

**From:** [Alessandro Ragazzi](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [Oliver, Alyson E. - PDR](#); [MarkBaker](#)  
**Subject:** Re: Letters of Support -418 Hunt (Ord. No. 2025-080)  
**Date:** Monday, June 30, 2025 9:58:16 AM  
**Attachments:** [image001.png](#)

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

Good morning,

I hope you are well. Following up once again to confirm that the letters of support have been received and updated to the casefile.

Thanks for your time.

best,  
Alessandro

On Fri, Jun 27, 2025 at 12:48 PM Alessandro Ragazzi  
<[alessandro@bakerdevelopmentresources.com](mailto:alessandro@bakerdevelopmentresources.com)> wrote:

Hello,

I hope you are managing to stay cool. Just following up to confirm receipt.

Thanks,  
Alessandro

On Thu, Jun 26, 2025 at 1:37 PM Alessandro Ragazzi  
<[alessandro@bakerdevelopmentresources.com](mailto:alessandro@bakerdevelopmentresources.com)> wrote:

Good afternoon,

I hope this email finds you well. My name is Alessandro with Baker Development Resources and we are representing the owner of 418 Hunt Avenue on a special use permit, tracking with [Ord. 2025-080](#).

After some revisions and additional discussion with the community, we have a number of neighbors that have provided letters of support. I have attached them below.

I would like to humbly request that these letters be included in the case file for Ord. 2025-080 on Legistar.

Thank you for your time and please let me know if you have any questions.

Best,

Alessandro



Alessandro Ragazzi, AICP  
Baker Development Resources  
[alessandro@bakerdevelopmentresources.com](mailto:alessandro@bakerdevelopmentresources.com)  
(804)432-7892

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**To:** [City Clerk's Office](#)  
**Cc:** [Oliver, Alyson E. - PDR](#); [MarkBaker](#)  
**Subject:** Re: Letters of Support -418 Hunt (Ord. No. 2025-080)  
**Date:** Friday, June 27, 2025 12:48:47 PM  
**Attachments:** [image001.png](#)

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Best,  
Alessandro



Alessandro Ragazzi, AICP  
Baker Development Resources  
[alessandro@bakerdevelopmentresources.com](mailto:alessandro@bakerdevelopmentresources.com)  
(804)432-7892

Subject: Letter of Support for new house at 418 Hunt Ave

To Whom It May Concern,

I am a nearby resident of Providence Park, and I'm writing in support of the Special Use Permit for a new single-family detached home on our block.

This proposal fits well within the goals of the Richmond 300 Master Plan, which calls for context-sensitive infill development, expanded housing options, and equitable neighborhood investment. Many of the homes on this block already sit on 30-foot-wide lots—the same size proposed here—so the project reflects the historic development pattern of the area. The design is also thoughtfully planned, with a two-story structure built from high-quality materials and a full-width front porch that encourages neighborhood interaction.

As a neighbor, I appreciate that this proposal adds much-needed housing without displacing anyone or disrupting the character of the street. It also preserves housing diversity by maintaining the existing duplex on the lot, which supports long-term affordability. Also, the inclusion of off-street parking helps address concerns about congestion and ensures that the new home integrates smoothly into the existing fabric of the neighborhood.

This kind of careful, community-oriented investment strengthens our neighborhood and aligns with the vision outlined in Richmond 300. I respectfully urge you to approve the permit.

Sincerely,



Address: 412 Hunt Ave

Subject: Letter of Support for Housing Development at 418 Hunt Ave

To Whom It May Concern,

My name is Evon Dixon, and I currently live in the duplex at 418 Hunt, which shares the double-lot with the proposed single-family home. I'm writing to express my strong support for the Special Use Permit. As someone who actually lives on the property, I can confidently say this proposal makes sense. The planned house will fit in nicely with the rest of the block. I've seen the plans, and I think it will look great.

I also appreciate that this project won't impact my living situation. It's refreshing to see new housing being added without pushing anyone out. That's not something we can always say, and I'm genuinely grateful for it. I'm also glad the project will not only include off-street parking for the house but also for my use.

Thank you for your time and I hope you'll approve this Special Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Evon Dixon", is written over a horizontal line. The signature is fluid and cursive, with a large, stylized 'E' at the beginning.

Subject: Letter of Support for New Housing at 418 Hunt Ave

To Whom It May Concern,

I'm a neighbor in Providence Park, and I'm excited to support the Special Use Permit for a new single-family home on our block! It's always great to see new neighbors moving in and investing in our community. A new home with a full front porch will add to the charm of the block and encourage connection among neighbors. I love that it adds housing without displacing anyone, keeps the existing duplex for affordability, and includes off-street parking to help with congestion. This is exactly the kind of thoughtful development Richmond 300 encourages, and I hope you'll approve it.

Sincerely,



Address: 411 Hunt Ave



June 18th 2025

Richmond City Council  
900 East Broad Street  
Richmond, Virginia 23219

President Newbille & Members of Council,

On behalf of RVA YIMBY, we write in strong support of Ordinance No. 2025-080, which would permit the construction of a new home at 418 Hunt Avenue in the Providence Park neighborhood.

We understand that concerns about change and rising costs are real. But saying no to homes like this doesn't protect affordability — it worsens scarcity, fuels displacement, and reinforces the exclusionary zoning patterns that shaped Richmond's housing landscape in the first place.

Notably, some opposition has come from residents who purchased nearby homes and now ask the city to deny others the same opportunity. In a city facing a housing shortage, we simply cannot afford that kind of gatekeeping. Blocking modest infill doesn't stop demand — it just forces new and longtime residents alike to compete for an artificially limited supply.

Approving this permit means making space in a walkable, well-connected neighborhood for one more household to live near jobs, transit, and community. It's a small but important step toward housing justice — and toward building where it makes the most environmental sense.

We urge you to support this ordinance.

**Your neighbors,**

Andrew Bryant, Joe Carlisle, & Will Wilson  
City of Richmond Co-Leads  
[rvayimby.org](http://rvayimby.org) | [hello@rvayimby.org](mailto:hello@rvayimby.org) | [@RVA\\_YIMBY](https://twitter.com/RVA_YIMBY)

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**Fwd: 420 Hunt Ave**

neil nordheim <nordhend@gmail.com>  
To: Alessandro Ragazzi <alessandro@bakerdevelopmentresources.com>

Tue, Jun 3, 2025 at 4:03 PM

Dear Councilwoman Gibson,

I'm am writing to express my strong support for the proposed construction of the single family home at 420 Hunt Ave. I am the property owner of 411 and 413 Hunt Ave and 415 Hunt Ave. I have been able to watch the neighborhood grow and thrive as more and more home ownership options have become available over the last few years. The neighborhood is very diverse in both architecture and residency and the plans for 420 will be a great addition to the neighborhood. I also recognize that our city is in desperate need of housing. Richmond's population continues to grow with no end in sight. The type of development that is proposed at this site is needed in all parts of the city, and I urge city council to take whatever steps necessary to help facilitate this type of new home construction. One that is consistent with the neighborhood and is affordable. Again, this proposed development checks both of those boxes. I appreciate what you have done for your district and hope you will vote in favor of this special use permit at the upcoming council meeting.

Sincerely,

Danny Hicks

[Click here to schedule an appointment or call Calendly](#)

Best Regards,



**DANNY HICKS**, Realtor

804.873.6963

- ✉ Danny@DannyHicks.com
- 🌐 DannyHicks.com
- 🎙 Not So Secret Agent Podcast
- 📊 Ranked Top 5% in Central VA
- 🏢 Real Brokerage LLC

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