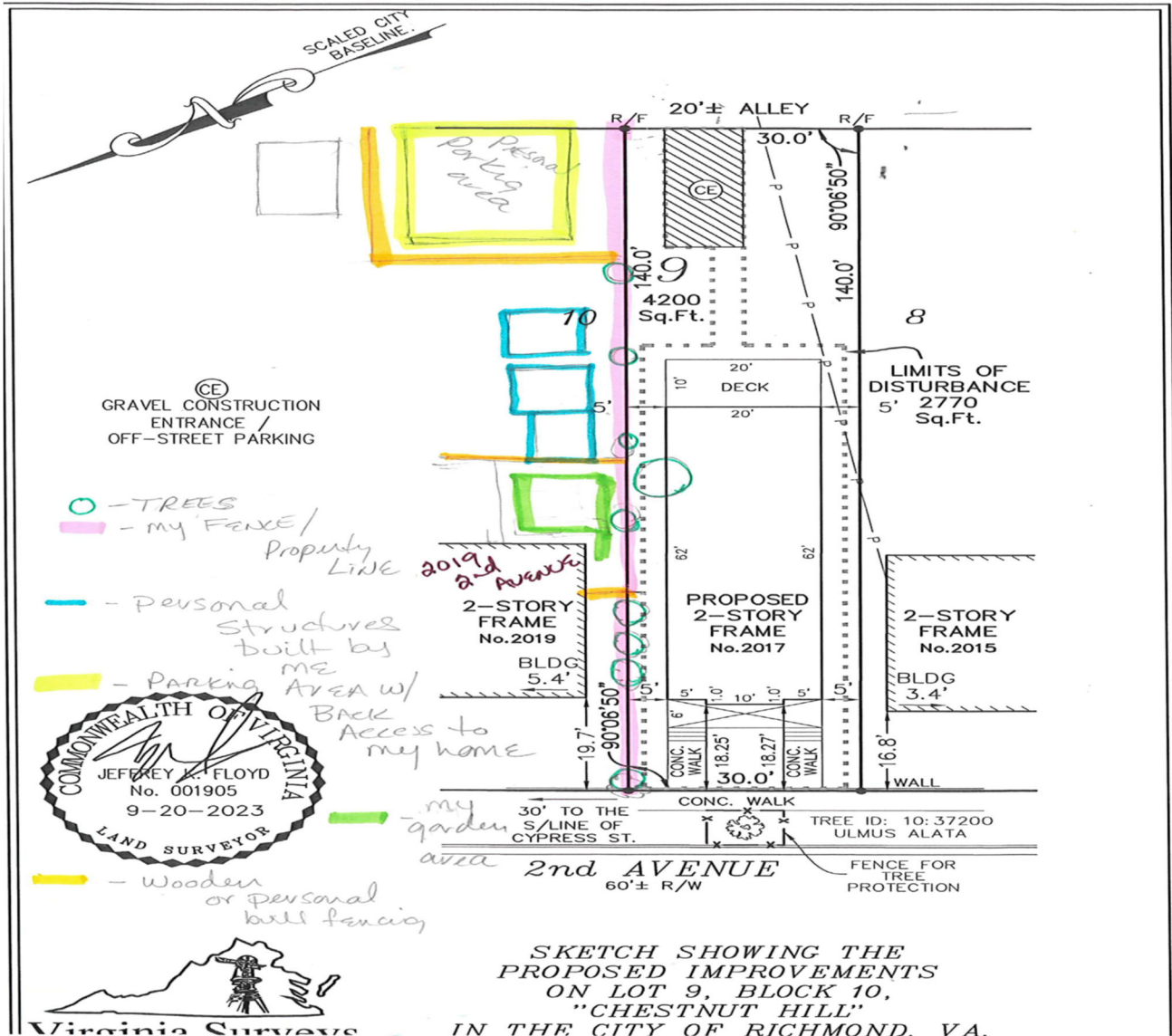




21 February 2024

I am the homeowner of 2019 2nd Ave. This ordinance is in reference to AVO Investments LLC (2024-014), requesting disapproval for a special use permit to build a double family dwelling in a lot that I believe is unfeasible.

I have basically drawn the overall layout of what my backyard looks like along with the existing trees and vegetation that runs along/or is intertwined with my fence.



Since there has never been a house built at this location, that means new plumbing must be installed after the property has been dug for the new foundation. I have drawn in where many of the trees are located, that share locations on both properties and a huge magnolia tree (the large green circle). Before construction begins, I am sure the magnolia tree will have to be removed but what about the other trees/vegetation. How is the tree removal process going to affect my property and existing powerlines?



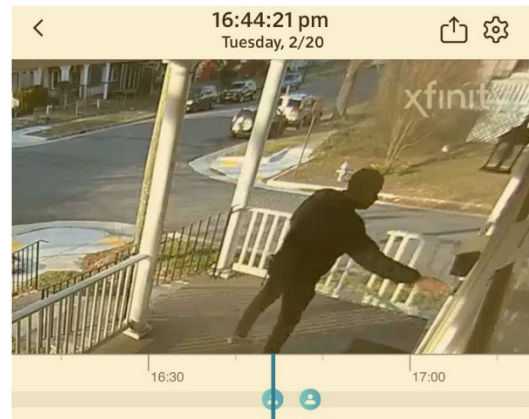
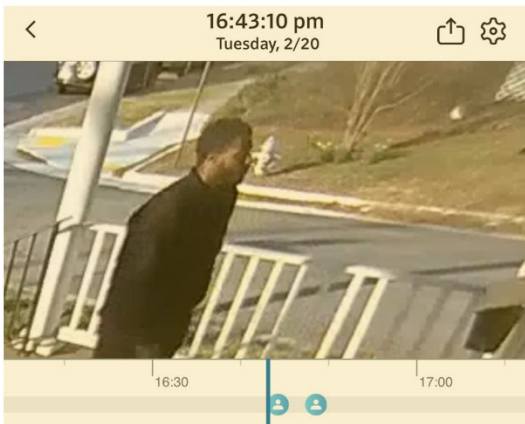
When the construction (marked as CE on the property sketch) begins the alley and street will undoubtedly block access to my rear parking area and the rear entrance of my home. I am a disabled veteran and the only entrance/exit that I use on a permanent basis is my back door because the number of stairs is less than front entrance of my home. Do I have to submit to continually aggravate an ailment that has been diagnosed and is still being treated by Richmond VA Medical Center, because I will not have parking or walking access to the only entrance that is feasible to me until the project is concluded?



During the planning committee meeting, there was a representative present from AVO Investments. He made a few statements on record that were false, and I can verify that. First, He stated to the Chairman that they tried on numerous occasions to contact me at my home about this building project. I asked him when, he said they came to my home a few days earlier this week and earlier that day of the meeting. It was convenient enough that when they were trying to reach out to me, while I was working at a fulltime job. It was smart that they did not try earlier when the planning sketch was made (dated with a seal of 20 September 2023) and went straight to file for the special permit.

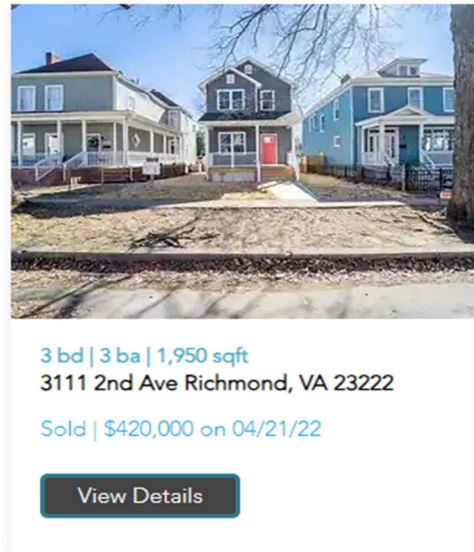
On Wednesday, I left work and came directly to city hall. I work Monday to Friday, 0800 – 1630, at Fort Gregg-Adams. I leave my home at 0700 and return home around 1730. If their only efforts to reach me were during the normal working hours the week before or the day before a city planning committee meeting, they didn't try hard enough because my weekends are always open.

They did not leave anything on my door, not even a sticky note with their information for me to contact them. I have video cameras on the front of my home, I combed through the footage and only came up with 2 videos showing two different people coming to my home while I was not there. Can AVO tell me if these individuals work for them?



If you viewed the planning committee meeting recording, I asked him if he felt that selling a home for over \$380K was affordable, he stated that their company has never sold ANY property over \$380K. That statement was false. Please see the enclosed photo of the property that was purchased by AVO, 3111 2nd Avenue. It was sold for \$420K in April 2022. How is that affordable housing?





2017 2<sup>nd</sup> Avenue, according to AVO investments is being built to be an affordable rental. Again, for who? I told the committee that in their last sales, they grossed almost a total of \$1.5M. I know that they are a new real estate investment company and that they have goals, but I see their tactics in this situation as being dishonest. They are land and home flippers. Buy cheap, build on it, and sell high. This rental will be a well to draw from with dual income being provided for them from the renters. My property and concerns are irrelevant to them. Offering to build me a new fence does not equate to the stress and anxiety that I am currently feeling and will continue to feel with regards to this construction proposal.

While I was attending the planning committee meeting, I was taken aback that the committee voted to recommend approval for this special permit. I learned something valuable in that moment, that if you throw around the words, "Affordable Housing" you can get approval, no matter what stress and anxiety it will cause the opposing parties. It also doesn't hurt to request patronage from Mayor Stoney to ensure that your project gets through the pipeline.

I talked to my children about this, and one of my sons asked me why am I fighting what he sees as a losing battle and frankly, I am the only person who seems to care. I responded to him with this, "I may lose with this decision son, but if I don't stand up, who else is going to? I have a right to be heard. Even if the decision may not go my way, I still had a voice that was recorded in opposition. Maybe someone else will hear it and it may help them."

In the grand scheme, I understand that I am a small voice screaming against a developer, who like most city sponsored entities that are buying up property and are not listening to the residents that these decisions are affecting. I still would like for this statement to be placed for the City Council to consider when they make their decision.

Thank you for your time and consideration of my statement,

Ms. Spring R. Cambric  
Sergeant, U.S. Army (Retired)