

## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place **will be greatly diminished** by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
MARY McADAMS	<i>Mary McAdams</i>	3903 Hanover Ave	
Philip A. Noonan	<i>Philip A. Noonan</i>	3909 Hanover Ave	
Harry C Eisenbeiss Jr	<i>Harry C Eisenbeiss Jr</i>	3903 Hanover Ave	
Arlene Noonan	<i>Arlene Noonan</i>	3909 Hanover Ave	DRGNLdce@verizon.net
Jo Lee Kenney	<i>Jo Lee Kenney</i>	3908 Hanover Ave	
James Kidd	<i>James Kidd</i>	7409 Three Chopt Rd	
<del>Charles Carter</del>	<del>Charles Carter</del>	<del>3906 Hanover Ave</del>	<del>Richmond VA 23221</del>
Charles Carter	<i>Charles D. Carter</i>	3906 Hanover Ave	Richmond VA 23221
TRACY RIDD	<i>Tracy Ridd</i>	7409 THREE CHOPT RD.	
Steve Smith	<i>Steve Smith</i>	3800 HANOVER AVE	
Jolly Smith	<i>Jolly Smith</i>		
Catherine Murphy	<i>Catherine Murphy</i>	1014 Pine Ridge Rd.	Greenville, SC
Annette Dale	<i>Annette Dale</i>	5100 Monument Ave	Anita 210
Helen Ilnick	<i>Helen Ilnick</i>	3902 Hanover Ave.	
Bob Barker	<i>Bob Barker</i>	3905 Hanover Ave	
Isaac Skroume	<i>Isaac Skroume</i>	3904 Hanover Ave	

## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place **will be greatly diminished** by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
Curt Wittshire	<i>[Signature]</i>	4212 Kingcrest Pkwy	wilt333@gmail
Rochelle W Wittshire	<i>[Signature]</i>	4212 Kingcrest Pkwy	rocwilt@mac.co.
EVERETT FAIRLAMB	<i>[Signature]</i>	4210 Kingcrest Pkwy	cafairlamb@gmail.com
Holly Fairlamb	<i>[Signature]</i>	4210 Kingcrest Pkwy	hfairlamb@gmail.co
Horace Van Smith	<i>[Signature]</i>	4220 Kingcrest Pkwy	hvanSmith@
Katie Smith	<i>[Signature]</i>	4220 Kingcrest Pkwy	Katiepoe.smith@gmail.co
MIKE WEBB	<i>[Signature]</i>	4226 Kingcrest Pkwy	MIKEWEBB33@gmail.com
Jane Webb	<i>[Signature]</i>	4226 Kingcrest Pkwy	JWEBB33@gmail.com
Andrew Mitchell	<i>[Signature]</i>	4221 Kingcrest Pkwy	admitchell@yahoo.com
April Kimmel	<i>[Signature]</i>	4221 Kingcrest Pkwy	april.kimmel@yahoo.com
Rosie Sinclair	<i>[Signature]</i>	4227 Kingcrest Pkwy	
Paul Sinclair	<i>[Signature]</i>	4227 Kingcrest Pkwy	paul.a.sinclair@gmail.com
JAMES D. DAVIS	<i>[Signature]</i>	4215 Kingcrest Pkwy	Rich., Va.
James C. Davis	<i>[Signature]</i>		jcd6812@gmail.com

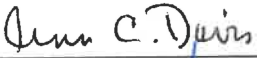

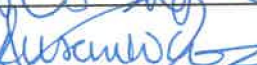



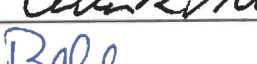

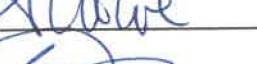







## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place **will be greatly diminished** by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
ANN C. DAVIS		4215 Kingcrest Pkwy.	804-355-0298
William B. Atkinson		4200 Kingcrest Pkwy	
Susan W. Atkinson		4200 Kingcrest Parkway	
Virginia de Landrevais		4110 Kingcrest Pkwy	
PAUL CAMPBELL		4110 Kingcrest Pkwy	
WILSON TRICE		4204 Kingcrest Pkwy	
PATTY BELL		4207 Kingcrest Pkwy	
KATHRYN CROWE		4112 Kingcrest Parkway	
JULIA NUNLEY		4123 Kingcrest Pkwy	
RODERICK JORDAN		4123 KINGCREST PKWY	
Chaf LeLong		4203 Kingcrest Pky.	
Whitney Johnson		4214 Kingcrest Pkwy	
Ellie Johnson		4214 Kingcrest Pkwy	
Cynthia Shelhorse		4216 Kingcrest Pkwy	

## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place **will be greatly diminished** by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
Karen Zechini	<i>Karen Zechini</i>	303-G N. Hamilton	KZechini@gmail.com
Fred Ostrav	<i>Fred Ostrav</i>	501 K N. Hamilton	
Ann Hyer	<i>Ann Hyer</i>	501A N. Hamilton	
Emily Martin	<i>Emily Martin</i>	407 A N. Hamilton	
Tyler Curtis	<i>Tyler Curtis</i>	" "	
Mike Prado	<i>Mike Prado</i>	407-F N Hamilton	
Julie Newton	<i>Julie Newton</i>	701C N Hamilton	jynewton@gmail.com
Paxton Fitchett	<i>Paxton Fitchett</i>	701C N Hamilton	
Susan Cogswell	<i>Susan Cogswell</i>	509-F N. Hamilton	
Nancy Cogswell	<i>Nancy Cogswell</i>	6701 Hanover Ave.	
Tina McCarthy	<i>Tina McCarthy</i>	501 B N. Hamilton Ave	
Stephanie Aliberti	<i>Stephanie Aliberti</i>	705 F N Hamilton Ave.	
DAVID WHEELER	<i>David Wheeler</i>	507-H Hamilton Ave.	
Bernard Riley	<i>Bernard Riley</i>	507H N. Hamilton	

## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place will be greatly diminished by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
---------------------	-----------	---------	--------------------------

SUSAN TAYLOR	<i>Susan N. Taylor</i>	507 E N. HAMILTON ST -	
--------------	------------------------	------------------------	--

Evelyn Glazier	<i>Evelyn Ann Glazier</i>	507 D N. Hamilton St.	
----------------	---------------------------	-----------------------	--

Save Coxon	<i>Anne G. Coxon</i>	303 N. Hamilton St Apt B	
------------	----------------------	--------------------------	--

Cherlyn S. Stevens	<i>Cherlyn Stevens</i>	401 J Hamilton St	
--------------------	------------------------	-------------------	--

Linda Gill	<i>Linda Gill</i>	405-D North Hamilton St.	
------------	-------------------	--------------------------	--

Jill Pesesky	<i>Jill Pesesky</i>	409 J N. Hamilton St	
--------------	---------------------	----------------------	--

Shirley Lebo	<i>Shirley Lebo</i>	503 L N. Hamilton St	
--------------	---------------------	----------------------	--

Ken Emerson	<i>Ken Emerson</i>	505 K N. Hamilton St	
-------------	--------------------	----------------------	--

Anne Waldron	<i>Anne Waldron</i>	505 J N. Hamilton St	
--------------	---------------------	----------------------	--

MELISSA W. HOUSTON	<i>Melissa W. Houston</i>	505-H Hamilton St.	
--------------------	---------------------------	--------------------	--

Sarah Campbell	<i>Sarah Campbell</i>	505-F Hamilton St	
----------------	-----------------------	-------------------	--

Allison Williams	<i>Allison Williams</i>	701 G Hamilton St	
------------------	-------------------------	-------------------	--

Charlotte Dethorn	<i>Charlotte Dethorn</i>	701 E Hamilton	
-------------------	--------------------------	----------------	--

Libby Thurston	<i>Libby Thurston</i>	703A North Hamilton 23221	
----------------	-----------------------	---------------------------	--



## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place **will be greatly diminished** by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
Mandela Welch	[Signature]	301 N. Hamilton E	Welche(a@gmail.com)
Ashley R. Morris	[Signature]	303 N Hamilton	AshleyRae01@yahoo.com
Paul L Vistay	[Signature]	301 N Hamilton	
Barbara Greenleaf	[Signature]	301 E. N. Hamilton	
Bobbi Benson	[Signature]	301 N Hamilton St Apt C	bobbibenson12@gmail.com
JOANNE BAKER	[Signature]	301-B N. Hamilton St.	
Elizabeth A. Devins	[Signature]	409 N W. Hamilton	23221
Constance Whitman	[Signature]	509 N Hamilton	
Miriam F. Crews	[Signature]	509 N. Hamilton St. #11	smokiecrews@gmail.com
THOMAS P. COLLINS	[Signature]	3719 PATTERSON	
Elizabeth Terry Long	[Signature]	3711 Patterson	terrylong@verizon.net
Jane Connell Spilma	[Signature]	703-G North Hamilton St	janespilma@gmail.com
Irma Gonzalez	[Signature]	301 N Hamilton ST Unit H.	concourt.net
Meredith Hughes	[Signature]	303-H N. Hamilton St.	meredith.hughes@gmail.com

## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place will be greatly diminished by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
Elizabeth Cullen Bray	[Signature]	509 N. Hamilton Street RVA 23221	elizabethcbray9@icloud.com
Nelson Kirk Morton	[Signature]	3914 Ellwood Ave Richmond 23221	rachel.dilliplane.com
RACHEL DILLIPLANE	[Signature]	3912 ELLWOOD AVE (267) 907-3643	
SAMANTHA	[Signature]	3915 Ellwood	
Morgan Hafer	[Signature]	3712 ELLWOOD 804 617-0905	carbonfreecourier@gmail
STEVE O'NEAL	[Signature]	3918 ELLWOOD 804-690-7104	
Hannah Buchholz	[Signature]	3913 Ellwood 757-709-0305	
Hannah Andrasi	[Signature]	3921 Ellwood Ave	941 735 2870 hannahandrasi@gmail.com
Erin Bragg	[Signature]	3921 Ellwood Ave	ejb730@gmail.com
Jack Bland	[Signature]	3909 Ellwood Ave	101525@gmail.com
Taylor Bland	[Signature]	" "	101525@gmail.com
Andrew Roberts	[Signature]	3902 Ellwood Ave	andrew.roberts3@gmail.com

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place *will be greatly diminished* by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
Ellie Wilson	<i>[Signature]</i>	201 Reveille St.	elliwilson228@gmail.com
Kira Swanson	<i>[Signature]</i>	3917 Grove Ave.	swansonj724@gmail.com
Hunter Saylor	<i>[Signature]</i>	3901 Grove Ave.	hpsaylor@gmail.com
Kathryn Dawson	<i>[Signature]</i>	3901 Grove Ave	
Tom Cross	<i>[Signature]</i>	3906 Floyd Ave	FTC1413EVL44@com. net













## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place **will be greatly diminished** by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
Alec Smith		3916 Ellwood Ave.	
Arielle Blais		3915 Floyd Ave.	
Mark Robinson		3915 Floyd Ave.	
Anna Fleischer		3902 Floyd Ave	
Cristian Bravo		3902 Floyd Ave	
Glenn Milich		3715 Floyd Ave	
Emily Simpkins		3711 Floyd Ave	
Alex Travin		3711 Floyd Ave	
Ortiz, Herland		3715 Ellwood Ave.	
Hisa Gutierrez		3714 Ellwood Ave.	

## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place will be greatly diminished by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***




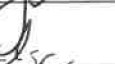
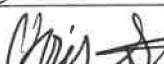
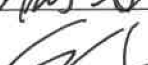




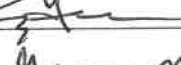
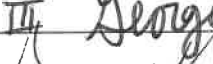
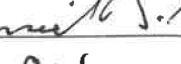
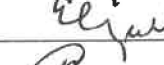
Name (please print)	Signature	Address	Email / Phone (optional)
William H. Patten	[Signature]	4233 Kingcrest Parkway	
Robert Reidy	[Signature]	4400 Kingcrest Pkwy.	
William R. McGuire	[Signature]	4105 Kingcrest Pkwy	
<del>Laura Birdsey</del>	<del>[Signature]</del>	<del>4217 Kingcrest Pkwy</del>	
Laura Birdsey	[Signature]	4217 Kingcrest Pkwy	
Robert Birdsey	[Signature]	4217 Kingcrest Pkwy	
Jenny Evans	[Signature]	4211 Kingcrest Pkwy	
Maria F. Rachel	[Signature]	3912 Sterling St	
Mark J. Saunders	[Signature]	3915 Sterling St	
Jon Jacobs	[Signature]	3904 Floyd Ave	
Antione Oney	[Signature]	2905 Grayland Ave	Richmond VA 23222

## Residents Opposed to Proposed Development at 3923 Grove Ave

We the undersigned oppose the Special Use Permit for development of the property at 3923 Grove Avenue. The proposed development **does not support, protect, or enhance the character of the Henry Place neighborhood.**

- It proposes 16 attached townhouses to be constructed on the parcel of an existing 1840's farmhouse. This represents a **density 3 times greater** than the underlying R-5 zoning district and **almost 2 times the upper limit** recommended in the Richmond 300 Master Plan.
- The **privacy, accessibility, and natural environment** of Henry Place **will be greatly diminished** by the development in its current form.

**\*\*We will also be circulating this petition in a digital format as well. Please only sign one\*\***

Name (please print)	Signature	Address	Email / Phone (optional)
Kate Dietz		3902 Ellwood Ave.	
Gayle Einstein		3911 Ellwood Ave.	g.einstein@gmail.com 434-409-332
Jessica Navon		3909 Ellwood Ave	
Jennifer Budge		3907 Ellwood Ave	
Christopher Steinruck		3907 Ellwood Ave	
Clay Beveridge		3923 Floyd Ave	
Andrew Sirry		3923 Floyd Ave	
Chris Newton		3713 Ellwood Ave	
A Kristin King		3711 Ellwood Ave	
Ray Leach		3710 Ellwood Ave.	
George Smith III		3704 Ellwood Ave	
Dan Sessler		3702 Ellwood Ave.	
Elizabeth Sessler		3702 Ellwood Ave.	
Chris Fuller		3700 Ellwood	



Timestamp	Name	Address	Email	Phone
7/2/2025 19:43:37	Gwynne Cunningham	203 Reveille Street, Richmond VA 23221	gwynnecunningham@ho	804-359-2848
7/3/2025 10:09:03	Ann Rachal Toll	representative for owner of 3912 Sterling Street	tolls@earthlink.net	3019387553
7/3/2025 13:24:33	Irvin Schultz	3923 Sterling Street	Irvinschultz@hotmail.cor	804-241-7033
7/3/2025 16:47:42	Ian Atchison	812 W Clay St	ian.atchison11@gmail.c	6176887239
7/3/2025 16:49:28	Amoree Speed	1915 E Main St	speed.amoree14@gmail.	4343058612
7/3/2025 20:20:17	Jeremy Flax	904 Maple Ave	jflax@mail.umw.edu	7579710570
7/3/2025 20:28:30	Kevin Vorhis	1630 Nottoway Avenue		
7/4/2025 9:40:15	Sarah waldrop	3912 Sterling St	swaldrops@gmail.com	5406492366
7/4/2025 14:17:29	Jenifer Shenandoah Willi	3908 Floyd Ave	shenandoahw@icloud.cc	8046153507
7/4/2025 15:08:39	Nora Thompson	3910 Ellwood Avenue Richmond VA 23221	nthompso12@gmail.com	5176483258
7/4/2025 15:15:45	Beverly Drabik	3706 Ellwood Ave. Richmond .VA 23221	Badnsf@yahoo.com	8046835037
7/4/2025 15:28:04	Tracy Williams	3712 Ellwood Ave, Richmond, VA 23221	Sewiscool@gmail.com	
7/4/2025 15:47:18	Anne Jordan	4639 Stuart Ave, 23226	Ajordanlord@aol.com	
7/4/2025 17:43:41	Regina Sorbello	3908 Sterling St Richmond Va 23221	sorbelloR1@gmail.com	8043070724
7/4/2025 17:59:59	P.Anthony Brinkman	3908 Sterling St Richmond Va 23221	PABrinkman@gmail.com	8084946881
7/5/2025 9:17:27	Molly Marion	5218 Jahnke Road	mrmarion158@gmail.cor	
7/5/2025 9:29:30	Marisa Loving	708 Maggie Walker Avenue	marisajloving@yahoo.co	8043505691
7/5/2025 10:15:28	Dusty Simmons	708 Maggie Walker Ave, Richmond Va 23222	dustyraydrums@yahoo.c	8043196628
7/5/2025 10:17:16	Caroline Morgan	1217 S Meadow Street, Richmond Va	kaschakcn@gmail.com	
7/5/2025 10:37:00	Emily Johnson	3900 Monument Avenue Apt 5	Emily.zito.johnson@gma	5404350114
7/5/2025 11:14:27	Will Lord	2410 rosewood Ave 23220	Charley.g.lord@gmail.coi	NA

Timestamp	Name	Address	Email	Phone
7/5/2025 14:16:49	Laurie Null	516 Byswick Lane, 23225	hathawaycafe@aol.com	804-380-5429
7/5/2025 16:11:22	Heather Meyer	1104 Grove Avenue	Hjaclyn.meyer@gmail.co	7033140017
7/5/2025 17:26:12	Gary Walker	1104 Grove Ave, Richmond, VA 23220-4707, USA	gehwokka@gmail.com	+17038643535
7/5/2025 20:44:00	Renée Kube	316 W 28th St Richmond VA 23225	renkub@gmail.com	8043573382
7/5/2025 22:00:28	William Ellis	203 Reveille Street, Richmond, VA 23221	wwright.ellis@gmail.com	8048527919
7/6/2025 6:34:04	Jenny	Jusell	jennyjusell@gmail.com	703-364-9003
7/6/2025 9:14:02	Lia Girard	1911 W Cary St, Unit A Unit A	liasorbellomartin@gmail	8049296532
7/6/2025 9:16:30	Amy Altman	6 W 31 Street	paxgirl2000@yahoo.com	8047812102
7/6/2025 9:19:50	Mark Girard	1911 W Cary Street UNIT A	mark@girardmail.com	7576455937
7/6/2025 9:45:20	anne argenzio	3310 Hanover Ave	antiquetigerz@gmail.com	8049019463
7/6/2025 9:46:18	thomas bucci	4305 Fauquier Ave	gunpowderentity@yahoo	8042189462
7/6/2025 10:42:53	Carol Sonenklar	3711 Floyd Ave.	carolsonenklar@gmail.co	7208412029
7/6/2025 11:37:51	Amie Bender	3919 Sterling Street	Amielynnbender@gmail.c	804-402-4049
7/6/2025 11:54:16	Melanie O'Neal	3918 ellwood ave	theoneals3@verizon.net	804-241-8468
7/6/2025 12:08:13	Page Berling	605 Old Locke Lane		
7/6/2025 14:03:56	Victor Martin	311 Randolph St		
7/6/2025 14:04:43	Betsy Wimbrow	3917 Ellwood Avenue	bwimbrow@gmail.com	443-801-7093
7/6/2025 14:22:02	Rachel butler	328 granite avenue	Robymac1@yahoo.com	8046529436
7/6/2025 14:24:20	Amir Modarres	207 Reveille street, Richmond, VA 23221	Dr.Ahmodarres@gmail.co	8138926320
7/6/2025 14:26:31	Caren Pressley	211 Banbury Road	drcpressley@gmail.com	5408787322
7/6/2025 14:30:40	Jerry Miller	4210 Stratford Road, Richmond, VA 23225	findjerrymiller@gmail.co	8045647777

Timestamp	Name	Address	Email	Phone
7/6/2025 14:41:44	Brie Hayden	2215 Stuart Ave	briehayden@outlook.con	
7/6/2025 15:34:32	Paige Harvey	4716 Cutshaw Ave	Pharvey1952@gmail.com	804-385-2172
7/6/2025 16:06:56	David Zuck	3301 Stuart Ave Richmond Va 23221	davezuck1@gmail.com	7036257072
7/6/2025 16:08:28	Melanie Jones	6706 Stuart Ave. Richmond VA 23226	melwjones@gmail.com	8044774409
7/6/2025 16:28:04	Sarah Burns	3919 Ellwood Ave	ashleyburnsie@hotmail.c	804-539-8488
7/6/2025 16:35:00	Chris & Linda Miele	3914 Grove Ave	cmiele318@gmail.com	
7/6/2025 16:55:34	Joseph Hoover	612 Freeman Rd. Richmond VA		
7/6/2025 16:58:44	Jen Riddle Hoover	612 Freeman Rd	pixieapartment@yahoo.c	
7/6/2025 17:23:33	Clay Blancett	2610 Parkside Ave		
7/6/2025 18:00:04	Charles Perrow	3912 Floyd Ave		
7/6/2025 18:33:26	Jens Holzhaeuser	2910 Riverside Dr	jens.holzhaeuser@gmx.r	
7/6/2025 18:36:05	Douglas Kleffner	814 W Clay St		
7/6/2025 18:38:40	Wanda Ferguson	3705 Floyd Ave 23221	w.fergy@yahoo.com	8049284240
7/6/2025 18:55:23	Nami Mufti	317 Cleveland Street, Richmond VA 23221	nmufti@gmail.com	
7/6/2025 18:57:24	William Whiteside	3708 Ellwood Avenue	Willwhiteside@gmail.cor	5402462134
7/6/2025 19:17:33	Linda Shaw Miele	3914 Grove Ave	Lindashawmiele@gmail.	8043383058
7/6/2025 19:45:06	gerald zerkin	2620 Stuart Ave., Unit 1C, Richmond	zerkingt@msn.com	804-921-4885
7/6/2025 20:36:29	Madison Lewis	3919 Hanover Ave Richmond, VA 23221	Maddielewisvt@gmail.cc	4048044970
7/6/2025 20:37:22	Austin Grande	3919 Hanover Ave Richmond, VA 23221	Austingrandevt@gmail.c	4018641796
7/6/2025 21:46:37	Lauren DesRoches	3413 Ellwood Avenue, Richmond VA	Led3pa@virginia.edu	7573740922
7/6/2025 22:44:39	Paul Adams	2001 Gilbert Street RVA23220	padams354@gmail.com	804 399 8757



Timestamp	Name	Address	Email	Phone
7/7/2025 0:31:07	Matthew Prosser	4511 West Franklin Street	Matt.l.prosser@gmail.co	804.399.5100
7/7/2025 7:37:19	Sarah Gordon Smith	3916 Ellwood Ave	Sggoddard@gmail.com	8043509717
7/7/2025 7:37:45	Judy Philpott	4911 West Franklin Street, Richmond, VA 23226	philpott3@yahoo.com	804-833-6464
7/7/2025 8:50:39	Nancy Fournier	3302 Park Avenue	fournierconsultants@gm	5043017011
7/7/2025 9:29:36	Josue Castillo	101 Manchester Rd Apt 202 Richmond, VA 23224	aj.castillo712@gmail.cor	8049827588
7/7/2025 9:38:57	Chris Bopst	3458 Grove Ave Richmond, Va. 23221	Chrisbopst@gmail.com	804 241 1339
7/7/2025 9:39:46	Liz Harris	4206 Grove Ave. Richmond, VA 23221	emharris127@gmail.cor	8045727222
7/7/2025 10:29:03	Erin Sexton	3917 Hanover Ave, Richmond VA 23221		
7/7/2025 14:01:23	Kelley Wilkinson	3916 Floyd Avenue Richmond VA 23221	kelleybella@aol.com	804-647-4899
7/7/2025 14:43:01	Susan McKenney	4009 Stuart Avenue	susan.m.mckenney@gm	8049285968
7/7/2025 14:43:36	Hannah Schul	4008 Stuart Avenue Richmond VA 23221	Hannah.c.schul@gmail.c	8043807209
7/7/2025 15:22:20	Dan Fiasconaro	3914 Floyd Ave	Danfiasconaro@gmail.cc	7326879397
7/7/2025 15:22:44	Casey Nye	3914 Floyd Avenue	CLNstudio88@gmail.cor	7575671339
7/7/2025 15:52:39	Mark Mumford	6223 Westtower Dr. Richmond VA 23225		
7/7/2025 17:05:40	Beth Bender	3120 Kensington Ave	s.e.osprey@gmail.com	
7/7/2025 17:31:15	Dan Morris	1718 Oakdale Ave .		
7/7/2025 17:34:22	Caren Phipps	4207 Kensington Ave	Cephipps@comcast.net	894-539-2501
7/7/2025 17:43:36	Andrew Phipps	4207 Kensington Ave	Ajphipps@comcast.net	894-683-2047
7/7/2025 18:31:06	Martin Hedrick	4006 Grove Ave	martinhedrick1@gmail.c	804-516-4921
7/7/2025 22:32:25	Mistie Harbour	3713 Ellwood Avenue	mistieharbour@yahoo.cc	804-617-8981
7/8/2025 6:06:53	Julia Calamita	117 Matoaka Rd	jcalamita1@gmail.com	8049384212

Timestamp	Name	Address	Email	Phone
7/8/2025 6:37:37	Timothy M Radford	3917 Sterling St. Richmond, VA	radfordtim@hotmail.com	8045026866
7/8/2025 8:41:54	Kerry Svoboda	5404 Queensbury Road	kerry.svoboda@gmail.co	8042408488
7/8/2025 10:15:23	Susan B. Hankins	5011 Riverside Drive, Richmond, Va. 23225 (Owner of 3900A&B)	sbhankins@gmail.com	8049388440
7/8/2025 10:29:10	Stephen Fuller	3909 Grove Ave		
7/8/2025 10:53:54	Carmen Hamlin	3921 Sterling Street, Richmond, VA 23221	carmen.hamlin@gmail.co	804.914.3238
7/8/2025 11:40:26	Diana Gates	3907 Grove Ave	Dianabrookegates@gma	8048964461
7/8/2025 11:53:48	Richard Hankins	5011 Riverside Drive Richmond (Owner of 3900A&B)	rphce@aol.com	8042621905
7/8/2025 16:23:14	Leslie Weisberger	4904 monumental st, Richmond va 23226	leslieweisberger@yahoo.	8045177542
7/9/2025 9:33:40	Merrill Geier	609 W 30th St. Richmond 23225		
7/9/2025 15:32:09	Leyla Gueranmayeh	205 Reveille Street	lgueranmayeh@gmail.co	2023780274
7/9/2025 18:16:22	Gloria Umbach	41 Malvern Ave. Apt. 1. Richmond Virginia 23221	umbachg@gmail.com	8045120722
7/9/2025 20:18:29	M. Jane Hermann	8709 Cherokee Rd, Richmond, VA 23235	Mjanehermann@gmail.co	804-357-6260
7/10/2025 2:52:30	Mark Brown	3300 Forest Hill Ave, Richmond, VA 23225-3434, US.		
7/10/2025 5:17:21	Shannon Elsea	7331 Chateaugay Lane	sbelsea@gmail.com	
7/10/2025 7:15:01	Elizabeth Digges	209 n Belmont Ave 23221	emdigges@hotmail.com	8045921835
7/10/2025 13:26:47	Mike Pringle	209 N Belmont Ave, Richmond, VA 23321		

**From:** Susan McKenney <susan.m.mckenney@gmail.com>  
**Sent:** Thursday, July 10, 2025 10:05 AM  
**To:** Breton, Andrew S. - City Council; Brown, Jonathan W. - PDR  
**Cc:** Brown, Whitney H. - City Council Office  
**Subject:** SUP for 3923 Grove Avenue

Some people who received this message don't often get email from [susan.m.mckenney@gmail.com](mailto:susan.m.mckenney@gmail.com).  
[Learn why this is important](#)

**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.

Dear Councilmember Breton and Mr. Brown,

I am a resident of and homeowner in the 1<sup>st</sup> district, and I am writing to express my opposition to the proposed SUP for 3923 Grove Avenue.

My home is a 5 minute walk from 3923 Grove Avenue - my family and I frequently walk by it while out enjoying our community, and I drive by it every day. I oppose this SUP because the current proposed development by Center Creek Homes disregards Richmond 300 Master Plan goals, triples the current density of the parcel, removes all trees while adding none to the Richmond Tree Canopy, and is designed in a way that is not cohesive with the existing homes and surroundings.

To expand on a few of those issues, I'll note that the SUP would allow for 16 new townhouses to be built on this parcel of land with the existing house remaining. These 17 dwellings would create a density that is three times greater than what R-5 zoning currently permits and would be almost twice as dense as what the Zoning Code Refresh proposes to zone this property.

Additionally, the design of this proposed development does not align with other homes in the neighborhood. The design positions 14 of the 16 townhomes facing inward – away from Grove Avenue and Sterling Street – with nearly all townhomes positioned around a narrow center courtyard. This puts the backsides of these properties facing the existing neighbors. At their three-story height, the backs of the townhomes will tower over the surrounding one-story homes. The Richmond 300 Master Plan reiterates the importance of having new development in the City that enhances our neighborhoods and promotes community. This proposed development would accomplish the very opposite.

I have attended two neighborhood meetings with Center Creek Homes regarding this development, and they believe this project will help address the City's housing needs. However, that is not supported by the realities facing similar townhome developments in our neighborhood. The new townhomes at

Grove/Hamilton (6 units) and on Grove across from Mary Munford (4 units) are very similar in size and price, and yet 6 of those 10 total units remain unsold after more than 16+ months on the market. Townhomes of this size and price point in this neighborhood are not selling, which shows there is not a demand for these homes among those in our community actually seeking housing. By sitting vacant, these townhomes are not addressing the City's housing needs – so why add 16 more to the supply in a way that conflicts with Richmond 300?

**I ask that the City Planning Commission oppose this SUP as it is currently proposed.** I fully support increasing density on this large parcel – but increasing density can and should be done thoughtfully and in consideration of the Richmond 300 Master Plan goals and requirements.

Thank you,

Susan McKenney

—

4009 Stuart Avenue

[susan.m.mckenney@gmail.com](mailto:susan.m.mckenney@gmail.com)

**From:** [Mary Meadows](#)  
**To:** [Brown, Jonathan W. - PDR](#); [Oliver, Alyson E. - PDR](#); [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)  
**Cc:** [Gwynne Cunningham](#); [Sarah Waldrop](#); [Henry Place](#)  
**Subject:** 3923 Grove Ave SUP Opposition  
**Date:** Thursday, July 10, 2025 9:38:03 AM

---

**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.

Mr Brown,

I am writing to voice my opposition to the Cross Creek application to build 16 units on the lot designated 3923 Grove Ave farmhouse lot. This build would increase the density on this lot to 3x greater than by right allows (17 vs 6). It would make the impervious surfaces 75% of the lot. It would do away with the existing shrubs and trees including a huge 47 inch circumference oak tree on the property.

This build is NOT supported by Richmond 300 recommendations. Richmond 300 recommends building in keeping with the fabric of the neighborhood, keeping or expanding existing tree canopy and green space NOT adding to the heat sink area in the city. Richmond 300 calls for safe, walkable streets and this plan introduce 17 X2 = 34 cars entering and exiting from Sterling Ave multiple times a day not counting deliver trucks, trash trucks, friends visiting. This plan removes parking on a good portion of Sterling St already full from the existing houses that have existed there for 50 years.

How can the builder call this property plan Lafayette Green when he is going away with the green space?

Mary Meadows 3903 Hanover Ave

**From:** Aelise Noonan <drgnlde@verizon.net>  
**Sent:** Friday, July 4, 2025 11:23 AM  
**To:** Brown, Jonathan W. - PDR; Breton, Andrew S. - City Council  
**Subject:** 3923 Grove Avenue Proposed Build

You don't often get email from [drgnlde@verizon.net](mailto:drgnlde@verizon.net). [Learn why this is important](#)

**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.

I am opposed to the current proposed build at 3923 Grove Avenue. The number of units proposed is way more than is outlined in the 300 Plan. In addition, there will be no real greenspace which will have impact on environment. I believe that having less units and a better design of traffic would be more palatable to neighbors. Why our neighborhood is starting to sound like it will be like Scotts Addition, Manchester or Short Pump which is not what the neighbors who bought homes here want. Please do not approve the existing plans for this property.

Aelise Noonan  
3909 Hanover Avenue



**From:** Bill <wwright.ellis@gmail.com>  
**Sent:** Thursday, July 3, 2025 7:16 AM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** 3923 Grove Avenue Special Use Permit

You don't often get email from [wwright.ellis@gmail.com](mailto:wwright.ellis@gmail.com). [Learn why this is important](#)

**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.

Dear Mr. Brown,

As a neighbor to 3923 Grove Avenue, please vote down this SUP and ask the developer to modify the plans for this property to be more integrated into the neighborhood

1. It creates an enclave of homes that are almost 2X as expensive as the average price of homes that it abuts.
2. It literally has its backside to the neighborhood.
3. It tears down a grand old tree.
4. It adds a high number of cars to a named "pedestrian paradise".

Sincerely,

William W. Ellis, city taxpayer for 25 years  
203 Reveille St, Richmond, VA 23221

**From:** ONeals <theoneals3@verizon.net>  
**Sent:** Wednesday, March 19, 2025 2:19 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Fw: Failure Notice

You don't often get email from [theoneals3@verizon.net](mailto:theoneals3@verizon.net). [Learn why this is important](#)

**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.

----- Forwarded Message -----

**From:** "mailer-daemon@aol.com" <mailer-daemon@aol.com>  
**To:** "theoneals3@verizon.net" <theoneals3@verizon.net>  
**Sent:** Wednesday, March 19, 2025 at 02:17:58 PM EDT  
**Subject:** Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[johnathan.brown@rva.gov](mailto:johnathan.brown@rva.gov)>:

550: 5.4.1 Recipient address rejected: Access denied. [BL02EPF0001B417.namprd09.prod.outlook.com 2025-03-19T18:17:57.340Z 08DD652BF6EE361F]

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

I am writing in regard to SUP - 151604-2024. My name is Melanie O'Neal and my husband, and I have been living at 3918/3920 Ellwood Avenue since 1990. That is 35 years in this neighborhood. Additionally, my husband's family have lived in this home since 1950.

Since the property on Grove Avenue was sold and this SUP was shared with us, I have been very disturbed by the amount of living spaces that are being proposed for the lot. The roads around this area **CAN NOT** handle the volume of traffic that would be introduced into the area, much less be able to handle the equipment and large vehicles that would be present on these roads during the construction period. We already have many issues with speeding vehicles on Lafayette (our house is on the corner of Ellwood and Lafayette) which includes UPS trucks, School Buses and regular cars going anywhere from 20 mph to exceeding 60 mph at times. The roads have sink hole issues at times and it is hard enough to get the City of Richmond to fix these issues. Two cars are not able to pass through if a car is parked on each side of the road so I do not see how a large vehicle would be able to pass by without causing damage to the vehicles.....so then who would be responsible for the damage that will be done. I am sure the City of Richmond would balk at having to be considered responsible!!!

SUP (Special Use Permit) is used in the City of Richmond to provide relief from the underlying zoning regulations after receiving a recommendation from the City Planning Commission<sup>1</sup>. It allows for the special use of property for specific purposes, such as

[constructing detached dwellings](#). [The Richmond Parcel Mapper for Land Use Projects provides information about current Land Use projects in the city](#) This is the definition from the web. I am not a lawyer, but I do not see how this what the **SUP** is to be used for per the definition. What is the process for circumventing the actual use of a SUP?

I really do not understand the process of how this SUP was passed and allowed. Of course, I am aware that money talks and more than likely this is running the approval process of this SUP. This neighborhood is not set up to have large apartment/townhouses placed on Grove Avenue. The people who are the in business of approving these SUP's are not residents or have never lived in this area and all they see is the dollar value of the potential property tax income of the proposal. We have lived here and raised kids here and DO NOT want to see large three story buildings built with the potential of 17 (if not 34) more vehicles on these roads. This is NOT DC and what is being proposed does not fit the area at all. Single family homes on the land would be just as profitable for all involved based on the current comps of houses in the area.

I really hope that our opinions will be considered upon further review for the SUP being proposed.

Dear Councilman Breton, Council Liaison Brown, and PDR Senior Planner Brown,

I, a resident of the Henry Place community and homeowner for nearly twenty years, would like to express my opposition to the SUP that is proposed for 3923 Grove Avenue. This proposal is for 16 new townhouses to be built on this parcel of land. When added to the current house that the proposal says will remain in place, these 17 dwellings would create a density **3X greater than what R-5 zoning permits**. It is also almost **twice as dense as what the Zoning Code Refresh is planning to zone this property**. The proposal smacks of unbridled avarice and a total disregard for the beautiful fabric of this community.

The design of this proposed development majorly misaligns with other homes in the Henry Place neighborhood. It's tight, inward courtyard design for 12 of the proposed dwellings puts the backsides of these properties facing our homes. Not only would this be an incredible eyesore to current residents, but, as anyone who drives on Sterling Street and Reveille Streets can tell you, the streets are very small and would be completely overwhelmed by the additional traffic. The Richmond 300 Plan goals repeatedly reference the importance of having any new development in the city enhance our neighborhoods and promote community. (see 1.4.a, 3.1.a, 4.1.a, 4.1.e) **This SUP does the very opposite of these goals.**

This proposed development will destroy important temperature mitigating trees in our neighborhood, with the proposed plan including only two small trees in the median on Grove Avenue. The Richmond 300 plan states **"Require new developments...to retain mature trees (and) replace lost trees"** (see 17.2.g). The development proposed in this SUP does not comply with the city's requirement.

This proposed development also defies many other Richmond 300 Plan requirements, such as **"Require new large developments to tie into existing streets...and support the creation of a gridded street network"** (see 9.4.a) and **"Encourage developers to utilize and upgrade existing alleyways in their development site plans"** (see 9.3.b). Why didn't the developer have some of the proposed buildings face Sterling Street? Instead, they propose encapsulating this development - not aligning it with existing streets and homes.

There are many other aspects of this proposed development that are extremely out of sync with the Richmond 300 Plan's requirements, recommendations, and clear intent. **I encourage you to oppose this SUP**. This developer has built other homes in the city that are quite lovely, fit into the neighborhood, and compliant with Richmond 300 Goals. I believe that they are capable of proposing something much better that will also be compliant with the Richmond 300 Plan. Please challenge them to do so.

Sincerely,

N. Kirk Morton  
3914 Ellwood Avenue  
Richmond, VA 23221

**From:** Gwynne Cunningham <gwynnecunningham@hotmail.com>  
**Sent:** Wednesday, July 2, 2025 7:40 PM  
**To:** Breton, Andrew S. - City Council; Brown, Whitney H. - City Council Office;  
Brown, Jonathan W. - PDR  
**Subject:** Opposing SUP for 3923 Grove Avenue

**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.

Dear Councilman Breton, Council Liaison Brown, and PDR Senior Planner Brown,

I would like to express my opposition to the SUP that is proposed for 3923 Grove Avenue. This proposal is for 16 new townhouses to be built on this parcel of land. When added to the current house that the proposal says will remain in place, these 17 dwellings would create a density **3X greater than what R-5 zoning permits**. It is also almost **twice as dense as what the Zoning Code Refresh is planning to zone this property**.

The design of this proposed development majorly misaligns with other homes in the Henry Place neighborhood. It's tight, inward courtyard design for 12 of the proposed dwellings puts the backsides of these properties facing our homes. The Richmond 300 Plan goals repeatedly reference the importance of having any new development in the city enhance our neighborhoods and promote community. (see 1.4.a, 3.1.a, 4.1.a, 4.1.e) **This SUP does the very opposite of these goals**.

This proposed development will destroy important temperature mitigating trees in our neighborhood, with the proposed plan including only two small trees in the median on Grove Avenue. The Richmond 300 plan states **"Require new developments...to retain mature trees (and) replace lost trees"** (see 17.2.g). The development proposed in this SUP does not comply with the city's requirement.

This proposed development also defies many other Richmond 300 Plan requirements, such as **"Require new large developments to tie into existing streets...and support the creation of a gridded street network"** (see 9.4.a) and **"Encourage developers to utilize and upgrade existing alleyways in their development site plans"** (see 9.3.b). Why didn't the developer have some of the proposed buildings face Sterling Street? Instead they propose encapsulating this development - not aligning it with existing streets and homes.

There are many other aspects of this proposed development that are extremely out of sync with the Richmond 300 Plan's requirements, recommendations, and clear intent. **Thus I encourage you to also oppose this SUP**. This developer has built other homes in the city that are quite lovely, fit into the neighborhood, and compliant with Richmond 300 Goals. So I believe that they are capable of proposing something much better that will also be compliant with the Richmond 300 Plan. Please challenge them to do so.

Sincerely,

Gwynne Cunningham  
203 Reveille Street



**From:** gay einstein <gleinstein@gmail.com>  
**Sent:** Friday, July 4, 2025 10:14 AM  
**To:** Breton, Andrew S. - City Council; Brown, Whitney H. - City Council Office;  
Brown, Jonathan W. - PDR  
**Subject:** Re: Automatic reply: Rezoning

Some people who received this message don't often get email from [gleinstein@gmail.com](mailto:gleinstein@gmail.com). [Learn why this is important](#)

**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.

Dear Councilman Breton and Liaison Council Person, Whitney Brown and PDR Senior Planner Brown,

I am writing to object to the proposal for an SUP at 3923 Grove Avenue. I have only recently moved here from Charlottesville after a long hiatus some of which was in Charlottesville. I lived in that city for 17 years. I can tell you that my neighborhood in Charlottesville was in the throes of major encroachments from developers. Their plans, some of developers opined, would be to create "affordable" housing, which, in fact, turned out not to be true. Some of these new homes, in fact, have been in the high-end bracket. One developer even admitted that although he originally promised affordable housing, it was not possible, since as he said, "Hey, I need to make a profit." One unit in the ten in his plan, could have actually been termed "affordable."

Twelve or so homes were built in a cul-de-sac on the end of my block (on Jefferson Park Avenue). The cul-de-sac was eventually named Oak Lawn Court. These homes were never meant to be "affordable." This particular development consisted of extremely large homes on postage stamps--shallow front yards and virtually none in back. All of the homes there had wood siding exteriors.

The homes on Oak Lawn Court do not fit in with the rest of the homes in JPA's neighborhood, which are small brick and stucco homes WITH treed front and back yards. These homes were built in the 1930's and 40's. One of the issues raised at community meetings before the build was trees. We loved our tree scape and we valued the importance of trees not only for the aesthetics but to keep us cool on hot days in this increasingly warming climate. "We will retain the trees," promised the developer. When the build got underway? Those trees were the first to go. When we questioned the city, the response was, "Well, we can't do anything about it. Our city ordinances have no 'teeth.'" Which means, to my mind, that developers will promise anything to get permission to build, and then do what they want with no consequences. Why NOT lie?

Once built, the neighborhood faced new issues, Among many? Traffic. Those large homes on postage stamps, created more traffic on an already highly trafficked street (again, JPA). Many of the new homeowners were young families with children. There were no crosswalks out of the cul-de-sac and onto that busy street. It took several years to get a stop sign up at the end of the cul-de-sac. Even more years to get a crosswalk. Thankfully no one was run over during that time! Drainage was another issue. The city did not follow up with a way to mitigate runoff until years later. Meanwhile, the cul-de-sac's one street was lined with gravel funneling water into a large gravel pit at one end. The developer had planned to have a second entrance to the cul-de-sac, connecting it to Woodland, the road immediately behind it. That connector was not built so there was (and maybe still is) a sizable drop-off where the

connecting road to Woodland would have been. I am not sure with whom the responsibility lies for that failure. I DO know that the developer went bankrupt. Perhaps that is why the connector was never finished?

The then new homeowners were friendly, but I would say that because their homes faced each other, instead of outward onto JPA they were not really JPA's "neighbors." I am sure the fact that JPA is so busy added to that. The cul-de-sac was virtually walled off from the rest of the neighborhood, Finally, the one sidewalk along JPA is extremely narrow, so not amenable to strollers, and parents walking with their children. Families had to walk single file. All to say, the cul-de-sac was largely a community unto itself.

It's a sad tale and one that I am sure is now being repeated along Stribling Avenue, also feeding onto the highly trafficked JPA. It is under construction amid numerous objections from the community. So it continues.....

The lessons to be learned here:

- 1) Do not trust developers . The city must develop "teeth."
- 2) City planners (whose time is probably always overstretched) need to devote time to overseeing the building project so they can learn up front, what the city's responsibilities will be regarding sidewalks, roads, signage, traffic patterns, drainage and community involvement, then act in a timely manner once the development is completed.
- 3) Make sure the developer can absorb costs incurred in the building process so that the project can be fully completed.
- 3) The city has a first duty to its citizens, and not an amorphous "potential buyer," who in fact, may never materialize (note Richmond's own The Grove at Hamilton)!

I left Charlottesville, bitter and with a retained animosity toward that city's leaders.

Sincerely,

Gay Einstein  
3911 Ellwood Avenue  
Richmond, VA. 23221

(former address: 2705 Jefferson Park Avenue  
Charlottesville, VA 22903)

On Mon, 26 May 2025 at 18:25, Breton, Andrew S. - City Council <[Andrew.Breton@rva.gov](mailto:Andrew.Breton@rva.gov)> wrote:

I'm glad you emailed me! I want to make sure your concerns are addressed as quickly as possible, so be sure to copy our First District Council Liaison, Whitney Brown ([whitney.brown@rva.gov](mailto:whitney.brown@rva.gov)), on all relevant correspondence. While I may not always be able to respond promptly, here are some steps you can take to ensure timely assistance:

### **For General City Services:**

Please use **RVA311** for most city-related requests:

**Dial 3-1-1**, use the RVA311 app, or visit [rva311.com](http://rva311.com).

The call center also has a convenient call-back feature.

Once you receive a request number, include it in any communication with our office for escalation.

### **For Department of Public Utilities (DPU):**

Contact the **DPU Call Center** at **804-646-4646** or email [dpucustserv@rva.gov](mailto:dpucustserv@rva.gov).

To follow up on DPU tickets, check for messages via **IssueTrak**.

### **For Escalations, Meeting Requests, or District Office Needs:**

Please copy my First District Liaison, Whitney Brown, at [whitney.brown@rva.gov](mailto:whitney.brown@rva.gov) in any correspondence.

### **To Stay Connected:**

Sign up for our First District newsletter here: <https://linktr.ee/RVAFirstDistrict>

I'll do my best to respond to your email within a few days. Thank you for your patience and for being an engaged community member!

--

"Each day I am thankful for nights that turned into mornings, friends that turned into family, dreams that turned into reality, and likes that turned into love."

**From:** P. Anthony Brinkman <pabrinkman549@gmail.com>  
**Sent:** Friday, July 4, 2025 5:54 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** SUP Application 3923 Grove Ave

You don't often get email from [pabrinkman549@gmail.com](mailto:pabrinkman549@gmail.com). [Learn why this is important](#)

**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.

Dear Mr. Brown:

I am concerned about the special use permit application presently before the Richmond Planning Commission and the Richmond City Council for the property at 3923 Grove Avenue. This property shares the block with the home I own and use as my principle residence. In addition to being a homeowner, I am also a retired city planning professor.

Most glaringly, the proposed plan is not consistent the recently adopted general plan. It is too dense at the current zoning and is also three times denser than the proposed zoning. Furthermore, the lot coverage (90%) will exacerbate the issues tied to the city heat island by increasing non-pervious surface and reducing mature trees. Perhaps more importantly, the plan is an anathema to the current character of the neighborhood. The units do not front the road and leave the streetscape fractured and disjointed.

Finally, and most importantly, the plan fails the community in terms of equity and environmental justice. Within only one-half mile from my residence, the neighborhood has, or is in the process of, absorbing over 500 new units. At some point justice requires a fair distribution of infill development to ensure the burden of negative externalities is shared equitably among the residents of the City.

I am not against infill development and well-planned increases of density. Neither are most of my longtime neighbors. We simply ask that you make your development decisions based on what is good for the City, the developers and the neighborhoods. A win-win-win plan is within your reach. Please take a step back and assess the carefully considered alternative plans. It takes only a moment to approve something expeditiously. It will take seventy years or more to correct a mistake.

Respectfully,

P. Anthony Brinkman, PhD  
3908 Sterling St  
808-494-6881

**From:** Bo Fairlamb <eafairlamb@gmail.com>  
**Sent:** Tuesday, July 1, 2025 9:32 AM  
**To:** Vonck, Kevin J. - PDR  
**Cc:** Breton, Andrew S. - City Council; Brown, Whitney H. - City Council Office;  
Brown, Jonathan W. - PDR; rodney@thewiltonco.com; Bo Fairlamb  
**Subject:** SUP Application for 3923 Grove Avenue  
**Attachments:** [Admin-2025-0252-APPLICATION DOCS\\_3923 Grove Ave \(2\).pdf](#)

**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.

Good morning Director Vonck,

I am writing to express my concerns regarding the SUP Application submission for 3923 Grove Avenue which I received from Mr. Jonathan Brown today. The SUP is requesting approval for the construction of 16 attached dwellings on the site of the existing, circa 1840's farmhouse. I believe the Application is incomplete and does not provide sufficient information for an informed review, or for determination of appropriateness. See attached Application PDF.

Item 4 "Plans" of the Special Use Application form states, "Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with the surrounding development. Depending on the request, plans may include the following:

- a. Site Plan
- b. Elevation Plans
- c. Floor Plans
- d. Landscape Plans
- e. Signage Plan & Details
- f. Lighting Plan & Details

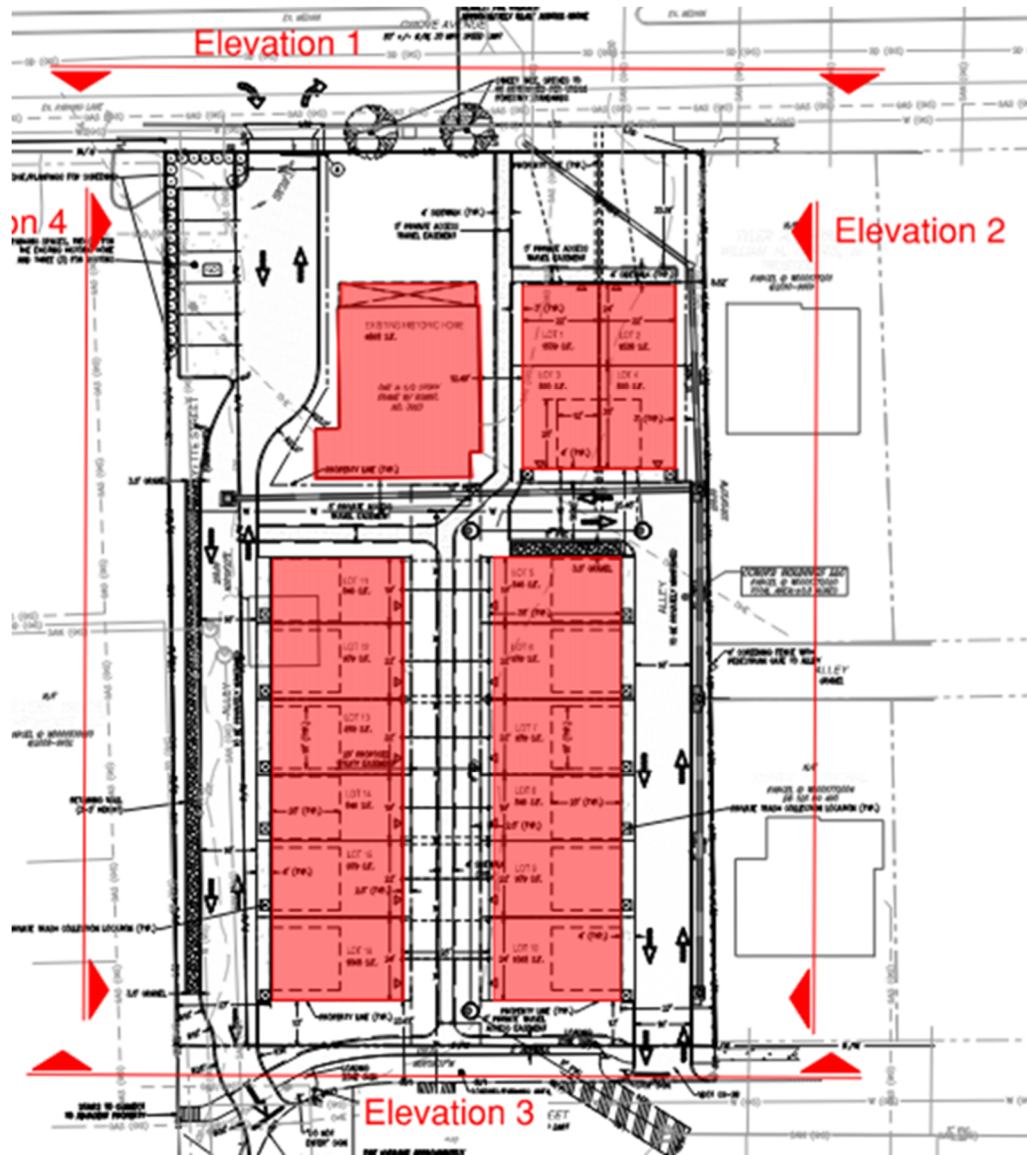
*In some cases, not all plans listed above are required. If you have questions about the level of detail required for a specific application, please contact Land Use Administration Staff.*

Please note the Application does not include a Landscape Plan. The elevations provided on provide on Sheet 10 are of individual building modules. They do not illustrate the composed elevations of the buildings, their relationship to other buildings of the development, or the existing farmhouse building. It would also be important for the Survey to indicate existing mature trees.

To facilitate an informed review, the Application should provide the following:

1. Location plan illustrating the proposed development and include the properties along the adjoining streets - Sterling Street, Grove Avenue, Reveille Street, and Malvern Manor.
2. Landscape Plan indicating landscape, trees, hardscape, building locations and projections, drives, fences, and retaining walls.

3. Elevations of the proposed development which extend though the property to illustrate the entirety of the proposed buildings and the scale of adjacent buildings. (See diagram below).
  - a. Identify floor level elevations and building heights.
4. Birdseye view of the proposed development with the context of the Henry Place neighborhood



The Application is scheduled to be heard by the Planning Commission on July 15<sup>th</sup>. This information is critical to the review process and for an informed public. Time is of the essence. I ask that you consider deferring action pending receipt of this information which is necessary to facilitate a proper review.

Please confirm receipt of this email.

Sincerely,



Bo Fairlamb, Architect LEED <sup>AP</sup>

Attachments: Application for Special Use Permit for 3923 Grove Avenue, pages 1 through 24

*Bo Fairlamb Architect, LEED<sup>AP</sup>*

4210 Kingcrest Parkway

804 819-9986

[efairlamb@gmail.com](mailto:efairlamb@gmail.com)

**From:** Bo Fairlamb <eafairlamb@gmail.com>  
**Sent:** Tuesday, July 1, 2025 9:32 AM  
**To:** Vonck, Kevin J. - PDR  
**Cc:** Breton, Andrew S. - City Council; Brown, Whitney H. - City Council Office; Brown, Jonathan W. - PDR; rodney@thewiltonco.com; Bo Fairlamb  
**Subject:** SUP Application for 3923 Grove Avenue  
**Attachments:** [Admin-2025-0252-APPLICATION DOCS\\_3923 Grove Ave \(2\).pdf](#)

**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.

Good morning Director Vonck,

I am writing to express my concerns regarding the SUP Application submission for 3923 Grove Avenue which I received from Mr. Jonathan Brown today. The SUP is requesting approval for the construction of 16 attached dwellings on the site of the existing, circa 1840's farmhouse. I believe the Application is incomplete and does not provide sufficient information for an informed review, or for determination of appropriateness. See attached Application PDF.

Item 4 "Plans" of the Special Use Application form states, "Plans are required to provide sufficient detail to permit the staff to make a determination of the compatibility of the proposed project with the surrounding development. Depending on the request, plans may include the following:

- a. Site Plan
- b. Elevation Plans
- c. Floor Plans
- d. Landscape Plans
- e. Signage Plan & Details
- f. Lighting Plan & Details

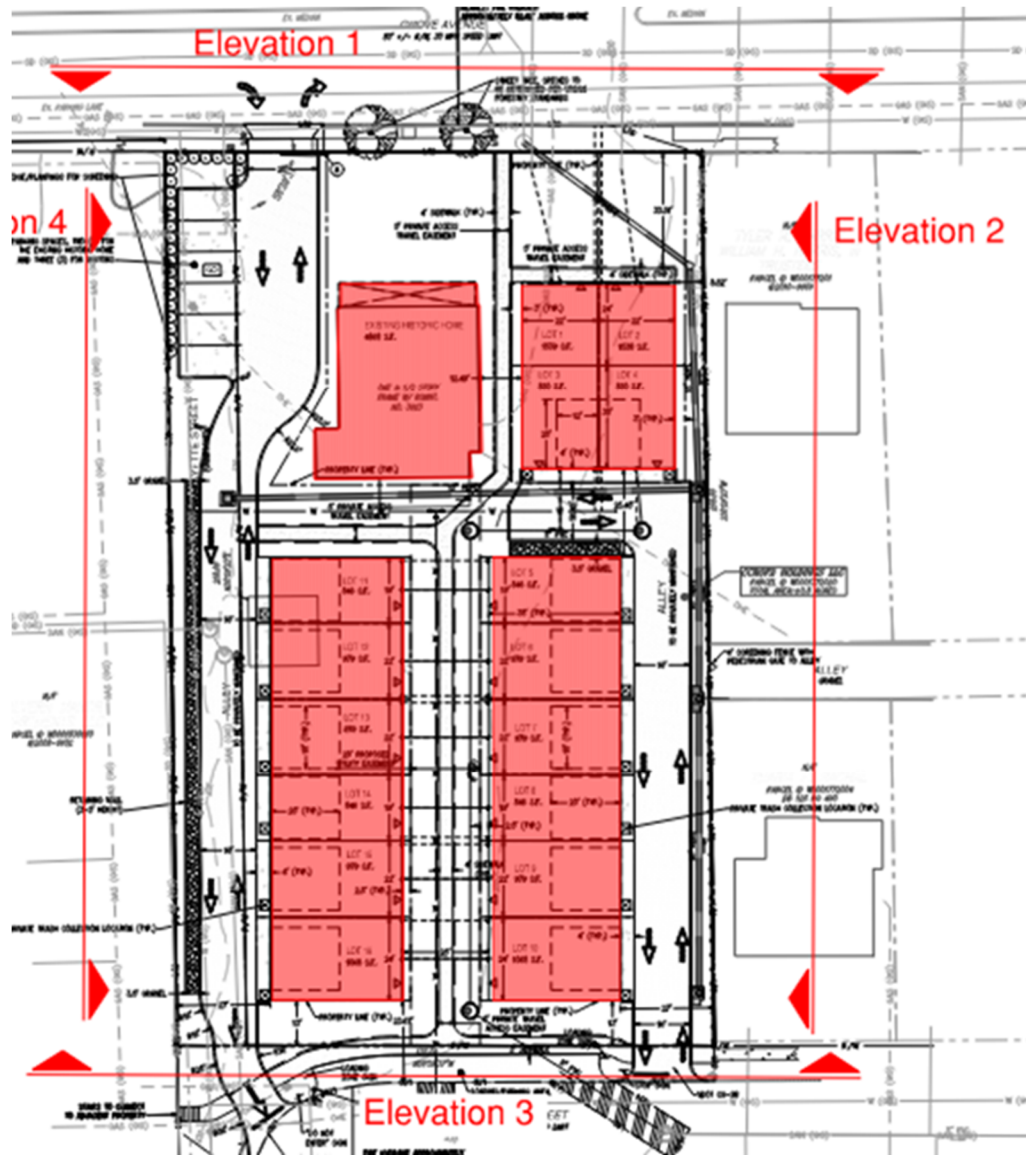
*In some cases, not all plans listed above are required. If you have questions about the level of detail required for a specific application, please contact Land Use Administration Staff.*

Please note the Application does not include a Landscape Plan. The elevations provided on provide on Sheet 10 are of individual building modules. They do not illustrate the composed elevations of the buildings, their relationship to other buildings of the development, or the existing farmhouse building. It would also be important for the Survey to indicate existing mature trees.

To facilitate an informed review, the Application should provide the following:

1. Location plan illustrating the proposed development and include the properties along the adjoining streets - Sterling Street, Grove Avenue, Reveille Street, and Malvern Manor.
2. Landscape Plan indicating landscape, trees, hardscape, building locations and projections, drives, fences, and retaining walls.

3. Elevations of the proposed development which extend though the property to illustrate the entirety of the proposed buildings and the scale of adjacent buildings. (See diagram below).
  - a. Identify floor level elevations and building heights.
4. Birdseye view of the proposed development with the context of the Henry Place neighborhood



The Application is scheduled to be heard by the Planning Commission on July 15<sup>th</sup>. This information is critical to the review process and for an informed public. Time is of the essence. I ask that you consider deferring action pending receipt of this information which is necessary to facilitate a proper review.

Please confirm receipt of this email.

Sincerely,

Bo Fairlamb, Architect LEED <sup>AP</sup>

Attachments: Application for Special Use Permit for 3923 Grove Avenue, pages 1 through 24

*Bo Fairlamb Architect, LEED<sup>AP</sup>*

4210 Kingcrest Parkway

804 819-9986

[efairlamb@gmail.com](mailto:efairlamb@gmail.com)

**From:** Leyla Gueranmayeh <lgueranmayeh@yahoo.com>  
**Sent:** Thursday, July 3, 2025 8:46 AM  
**To:** Breton, Andrew S. - City Council; Brown, Whitney H. - City Council Office;  
Brown, Jonathan W. - PDR  
**Subject:** SUP for 3923 Grove Avenue

[You don't often get email from [lgueranmayeh@yahoo.com](mailto:lgueranmayeh@yahoo.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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.

Dear Councilman Breton, Council Liaison Brown, and PDR Senior Planner Brown,

I am writing to express my strong opposition to the proposed Special Use Permit (SUP) for 3923 Grove Avenue.

This project calls for 16 new townhomes, in addition to the existing house, creating a density that is three times what is allowed under current R-5 zoning. It also exceeds the density planned under the Zoning Code Refresh.

The proposed design does not fit with the character of the Henry Place neighborhood. Most of the new homes would face an internal courtyard, turning their backs to the surrounding homes and disrupting the sense of community that the Richmond 300 Plan aims to promote (see 1.4.a, 3.1.a, 4.1.a, 4.1.e).

This plan also removes several mature trees and offers minimal replacements. Richmond 300 specifically calls for preserving and replacing trees in new developments (see 17.2.g), which this proposal clearly ignores.

Additionally, the layout doesn't align with existing streets or improve connectivity as outlined in Richmond 300 goals (see 9.4.a, 9.3.b). For example, none of the new homes face Sterling Street, which would better integrate the development into the neighborhood.

This SUP conflicts with many principles of the Richmond 300 Plan. I urge you to oppose it and ask the developer to submit a revised proposal that respects the character of the area and follows city planning guidelines. They have built thoughtful homes elsewhere in the city, and I believe they can do so here as well.

Sincerely,

Leyla Gueranmayeh

205 Reveille Street

