

December 3, 2021

Mr. Matthew J. Ebinger, AICP
Principal Planner- Land Use Administration
Secretary to the Planning Commission
Department of Planning & Development Review
City of Richmond, VA

RE: Special Use Permit: 3415A Floyd Avenue (W0001596050)

Dear Mr. Ebinger:

I am the owner of a multi-unit residential property located at 19 and 21 N. Nansemond St., Richmond, VA 23221. It is my understanding that In The Alley, LLC owned by Dante DeCapri, has filed with the Planning Commission an application for approval of his infill project on the interior of the 3400 block of Floyd and Elwood Avenues. The proposed project is bounded by N. Nansemond Street on one side, where my multi-unit residential property is located.

I am opposed to the approval of this request, because it will be detrimental to my property, as well as all properties in the 3400 block bounded by Floyd Avenue, Elwood Avenue, North Crenshaw Avenue and North Nansemond Street. I feel this project, if approved, will have a negative impact on our property values. My reasons are as follows:

1. There is already a high density of units in this block, higher than the average density per acre in the Museum District. Additional residential structures will further strain the dated infrastructure, and create additional strain on street parking. Residents of the block are already experiencing reduced water pressure due to outdated main water lines. Approval of this project would only increase the overcrowding of the land of the 3400 block and further increase an undue concentration of population. The plan calls for 4 surface parking spaces. The proposed 7 additional parking spaces are in the basement, with a small turning radii; making it impossible to use the basement for parking. The plan calls for 9 bedrooms, with a potential for 18 residents. With only 4 usable parking spaces, the subject property would create a strain on the street parking available for my tenants and other residents of this block.
2. There is **no public street frontage** for the subject project. The outlets from North Crenshaw Avenue and North Nansemond Street are narrow, with areas unpaved and not well maintained by the city. The City of Richmond Fire and Rescue would have extreme difficulty in accessing the subject property in an emergency. The one existing fire hydrant for this block at the corner of Floyd Ave. and N. Nansemond St. is not easily accessed by the subject property. This creates a safety hazard for the entire block.

3. The applicant's report calls for **ZERO setbacks** on two sides of the subject property and an elevated porch on the Floyd Avenue side. This infringes on the privacy of the current residences, blocks sunlight and is a detriment to the quality of living.

Thank you for your consideration of my **opposition** to the approval of the SUP for the infill project -3415A Floyd Avenue (W0001596050).

I authorize Jackie Kimberlin to submit my letter above electronically to the appropriate parties in the City of Richmond, VA Planning Commission, Members of the City Council and the MDA Zoning Committee.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Michael". The signature is written in dark ink and is positioned above the printed name.

Joseph Michael