

## Saunders, Richard L. - PDR

---

**From:** Deco Fan <art\_deco@verizon.net>  
**Sent:** Sunday, December 5, 2021 7:03 PM  
**To:** PDR Land Use Admin  
**Subject:** Proposed alley development between Floyd and Ellwood 3400 block

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

We are concerned that the proposed development of rental units in the alley of the 3400 block between Floyd and Ellwood will present the community with several future problems:

1. The proposal to remove garages and parking spaces; and adding rental units, often with co-tenants each having a vehicle, will create increased parking demand along both streets.
2. Space for refuse and recycle pickup in the alley is already very tight. Where will the rental properties store cans? Multi-tenant rental units in the area are notorious for overflowing cans and frequent large item refuse (particularly furniture).
3. How will the refuse and recycle pickup trucks maneuver in the alley? They have a hard time just going through now.
4. How will mail and other deliveries be handled? Asking delivery persons to walk up an alley that is poorly paved and unlit is not a good idea. The alleys are city property and suits brought against the city should problems occur.
5. We have not had an opportunity to see the proposed housing unit plans. Will they be multiple stories? Garages are limited in height. Having other buildings in the alley higher than garages may be problematic. Will a ruling for this proposal encourage other homeowners to extend garages to another level for apartments, home offices, and the like. Would current owners be permitted to tear down current garages and install other living units?
6. We are also concerned that granting this special use will lead to more such proposals in Richmond's alleys. The alleys lend Richmond a cleaner look. Visitors are impressed with the neatness of the MDA and FAN districts due to the use of alleys. Filling them with housing, even tiny houses, destroys the alley's use for those bordering on the alley. As it is now, trying to maneuver past the garages and chained off spaces of the current owner of the parcel in question is a trial.

Respectfully submitted,

*John and Maria Shugars*

3113 Floyd Avenue  
Richmond, VA 23221