

From: [Paige Kaufman](#)
To: [City Clerk's Office](#); [PDR Land Use Admin](#); [Trump, Shaianna L. - PDR](#)
Cc: [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Letter of Opposition- SUP 149810-2024 / Ordinance 2025-079
Date: Tuesday, July 8, 2025 11:25:21 AM

Some people who received this message don't often get email from paigemeehan@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.

To whom it may concern,

I'm a resident and homeowner of 4011 Hanover Ave. I'm strongly opposed to the granting of SUP 149810-2024 / Ordinance 2025-079 for construction of 6 new townhomes at 3801 and 3803 Hanover Ave.

Warmest regards,
Paige M. Kaufman

From: [Samuel Masse](#)
To: [City Clerk's Office](#)
Subject: Please support Ord. 2025-079
Date: Thursday, June 26, 2025 7:02:46 PM

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.

City Clerks,

The more housing the better and the more density the better. I don't think Richmond will build enough homes in the coming decade as we are well behind. We need thousands more units and these units should be spread across ALL neighborhoods not just a few.

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Samuel Masse
massesamuel1@gmail.com
2604 Kensington Ave Apt 5
Richmond, Virginia 23220

From: [Joshua Stover](#)
To: [City Clerk's Office](#)
Subject: Letter of Support: Ord. 2025-079
Date: Thursday, June 26, 2025 8:38:57 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.

City Clerks,

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Joshua Stover
joshdstover@gmail.com
2609 3rd Ave
Richmond, Virginia 23222

From: [Jessie Hart](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Thursday, June 26, 2025 9:16:01 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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Jessie Hart
jessiehartyou@gmail.com
1311 Dubois Ave
Richmond, Virginia 23220

From: [Jenn Summers](#)
To: [City Clerk's Office](#)
Subject: Letter of Support: Ord. 2025-079 - say yes to more housing for Richmond!
Date: Thursday, June 26, 2025 11:24:41 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.

City Clerks,

I'm writing to express my strong support for Ordinance 2025-079.

Change in neighborhoods like the West End can be difficult with folks objecting to the construction of new homes and dense development. This is not, however, the majority opinion in Richmond. Richmonders value and need additional housing to enable more folks to live and thrive in the city. Please know that the majority of the RVA community wants more housing and we will show up at meetings and at comment periods to provide that support.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. More parking, car-centric infrastructure is a public liability. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Jenn Summers
cubalibrejenn@gmail.com
605 Bancroft Ave
Richmond, Virginia 23222

From: [Sleeves Barnesafunks](#)
To: [City Clerk's Office](#)
Subject: Letter of Support: Ord. 2025-079
Date: Thursday, June 26, 2025 2:12:23 PM

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.

City Clerks,

I'm writing to express my strong support for Ordinance 2025-079.

There are condos across the street and townhomes across the alley. The neighbors need to get a grip, the cities purpose is not to comfort and cradle their lifestyle at the expense of everyone else's rent and mortgage.

Legalize the Fan.

Its not even adding parking this people are psychotic.

Thank you for your service and thoughtful leadership.

Sleeves Barnesafunks
sleevesbarnesafunks@gmail.com
3212 Cutshaw Ave, 212
Richmond, Virginia 23230

From: [Christopher Harto](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Wednesday, June 25, 2025 4:25:26 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Christopher Harto
cbharto@gmail.com
3007 Barton Ave
Richmond, Virginia 23222

From: [Sherry Berry](#)
To: [City Clerk's Office](#)
Subject: Please DO NOT support Ord. 2025-079
Date: Wednesday, June 25, 2025 11:27:37 PM

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.

City Clerks,

I'm writing to voice my strong opposition for Ordinance 2025-079. At a time when Richmond is facing a significant gentrification crisis, we need to refrain from knee-jerk parroting of the mindsets of people moving here from larger metropolitan areas and then bemoaning that Richmond is not proxy the same kind of accommodations to which they were accustomed before.

Infill developments destroy the charm and character of the area that people appreciate and expect here while suburban areas providing larger yards with greater amounts of greenery positively impact ambient temperatures as opposed to wedging structure after structure into any available area with less vegetation, not to mention the increased burden on the area infrastructure that is already compromised.

As the city's population continues to grow, the shortage of available and affordable homes is an issue already prevalent in the communities where people have left to come here. and then demand our area immediately adapt to accommodate, There is already inventory all over the larger metro area of which people can avail themselves. A simple check on Redfin or apartments.com will demonstrate this. This in no way is limiting options for families, or threatening the diversity and vitality that make Richmond such a great place to live. Approving infill projects like this one blatantly tears at the fabric of the vitality, charm and heart of the aesthetics that people associate with RVA.

I implore you to veto this project and continue to prioritize support for the long-term residents of the area who have grown weary of the homogeneous gentrification overtaking everything good about this city.

Thank you for your thoughtful consideration and the ability to act in accordance with the wishes of the community rather than the interest of deep pockets.

Sherry Berry
sherryberrysverymerry@gmail.com
Mal Vern ave
Richmond , Virginia 23221

From: [Cezar Carvalhoes](#)
To: [City Clerk's Office](#)
Subject: Letter of Support: Ord. 2025-079
Date: Wednesday, June 25, 2025 2:20:52 PM

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.

City Clerks,

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Cezar Carvalhoes
cezarcarvalhoes@gmail.com
811 W 29th St
Richmond, Virginia 23225

From: [Caitlen Stardust](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Wednesday, June 25, 2025 5:21:38 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Caitlen Stardust
catstardust22@gmail.com
524 N 21st st
Richmond, Virginia 23223

From: [Shelley Palmer](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Wednesday, June 25, 2025 5:24:41 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Shelley Palmer
04.prosy-slumps@icloud.com
2703 Grantwood Ct
Richmond, Virginia 23225

From: [Shelley Palmer](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Wednesday, June 25, 2025 5:24:41 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Shelley Palmer
04.prosy-slumps@icloud.com
2703 Grantwood Ct
Richmond, Virginia 23225

From: [Michael Grabow](#)
To: [City Clerk's Office](#)
Subject: Letter of Support: Ord. 2025-079
Date: Wednesday, June 25, 2025 7:41:45 PM

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.

City Clerks,

Why should I have a say in my neighbor selling part of their lot to someone who builds a quad plex? (Let alone a SFH!) Why should I determine whether or not that's acceptable simply because I happen to own a house nearby? I own that land, not my neighbors. I *live* in a neighborhood, I don't own it.

How many people are opposing this who live in houses they themselves would have opposed being built?

Make the types of housing in the fan/museum district allowed by right in the entire city. Those neighborhoods are what makes Richmond special. Don't allow wealthy people to make the west end exempt from doing its part to increase the much needed housing stock in the city.

It shouldn't matter if I rent or not, but I'm a homeowner who encouraged the planning commission to approve the SUP directly across the street from me to allow a lot splitting for two new houses after my neighbor sold part of her lot. I would have done the same if it was a quad plex or an apartment building.

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

From: [Caitlin Coakley](#)
To: [City Clerk's Office](#)
Subject: Please support Ord. 2025-079
Date: Wednesday, June 25, 2025 7:41:03 PM

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.

City Clerks,

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Caitlin Coakley
caitlin.coakley@gmail.com
5106 Bromley Lane
Richmond, Virginia 23226

From: [Julia LaCourse](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Tuesday, June 24, 2025 10:02:26 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Julia LaCourse
julia.lacourse@gmail.com
935 Kent Road
Richmond, Virginia 23221

From: [Nicholas Wright](#)
To: [City Clerk's Office](#)
Subject: Letter of Support: Ord. 2025-079
Date: Friday, June 20, 2025 9:21:36 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.

City Clerks,

I'm writing to express my strong support for Ordinance 2025-079.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Nicholas Wright
njwright123@gmail.com
3016 2nd Ave
Richmond, Virginia 23222

From: [Ali Faruk](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Friday, June 20, 2025 1:19:35 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Ali Faruk
farukam@gmail.com
2811 Griffin Avenue
Richmond, Virginia 23222

From: [Caitlen Stardust](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Thursday, June 19, 2025 12:27:33 PM

Some people who received this message don't often get email from noreply@adv.actionnetwork.org. [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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Caitlen Stardust
catstardust22@gmail.com
526 N 21st st
Richmond, Virginia 23223

From: [Morgan DeHaven](#)
To: [City Clerk's Office](#)
Subject: Letter of Support: Ord. 2025-079
Date: Thursday, June 19, 2025 12:53:56 PM

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.

City Clerks,

I'm writing to express my strong support for Ordinance 2025-079.

This project is exactly the kind of smart growth Richmond needs. It adds much-needed housing in a location that already includes a mix of housing types, including nearby condominiums. Importantly, the project will utilize existing street parking — of which there is plenty in the area — rather than building new off-street lots. This is a direct and positive outcome of Richmond's decision to repeal outdated parking mandates in 2023, making projects like this possible.

By allowing modest increases in density without requiring excessive parking, Richmond is helping create more walkable, sustainable neighborhoods. This project supports that vision, and also helps limit the sprawl that threatens our region's environment and quality of life. It fits seamlessly into the existing community, makes efficient use of our city's infrastructure, and adds to the vibrancy of the neighborhood.

I urge you to approve this proposal and continue supporting policies that prioritize housing choice, environmental responsibility, and smart urban growth.

Thank you for your service and thoughtful leadership.

Morgan DeHaven
manoftheyear@gmail.com
2124 Rosewood Ave
Richmond, Virginia 23220

From: [Joseph Boyle](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Thursday, June 19, 2025 1:06:26 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Joseph Boyle
josephrussellboyle@gmail.com
301 North Mulberry Street, Apt 6
Richmond, Virginia 23220

From: [Kevin Finity](#)
To: [City Clerk's Office](#)
Subject: Please support Ord. 2025-079
Date: Thursday, June 19, 2025 5:11:23 PM

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.

City Clerks,

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Kevin Finity
kfinity@gmail.com
4616 Cutshaw Ave
Richmond , Virginia 23230

From: [Jonathan Monroe](#)
To: [City Clerk's Office](#)
Subject: Support Ord. 2025-079
Date: Thursday, June 19, 2025 6:18:48 PM

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.

City Clerks,

I'm writing to express my strong support Ordinance 2025-079. This project represents exactly the kind of thoughtful, context-sensitive growth our community needs.

By adding new homes within an already developed area, the project supports responsible infill development, helps address our housing demand, and makes efficient use of existing infrastructure. The proposed homes are designed to fit well within the character of the surrounding neighborhood, and the collaboration between experienced local developers gives me confidence that the project will be a positive addition to our city.

As Richmond continues to grow, we must encourage projects like this that add housing options while maintaining the integrity and vibrancy of our neighborhoods. I urge you and your fellow commissioners to support this project as it moves through the approval process.

Thank you for your service and your consideration.

Jonathan Monroe
jmonroe22@gmail.com
3215 4th Ave
Richmond, Virginia 23222

From: [Samantha Kenny](#)
To: [City Clerk's Office](#)
Subject: Please support Ord. 2025-079
Date: Wednesday, June 18, 2025 10:14:47 AM

Some people who received this message don't often get email from noreply@adv.actionnetwork.org. [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.

City Clerks,

I'm writing to voice my strong support for Ordinance 2025-079. At a time when Richmond is facing a significant housing shortage, we need to encourage projects like this that thoughtfully add new homes within the city's existing footprint.

Infill developments help address our growing demand for housing without pushing development outward or contributing to sprawl. By building in an already well-connected neighborhood, this project makes smart use of existing infrastructure, adds much-needed housing options, and does so in a way that respects the character of the surrounding community.

As the city's population continues to grow, the shortage of available and affordable homes has real impacts — driving up costs, limiting options for families, and threatening the diversity and vitality that make Richmond such a great place to live. Approving well-designed infill projects like this one is one of the best tools we have to tackle the crisis.

I urge you to support this project and continue to prioritize solutions that address Richmond's housing needs.

Thank you for your leadership and consideration.

Samantha Kenny
skenny65@gmail.com
2211 Drummond Drive
Richmond, Virginia 23222

From: [Will Wilson](#)
To: [City Clerk's Office](#)
Cc: [PDR Land Use Admin](#); [RVA YIMBY](#); [Breton, Andrew S. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Letter of Support for Ordinance 2025-079
Date: Thursday, May 1, 2025 11:25:47 AM
Attachments: [YIMBY Support - Ord. 2025-079.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 - Requesting the following organizational letter of support be appended to the public comment for Ordinance 2025-079 concerning the special use of property in the 1st District. Thank you.

- Will Wilson
RVA YIMBY co-lead
<https://www.rvayimby.org/>



April 29th 2025

Richmond Planning Commission
900 East Broad Street
Richmond, Virginia 23219

Chair Poole and Commission Members,

On behalf of RVA YIMBY, we express our strong support for Ordinance 2025-079, which will enable a proposed development in the Colonial Place neighborhood of the 1st District to proceed. We urge swift approval for the following reasons:

1. Alignment with the R300 Land Use: The proposed development directly supports the Richmond 300 plan's "Residential" vision, which anticipates duplexes and small multifamily residential buildings (p. 80) along Major Mixed-Use Streets — a designation that applies to fronting Hamilton Street (p. 99). Directly East, future land use transitions to the more dynamic "Community Mixed-Use" vision, supporting medium-density development up to six stories. Transitional density, embodied in projects like this, is critical to sustaining the strong mixed-use corridor envisioned here. Moreover, nearby developments — including the Mt. Vernon Association condominiums and recent infill projects of a similar townhome typology like 3800 Grove Avenue (2024 - 6 units) and 4508 Grove Avenue (2023 - 6 units) — show that incremental housing fits well within the neighborhood's established character. Approving this ordinance demonstrates the city's commitment to realizing the community-driven Richmond 300 vision.
2. Addressing the City Council Declared Housing Needs: This project adds eight family-sized housing units in a highly desirable area. As legacy housing stock in the area is increasingly renovated or redeveloped into larger single-family homes in the face of rising land values, it is vital to introduce missing-middle housing, like the proposed attached single-family, on available lots to set a precedent for housing diversity. However, even when new housing comes online at higher price points, the settled economic reality

is that allowing more homes at all levels relieves upward price pressures over time, improving regional affordability for low- and moderate-income families if done at scale.

3. Encouraging Incremental Housing Typologies: At a time of economic uncertainty, easing outdated zoning restrictions and enabling diverse housing typologies is essential. Waiving lot size and unit restrictions from exclusionary zoning districts is a modest, overdue adjustment for a growing and progressive city. Concerns about parking or change can be approached, but they must be weighed against the opportunity to welcome new neighbors, foster a more economically just and vibrant community, and fulfill Richmond's broader goals for growth. Infill development is springing up in Chimborazo, in Oak Grove - throughout the city. The Near West End must also do its part in adding much needed supply if we are to have any chance of keeping up with our housing needs and minimize displacement in more vulnerable neighborhoods.

We urge the commission to support this Ordinance 2025-079 and advance housing abundance in Richmond.

Your neighbors: Andrew Bryant, Joe Carlisle, & Will Wilson
City of Richmond Co-Leads