

From: James Taylor
To: [PDR Land Use Admin](#)
Subject: Ord. No. 2025-148
Date: Tuesday, July 1, 2025 11:04:36 AM

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PDRLandUseAdmin@rva.gov

Ord. No. 2025-148

Hello,

I am a current resident on the 2200 block of Bailey Dr. I wanted to express my concerns for the request for a special use permit to build three single-family detached dwellings in an R-5 district. I feel that putting 3 houses on this property will create crowding and over development issues for the neighborhood. By building 3 houses on these lots, this will affect the property values and increase the assessments and taxes of the surrounding community in both the county and the city.

The proposed lot area and lot width amounts are not small adjustments, with two of the three areas being almost half the width requirement, and the third being five feet less than one third of the width requirement.

If approved, these adjustments will cramp current dwellings and create a neighborhood that is mismatched from the one I moved into. Thank you for your consideration on this matter.

Respectfully,

James Taylor

2203 Bailey Dr.
Richmond, VA 23231



To: Richmond City Council

Re: Support for Ordinance No. 2025-148 (2201–2203 Fenton Street)

Date: 7/29/2025

Dear City Council,

On behalf of RVA Yes In My Back Yard, we write in strong and enthusiastic support of Ordinance No. 2025-148, which would allow for the creation of three single-family detached homes at 2201 and 2203 Fenton Street in the Fulton neighborhood.

This proposal represents exactly the kind of smart, incremental housing growth Richmond needs. It is modest in scale, just three homes, but meaningful in its impact. These two lots have sat underutilized for years. Transforming them into well designed homes helps meet real housing demand in a way that complements the neighborhood without overwhelming it.

The Richmond 300 Master Plan designates this area as Residential, and the staff report confirms that the project is consistent with that vision. This is a clear example of "gentle density," the kind of low impact, community scaled development that addresses our housing shortage while maintaining neighborhood character. These homes will not be out of scale. They will not block views or change the feel of the block. What they will do is help open the door for more Richmonders to access quality housing in a desirable area.

The request for a Special Use Permit is not about asking for something unreasonable. It is about removing rigid zoning barriers that prevent reasonable infill, even when every other aspect of the proposal fits the neighborhood. The homes will include parking, remain within a two-story limit, and meet the required design standards. This is thoughtful and responsible development.

Some neighbors have voiced concerns about crowding. We believe those concerns are overstated. Adding one additional home across two parcels is not crowding. It is a practical and appropriate way to respond to our city's growing need for housing. Rather than harm the neighborhood, this proposal would strengthen it by welcoming more residents and supporting future vitality.

We urge the Council to approve ORD. 2025-148 and reinforce Richmond's commitment to equity, sustainability, and smart housing growth.

Sincerely,

RVA YIMBY

Joseph Carlisle and Will Wilson

hello@rvayimby.org

www.rvayimby.org