

Ebinger, Matthew J. - PDR

From: Thomas Okuda Fitzpatrick [fitzpatrickto@gmail.com]
Sent: Thursday, November 30, 2017 11:02 PM
To: Ebinger, Matthew J. - PDR
Cc: willy.thompson@markhamplanning.com; Joe Cafarella
Subject: Letter in support of Ms. Bab's SUP application (ORD. 2017-232)

Dear Mr. Ebinger:

May I ask you to please pass along my letter to the planning commission. Thank you.

Sincerely,
Tom Fitzpatrick

Dear Richmond Planning Commission:

I write in support of Ms. Babs' Nursery's application for a Special Use Permit. (ORD. 2017-232 To authorize the special use of the property known as 2318 Grove Avenue for the purpose of a day nursery).

I first moved to the Fan District and fell in love with the neighborhood precisely because local businesses like Ms. Babs peppered the residential neighborhood. In fact, I lived across the street from Ms. Babs' until I bought a house in 2011 two blocks away at Floyd Ave and Stafford Ave.

It was because of places like Ms. Babs, not in spite of it, that I chose to purchase a house in The Fan. Quality childcare facilities are a vital part of any community, attract families, and help retain the house values. Ms. Babs' is a wonderful neighbor and contributes to the vibrancy of the Fan District. On the rare opportunity that I could work from home, I delighted in hearing the cheerful squeals of the children at play and waved to the little tykes when they took their walks.

My wife and I purchased a new house in the Museum District two years ago, but we intentionally stayed within walking distance of Ms. Babs in the hopes that some day we could walk to the neighborhood nursery with our child. As luck would have it, our 11th month old enrolled at Ms. Babs in September and we get to play out that dream daily.

Neighborhood childcare is a luxury any community would cherish. That the owners of this local treasure want to expand the opportunity for more families should be embraced with open arms. By supporting the Special Use Permit, the Planning Commission can do just that.

Thank you for your consideration in supporting their application for a Special Use Permit.

Sincerely,

Thomas Fitzpatrick
3026 Kensington Avenue
Richmond, VA 23221

Ebinger, Matthew J. - PDR

From: Mark Zaruba [mark.zaruba@gmail.com]
Sent: Friday, December 01, 2017 8:17 AM
To: Ebinger, Matthew J. - PDR
Subject: Support for Ms. Babs' Nursery School

Dear Richmond Planning Commission:

As a resident of Richmond and a homeowner in the Fan District, I write to express my support for one of our neighborhood's local Nursery Schools, Ms. Babs', and encourage you to support their application for a Special Use Permit to allow for an expansion at 2318 Grove Ave.

While we do not have kids enrolled at Ms. Babs', we still value their contribution to the neighborhood. Quality childcare is a vital part of any community, and we are fortunate to have several quality daycare centers and nurseries in our neighborhood. Ms. Babs' is a wonderful neighbor and contributes to the vibrancy of the Fan District .

Thank you for your consideration in supporting their application for a Special Use Permit.

Sincerely,

Mark Zaruba
1922 Hanover Ave

Ebinger, Matthew J. - PDR

From: Heather Crislip [heathercrislip@hotmail.com]
Sent: Friday, December 01, 2017 10:11 AM
To: Ebinger, Matthew J. - PDR
Subject: Ms. Bab's Preschool SUP

Good afternoon!

I'm a Richmond resident that lives at 2419 Grove Avenue, very close to the proposed SUP application for Ms. Bab's Preschool to expand across the street. I am very much in support of this application. We've been residents of this block for nearly 10 years and anticipate living there for a very long time. We love the community and love having a child care center nestled among us. My own children never attended the school, but as a neighbor they have been excellent and I love the mixed use zoning that allows child care to be available in a small context and so close to our neighborhood elementary school. I'm grateful they're there and thriving, and have the resources to expand and create more spaces and better facilities. Please continue to let this center thrive and approve the SUP.

This may be beyond the immediate consideration but I am also very, very concerned about the lack of a 4-way stop at the intersection of Grove and Stafford. My own children cross this intersection multiple times a day to get to Fox Elementary School and Binford Middle School and the number of accidents and near misses there makes me very, very concerned. I hope the City will also consider that proposal. Traffic on Grove is entirely too fast and dangerous in this very pedestrian-heavy intersection.

Sincerely,

Heather Crislip
2149 Grove Avenue
Richmond, VA 23220
804-205-7394

Ebinger, Matthew J. - PDR

From: Jody Spraker [jodyespraker@gmail.com]
Sent: Sunday, December 03, 2017 10:14 AM
To: Ebinger, Matthew J. - PDR
Subject: Special Use Permit for 2318 Grove Ave

Dear Richmond Planning Commission:

I understand you will be considering a Special Use Permit for 2318 Grove Avenue, an expansion of the Ms. Babs daycare, on December 4. As a resident of Richmond and a homeowner in the Fan, I write to express my support for this permit.

While we do not have kids enrolled at Ms. Babs', we still value their contribution to the neighborhood. Quality childcare is a vital part of any community, and we hope these facilities will continue to expand and flourish in our neighborhood.

Thank you for your consideration in supporting their application for a Special Use Permit.

Sincerely,

Jody Spraker
1521 Grove Avenue

Ebinger, Matthew J. - PDR

From: Willy Thompson [lory.markham@gmail.com]
Sent: Monday, December 04, 2017 10:09 AM
To: Kelley, Leigh V. - PDR; Ebinger, Matthew J. - PDR
Subject: Fwd: Special Use Permit--Ms. Babs' Nursery School Expansion

For the file..

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

From: Erin Waskom Barrineau <erin.waskom@gmail.com>
Date: Wed, Nov 29, 2017 at 10:20 AM
Subject: Special Use Permit--Ms. Babs' Nursery School Expansion
To: willy.thompson@markhamplanning.com
Cc: Joe Cafarella <joe@msbabs.com>

To Mr. Willy Thompson,

My name is Erin Barrineau and I am writing to express my support for the special use permit for the Ms. Babs' Nursery School expansion at 2318 Grove Avenue in the Fan.

I am a resident of Richmond and my 9-month-old son attends daycare at Ms. Babs' five days a week while my husband and I both work full-time. The care, service and sense of community my family has found at Ms. Babs' is unmatched by any other daycare/nursery school in Richmond, which I'm sure contributed to their being voted "Best Nursery School" and "Best Daycare" by Richmond Magazine earlier this year.

The proposed expansion will give the children at Ms. Babs' more room for play and learning by having more classroom space for the current students. Seeing the current facility and how nice and well cared for it is should give detractors confidence that the proposed expansion will be an asset to that block of Grove Ave and the surrounding area. The current Ms. Babs' building is one of the best cared for on the block. The owners are nothing if not engaged members of the community willing to work with any potentially concerned neighbors over the issues of parking, trash, etc.

I am also a local architect who cares deeply about the future of our city from a planning and design perspective. The concerns brought by the Fan District Association have workable and practical solutions that should not prevent the approval of the special use permit. The city should be encouraging great local businesses like Ms. Babs' to expand, not making it more difficult for them.

I strongly feel we should encourage more businesses like Ms. Babs' to invest in our communities and city. Ms. Babs' is more than a business to me—it is a second home for my child. I hope you will support the expansion of a great local business that provides such an important service to Richmond families.

All Best,

Erin Barrineau

--
Erin Barrineau, AIA
443.223.3325



8. November, 2017

To whom it may concern:

I am the owner of the property at 2320 Grove Avenue, Richmond, VA 23220.

It has come to my attention that the adjoining property at 2318 Grove Ave. is being considered for a special use permit for a Daycare facility for small children. I am **not** in opposition to this request and commend the new owner of the property for the improvements that are being made to it.



Jakob Joffe
10708 Chipewyan Dr.
Henrico, VA 23238

10/19/2017

Gmail - Ms. Babs' Nursery School Expansion - Next Door Neighbor Statement



joe cafarella <joecafarella@gmail.com>

Ms. Babs' Nursery School Expansion - Next Door Neighbor Statement

4 messages

Julian Pozzi <jpozzi108@gmail.com>

Wed, Oct 4, 2017 at 7:28 PM

To: kimberly.gray@richmondgov.com, Chris.Hilbert@richmondgov.com, Cynthia.Newbille@richmondgov.com

Cc: joe cafarella <joecafarella@gmail.com>

Dear Council President Gray, Vice-President Newbille, and 2nd District Rep. Gray,

This statement is in support of the expansion of Ms. Babs' Nursery School to [2318 Grove Avenue](#). We own and live right next door to the school at [2325 Grove Avenue #2](#). (We only have two units in our building.) We have been neighbors since 2013.

I'm writing because Joe Cafarella, the owner, has been a very responsible neighbor and I see his expansion as an asset to our neighborhood and block. We share a property line and therefore are in constant communication about our block and how to make it better.

I have experienced Joe's passion to improve and add value to the Fan and our block. He does more than provide an important service to families in the district. He is an active stakeholder who does a top job in taking care of his properties. Much more, in fact, than most absent landlords whose buildings are minimally maintained in the Fan. On my other property line, for example, there is a beautiful home that has become a rental eyesore and has had to be exterminated multiple times with rats coming into my yard.

I know this would never happen with Joe or on any of his properties. Because of his business and reputation, they are beautifully maintained.

Regarding parking, his business does not reduce it, in aggregate. In fact, it provides us with more spaces after business hours. There are always spaces to park during weekday business hours - that is never an issue. It is at night and during the weekend that parking becomes difficult. Because his business is closed during that time, it actually alleviates parking for our family.

I also support his idea of a four way stop at Grove Avenue and Stafford St. Trucks and cars drive too fast across this intersection. We have a child at Fox Elementary and I see many parents walking their kids across in the morning and evenings. We and another neighbor have had our parked cars hit by cars swerving to avoid accidents here. It is very unsafe.

It's important to say that although we have two children, they have not, are not currently, and will not attend Ms. Babs' because we are members of the Weinstein JCC and they attend and have attended their preschool. This is to say, I get nothing transactional from writing this letter.

I hope that you approve his request and that Joe is able to expand. The alternative, having his property become a residential rental, would actually lower my property value by adding more congestion and transient density to this already dense rental area.

Thank you,

Julian Pozzi
Owner,
[2325 Grove Avenue, #2](#)

joe cafarella <joecafarella@gmail.com>
To: Julian Pozzi <jpozzi108@gmail.com>

Wed, Oct 4, 2017 at 7:32 PM

Very well written my friend.

Thank you,

Joe Cafarella

Ms. Babs Nursery School

10/19/2017

Ms. Babs' Nursery School LLC Mail - Fwd: Expansion of Ms. Bab's Nursery School to 2318 Grove Avenue



Joe Cafarella <joe@msbabs.com>

Fwd: Expansion of Ms. Bab's Nursery School to 2318 Grove Avenue

1 message

Svcourtreporter <svcourtreporter@aol.com>
To: joe@msbabs.com

Thu, Oct 19, 2017 at 11:32 AM

From: Svcourtreporter <svcourtreporter@aol.com>
Date: Monday, September 25, 2017
Subject: Expansion of Ms. Bab's Nursery School to 2318 Grove Avenue
To: kimberly gray <kimberly.gray@richmondgov.com>
Cc: chris.hilbert <chris.hilbert@richmondgov.com>, cynthia.newbille <cynthia.newbille@richmondgov.com>, joe <joe@msbabs.com>
Hello,

I am writing to you to express support for the expansion of Ms. Babs' Nursery School to 2318 Grove Avenue. My husband and I live next door to Ms. Babs' 2319 Grove Avenue location. In addition, my husband owns the duplex directly across the street from us at 2314 Grove Avenue. Together we own several properties on Stuart Avenue, as well as Floyd Avenue and West Grace Street, so we are heavily invested in the Fan and its continued growth and development.

The enlargement of the current daycare property can only be viewed in a positive manner. Working families will be encouraged to settle in the Fan if there is adequate childcare available. Ms. Babs' has a wait list, proving that there is a need that is not presently being met.

Businesses and residential dwellings currently coexist throughout the Fan, creating a diverse and vibrant fabric which is attractive to homeowners.

The property at 2318 Grove Avenue used to have a handicapped only parking space on Grove Avenue for the prior owner's use, located in front of the property. That parking space could be converted for dropping off and picking up children. In addition, there is an alley behind the property that could perhaps be used and/or an additional space or two on Stafford.

Ms. Babs' is a good neighbor. Owner Joe Cafarella has done an excellent job of maintaining the current building, as well as adding an attractive addition. The yard and fencing are maintained. His employees are cheerful and pleasant, many of them walking or riding their bikes to work. There is no traffic associated with the daycare after 6.00 p.m. and on weekends and holidays.

In conclusion, I would ask you to please consider the needs of families currently living in the Fan, and those who may be considering it as a place to raise their children.

Sincerely,

Sally Valentine
2317 Grove Avenue
Richmond, Virginia 23220

804-869-0752

October 1, 2017

Joe Cafarella
Ms. Bab's Nursery School
2319 Grove Avenue
Richmond VA 23220

Mr. Cafarella

Thank you for your letter regarding your plans to expand your business. Congratulations on fourteen years of running a quality center and for being recognized as one of Richmond's Best! For 20 years my family managed a day care center that was licensed to care for 200+ children. I know personally how important it is for centers to provide early child care development in a quality setting.

I am disappointed to hear that the fan district association board voted against your expansion. It saddens me that this board continues to make actions that do not reflect the attitude and intent of homeowners that live and reside within the fan district. If you recall this is not the first time that the board has not represented the views of the residents of the fan. Last year, the board was not supportive of the GRTC rapid transit system which was fortunately passed. I would hope that the FDA board would encourage business development and opportunities for families with children to reside and use a child care services within their neighborhood. Urban development success is centered around bringing business' and families back into the city. Families who own homes who live and work in the fan see this as the fan's greatest asset. Currently the FDA board is represented by two directors who are renters who do not own property in the fan and two directors that own property but do not actually live in the fan. The board's representation and recent actions against your expansion demonstrate a board that is disconnected from true homeowners within the Fan District.

Thank you for your reference and plans to keep parking space utilization at a minimum as your expand. From experience, your peaks for parent traffic for child drop off and pick up are normally under a period of 5 minutes and are aligned to early morning and late afternoon. Your business and impact on fan parking is quite less than near-by restaurants that use parking places for periods of an hour plus through-out the day as patrons eat breakfast, lunch and dinner taking parking places away from fan residents. Your business would have minimum impact on the neighborhood parking!

The actions of the FDA board are unfair to you as a proven business owner and do not promote a family friendly urban setting that is part of the fans success for families with children. I hope that members of our city council will once again see the value of urban development by fostering an urban living environment that attracts homeowners, families and business development.

James B. Henry
2207 Hanover Ave
804-278-9969

Cc: Kimberly B. Gray
Chris Hilbert
Cynthia Newbille
Jack Cooksey/Style Weekly

10/19/2017

Ms. Babs' Nursery School LLC Mail - Re: Thanks for meeting with us



Joe Cafarella <joe@msbabs.com>

Re: Thanks for meeting with us

1 message

Agelasto, Parker C. - City Council <Parker.Agelasto@richmondgov.com>
To: Joe Cafarella <joe@msbabs.com>

Mon, Sep 18, 2017 at 10:20 PM

Joe,
Thanks for your message. I too hope that Kim Gray can work with you and the FDA for a path forward.
Sincerely,
Parker C. Agelasto
Richmond City Council, 5th District

> On Sep 18, 2017, at 4:11 PM, Joe Cafarella <joe@msbabs.com> wrote:

>

> Hey Parker, just wanted to say thank you so much for meeting with us this afternoon. I really appreciate your insight and hope that we will be able to come to an approval for our SUP at 2318 Grove Ave. Please let me know if there's anything else we can do to.

>

> Thanks so much,

>

> Joe Cafarella

>

> Ms. Babs Nursery School

> 2319 Grove Ave.

> Richmond, Va

> 23220

> 804.353.5019

> www.msbabs.com

>

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Babs' Nursery School Annex



Joe Cafarella <joe@msbabs.com>

Ms. Babs' Nursery School Annex

1 message

Nickel, Edward K. - Commonwealth Attorney <Edward.Nickel@richmondgov.com>
To: "Gray, Kimberly B. - City Council" <Kimberly.Gray@richmondgov.com>
Cc: "Nickel, Nora Garcia" <nora.nickel@troutmansanders.com>

Tue, Oct 3, 2017 at 12:48 PM

Dear Councilwoman Gray,

I am writing in support of the effort of Joe Cafarella and Ms. Babs' Nursery School to obtain approval from City Council for the Ms. Babs' Annex at [2318 Grove Avenue](#) in the Fan. It is my understanding that the Council denied the permit for the Annex due to concerns about parking and impact on other small businesses in the area. It is my hope that this email may alleviate some of those concerns with regards to the Annex and will encourage you to support its approval.

First, some background.

My wife and I moved into a condominium at [2325 Grove Avenue](#) in the Fan in 2007. Our first neighbors as Richmond residents was Ms. Babs' Nursery School to our right and an apartment complex to our left. From 2007 until the day we moved out of the Fan in 2012, Ms. Babs' was the best neighbor we could ask for. There was ample parking freed up every weekend due to the nursery school being closed. Additionally, as my wife and I are both employed full time, we were never bothered by noise during the day, as the school closes at 6:00 pm each weeknight evening. Frankly, Ms. Babs' Nursery School is the ideal neighbor. Now with regards to our other neighbor to the left, the property was always disheveled, tenants had loud parties until the early morning hours and their chimney disintegrated and fell to the sidewalk due to lack of upkeep. Needless to say we wished Ms. Babs' Annex had taken over that property.

Additionally, when our first son was born in 2011 and our second son was born in 2014, Ms. Babs' Nursery School was where we wanted them to be cared for. As we have seen our oldest graduate from Ms. Babs' this past June and are watching our youngest approach Pre-Kindergarten soon, we have bittersweet feelings about seeing their time at Ms. Babs' end. The staff and management of Ms. Babs' have been a family for us and our kids. By allowing the approval of Ms. Babs' Annex and the expansion of Ms. Babs' Nursery School, you and the Council can give other parents the same happiness and comfort that we've had.

Thank you for taking the time to read this email. If you need to ask me any follow up questions, please feel free to call me on my cell phone at any time, [\(804\) 517-5173](tel:8045175173). Additionally, if it would help to have me address the Council in person, please let me know as I'd love to do whatever I can to support Ms. Babs' and help the Council make the right decision to approve Ms. Babs' Annex.

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Babs' Nursery School Annex

Eddie

Edward K. Nickel

Assistant Commonwealth's Attorney

Office of the Commonwealth's Attorney

400 N. 9th Street

Richmond, VA 23219-1998

P: (804) 646-2991

F: (804) 646-0506

10/19/2017

Ms. Babs' Nursery School LLC Mail - FW: Nursery Home



Joe Cafarella <joe@msbabs.com>

FW: Nursery Home

1 message

Robert Beckstoffer <robert@beckstoffer.com>
To: Joe Cafarella <joe@msbabs.com>

Thu, Oct 5, 2017 at 1:29 PM

Hi, FYI I had contacted Johnny about your situation. I'm forwarding his email to you with the attachment as sent.

—Original Message—

From: John Cates [mailto:johncates1@verizon.net]
Sent: Thursday, October 05, 2017 11:51 AM
To: [Kimberly Gray@richmondgov.com](mailto:Kimberly.Gray@richmondgov.com)
Subject: Nursery Home

Hey Kim,

hope this finds you well!!

Kim, I am contacting you to support the position of Ms Babs' Nursery School.

I have known the owners since they were children. I can't say enough about their character and backgrounds.

Appears to be some opposition against an expansion for their business.

I think the main priority should be that parents should be able to trust that their children are in a safe nurturing situation while they are working and providing for them. there is no doubt this would be the case by owners Joe and Jamie Cafarella. I hope you will support their efforts, which will also bring more city taxes!

Kim, Thanks for all you do for RVA. Hope to see you soon!

Johnny Cates

 Ms. Babs' Nursery School, letter about expansion across street.pdf
61K

10/19/2017

Ms. Babs' Nursery School LLC Mail - Fwd: Permit Request for Ms. Babs Nursery School



Joe Cafarella <joe@msbabs.com>

Fwd: Permit Request for Ms. Babs Nursery School

1 message

Paul Dylak <pjdylak@gmail.com>
To: Joe Cafarella <joe@msbabs.com>

Thu, Sep 14, 2017 at 4:05 PM

FYI

Paul

Begin forwarded message:

From: Paul Dylak <pjdylak@gmail.com>
Subject: Permit Request for Ms. Babs Nursery School
Date: September 14, 2017 at 10:58:55 EDT
To: kimberly.gray@richmondgov.com

Good Morning,

I'd like to first introduce myself. My name is Paul J. Dylak and I reside in your district at [410 N Meadow St.](#) My wife and I have resided in the Fan for the last 10+ years and love everything the community has to offer. We are both working parents, myself as an Airline Pilot and my wife as a Senior Paralegal, of two young children ages there and three months. While we are not members of the FDA, I was informed there was a recent meeting to discuss the application for a permit to expand Ms. Babs Nursery School on Grove Ave.

I can say without hesitation you absolutely need to accept this application for expansion. It is very disappointing to many of us parents that there are members of our community who feel this could be negative in any way. Having walked and driven back and forth to this location for the last couple years I can honestly say that there has never been one time I have had to park on another block. The argument for the expansion causing parking issues is just not warranted. I deal with the reality of parking issues in the Fan all of the time living without a assigned parking area on the corner of Meadow and Park. I have to deal with the VCU students who park directly in front of my house since Meadow is the first block without zoning moving west away from the university. Sure I find it annoying from time to time when a car sits for days or even weeks, but I deal with it because I understand we are a joint community with the university, residences, and businesses. There seems to be a lack of understanding and caring from some of the residents near Ms. Babs.

The most important issue at hand is the availability of daycare facilities in the Fan and surrounding area. The entire reason most families choose to stay and reside in the Fan is for the community "feel" and to be able to walk to all of our local businesses. None are more important than our schools, which include daycare facilities. I'm hoping the council, as well as all parties who ultimately decide the fate of this permit, consider the extreme lack of daycare facilities available to families in our area. We recently adopted our second child with little notice and called every daycare facility in the Fan, Museum District, and adjoining communities. There was zero availability for at least six months and most facilities stated they were at capacity and/or had waiting lists of a year or more. This clearly illustrates a need for another facility in the Fan. This community is full of families who want to best available care for their children. Ms. Babs has been voted the best daycare facility in ALL of Richmond the last two years by Richmond Magazine. They are entirely good for the community and our district.

Please realize that many of us parents were not informed of the recent FDA meeting and did not have a chance to voice our opinions. Many of the "loudest" voices are those who do not have children and do not represent the majority of your constituents. Feel free to contact me regarding this issue. I'd be happy to take any necessary steps, including getting signed petitions, to make sure this permit is accepted and our children have a place to call a home away from home.

Sincerely,

10/19/2017

Ms. Babs' Nursery School LLC Mail - Re: Support for Expansion of Ms. Bab's in the Fan



Joe Cafarella <joe@msbabs.com>

Re: Support for Expansion of Ms. Bab's in the Fan

1 message

KB Public <publickb@gmail.com>
To: Joe Cafarella <joe@msbabs.com>

Sat, Oct 7, 2017 at 7:24 AM

You are welcome! Good luck!

K. B.

Sent from my iPhone

On Oct 6, 2017, at 10:18 PM, Joe Cafarella <joe@msbabs.com> wrote:

Thank you so much for your support!

Joe Cafarella

Ms. Babs Nursery School
2319 Grove Ave.
Richmond, Va
23220
804.353.5019
www.msbabs.com

On Oct 6, 2017, at 3:39 PM, KB Public <publickb@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: KB Public <publickb@gmail.com>
Date: October 6, 2017 at 3:37:30 PM EDT
To: Kimberly.gray@richmondgov.com
Cc: Joe@msnaba.com
Subject: Re: Support for Expansion of Ms. Bab's in the Fan

Hello Ms. Gray,

I am a resident of the Fan. I am contacting you now because the owner of Ms. Bab's Nursery School, Joey Cafarella would like to expand the school to a Fan location across the street from its current setting on Grove avenue. I support the expansion as a means to serve local families.



When my son was in his early years, he went to Ms. Bab's for a summer of childcare when we did not have other options. Later, he was cared for on days when I had to work, but school was not open. This opportunity allowed me to avoid taking a day off from work.

Ms. Bab's is a wonderful facility. I have always found the staff caring and warm.

Prior to sending our child, it was recommended to my family by a number of other families. These families enrolled their children at Ms. Bab's because of its proximity to neighborhood homes and reputation for excellence. It is a

10/19/2017

Ms. Babs' Nursery School LLC Mail - Re: Support for Expansion of Ms. Bab's in the Fan
piece of mind.

In addition to its reputation as a fine school for young children, it is vital to this area as it is one of the few schools where children can be enrolled in a setting that does not preference any religious belief structure over others, or, just as importantly, because it is in its own facility apart from a religious institution, any religious belief at all. Thus, for parents who do not want others to teach religious traditions to their children, it offers parents the opportunity to avoid a setting with specific religious overtones that might conflict with individual family value systems.

In sum, please support Mr. Cafarella's efforts to offer quality childcare in the Fan. It is a service that we benefitted from and believe should be available to ever more families with small children in the coming years.

Sincerely yours,

K. B. Basseches, Ph. D.
Parent of a child in the Fan who attended Ms. Bab's

Sent from my iPhone

10/19/2017

Ms. Babs' Nursery School LLC Mail - Special use permit for Ms. Babs' nursery school



Joe Cafarella <joe@msbabs.com>

Special use permit for Ms. Babs' nursery school

1 message

Sat, Sep 23, 2017 at 12:00 PM

Jane Ball <janebryanball@yahoo.com>

To: Kimberly.gray@richmondgov.com, Chris.hilbert@richmondgov.com, Cynthia.newbille@richmondgov.com

Cc: Joe Cafarella <joe@msbabs.com>

Good morning,

I am writing to encourage you to consider granting Ms. Babs' Nursery School a special use permit to aid in the necessary expansion of their preschool. Both of my children have had the opportunity to attend this incredibly lovely school. Ms. Babs' provides an atmosphere that feels like home. They care deeply for each child and lead them gently through developmentally appropriate curriculum that allows opportunity for play, exploration and curiosity. Ms. Babs' is one of very few preschools in our city that places the same importance on kindness, empathy and creativity, as they do on early academic learning. Mr. Joe Cafarella demonstrates great care not only to the families attending his school, but also to his employees, which shines through in all that they do. As a social worker, I see the hardships many families face and see the ways in which our community, sometimes without intention, fails our children. This is why I believe we need more spaces like Ms. Babs' and I hope that you will grant permission for their special use permit so that they may continue to give a great start to our youngest citizens.

Thank you for your time and attention,

Jane Ball

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms Babs



Joe Cafarella <joe@msbabs.com>

Ms Babs

1 message

Mon, Sep 25, 2017 at 12:55 PM

John D. Eiler <JEiler@southerntrust.com>

To: "kimberly.gray@richmondgov.com" <kimberly.gray@richmondgov.com>

Cc: "chris.hilbert@richmondgov.com" <chris.hilbert@richmondgov.com>, "cynthia.newbille@richmondgov.com" <cynthia.newbille@richmondgov.com>, "joe@msbabs.com" <joe@msbabs.com>

Hello,

I am writing you today in regards to the expansion of Ms Babs Nursery. As a fan resident and looking to grow my family, I am in favor of this expansion. I currently have no children but fear that when that day comes, I will have to travel outside of my beloved neighborhood to look for my childcare services. I live close by at [2303 Grove Ave](#) and I am unaffected by parking and agree with Mr. Cafarella's statement that his business actually alleviates the crowded parking.

I believe it is important for us to support small business and this is an excellent opportunity. I love this neighborhood and the people here is what makes it special. As a community we must take steps to allow our children to be educated here and this is just one small beginning step. Please heavily consider allowing this expansion.

John Eiler
Loan Officer
Southern Trust Mortgage (NMLS #1369635)
[9207 Chamberlayne Road](#)
Mechanicsville, VA 23116
Jeiler@southerntrust.com
Direct: 804-687-0305
Fax: 866-874-8825

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Bab's Nursery School



Joe Cafarella <joe@msbabs.com>

Ms. Bab's Nursery School

1 message

Carter Harrison <carterharrison@mac.com>
To: kimberly.gray@richmondgov.com

Mon, Sep 25, 2017 at 5:26 PM

Dear Mrs. Gray,

I am a Richmond resident who has lived in the Fan District for the last 10 years. I live two blocks away from Ms. Bab's Nursery School, located at 2319 Grove Ave., where my 2.5 year old son has been attending since February of this year. Ms. Bab's is currently trying to expand to a building directly across the street at 2318 Grove Ave, however it appears that the Fan District Association has voted against that expansion, citing concern for parking and the impact of another small business in the neighborhood.

I wanted to take a moment to tell you how positive of an impact Ms. Bab's Nursery School has had on my family. Childcare can be such a sensitive thing for so many parents. As a mother, I'm sure you understand how important it is that we send our children to schools where they are engaged, encouraged, and feel safe to learn and grow. Being first time parents, we wanted to be sensitive to all of these things. My wife and I toured a number of daycare facilities and ultimately selected one that was close to my place of employment. As time went on we slowly gained the perspective we wished we had and knew that we could do better for our son. We were referred by other Fan residents to Ms. Bab's Nursery School. We waited patiently for 14 months for our son to move his way through the wait list. The wait was absolutely worth it. I had no idea that this is what childcare could actually be. Last night was Sunday, and my son was cheering for the fact that Monday was a school day! Ms. Bab's is a wonderful local business and I am proud and eager to support them.

Joe Cafarella, the owner, has poured a tremendous investment into his existing building through extensive renovations and expansions. His building is in top-notch condition and he has done an amazing job with the limited amount of space that he can consume on his existing lot. I feel strongly that Ms. Bab's should be allowed to expand across the street. They are providing an amazing service to our youth and our community and there is a tremendous need for their services, as evidenced by their year+ long wait list.

I know that Mr. Cafarella is sensitive to the issues presented by the Fan District Association and would work hard with them and other local residents to ensure his business has the least amount of impact on them. However, as a former contributor to the Fan District Association, I'm sure you know first hand that the local businesses in the Fan are unique and are part of what gives the neighborhood such great appeal. It is a shame that a small business, which has had years to prove itself as being an A+ establishment, is being met with such resistance when it has tried to expand. I think the Fan should give back to Ms. Bab's what it has given to the Fan for so many years.

Thank you so much for listening. If you would like to discuss this further, I can be reached at the contact information below.

Best Regards,
Carter Harrison

2326 Stuart Avenue
804-349-8354
carterharrison@mac.com

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Babs Nursery School



Joe Cafarella <joe@msbabs.com>

Ms. Babs Nursery School

1 message

Everett Pennington <evp37@outlook.com>

Wed, Sep 27, 2017 at 5:30 PM

To: "Kimberly.Gray@richmondgov.com" <Kimberly.Gray@richmondgov.com>, "Chris.Hilbert@richmondgov.com" <Chris.Hilbert@richmondgov.com>, "Cynthia.Newbille@richmondgov.com" <Cynthia.Newbille@richmondgov.com>

Cc: "Joe@msbabs.com" <Joe@msbabs.com>

I'm writing to support Joe Cafarella's effort for reconsideration of the expansion of his daycare facility on Grove Avenue.

The daycare has not, as best I can determine, generated any problems for the City or Fan residents in the past. Parking issues should be minimal as people dropping off and picking up children are not longer term parkers and the business is not open nights or weekends. Certainly the plethora of restaurants that are permitted to operate in the Fan offer more parking issues than a daycare. Mr. Cafarella is not opening a new business and, in my view, an existing Fan business deserves more consideration that would a new business coming into the area.

The business serves the area's residents in a positive manner by providing daycare that's conveniently located for the Fan's working parents.

Everett Pennington

1914 Hanover Avenue

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Bab's Annex



Joe Cafarella <joe@msbabs.com>

Ms. Bab's Annex

1 message

Gretta Daughtrey <gretta_daughtrey@yahoo.com>

Thu, Sep 28, 2017 at 9:44 AM

Reply-To: Gretta Daughtrey <gretta_daughtrey@yahoo.com>

To: Kimberly.gray@richmondgov.com, chris.hilbert@richmondgov.com, "cynthia.newbille@richmondgov.com" <cynthia.newbille@richmondgov.com>

Dear Representatives,

As a long time resident of the Fan and mother of two, I want share my thoughts about the proposed expansion of Ms. Bab's Nursery School.

There is a shortage of child care options in the Fan area. I experienced unreasonable wait lists which impacted my ability to return to work. This not only strained my family, but reduced the money I had available to frequent my neighborhood shops and restaurants. I have neighbors now unable to find infant child care space.

I sent my children to Ms. Bab's before they entered the Richmond Public School System. They arrived to Kindergarten at William Fox Elementary with the tools they needed to excel in the classroom and as contributing members of their school community. Mr. Cafarella has created a safe and warm environment for our youngest residents.

I live two blocks away from the school and walk by almost daily as I take my children to Fox. I am sure that traffic is a concern among those against the expansion. The beauty of a neighborhood child care is that a large number of families are able to walk. I believe an additional 4-way stop at the corner of Stafford and Grove would benefit Ms. Bab's and Fox. I don't believe that the expansion would create a parking issue. In fact, the reality that drop offs and pick ups are staggered is much less of an impact than Fox creates at first and final bell.

I hope you see this expansion as a benefit to the community. If you have any questions about my comments, please feel free to call me.

Best,
Margaretta Daughtrey
703.798.9029

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Babs' Nursery School



Joe Cafarella <joe@msbabs.com>

Ms. Babs' Nursery School

1 message

Michael McVoy <mamcvoy@me.com>

Thu, Sep 28, 2017 at 11:01 AM

Reply-To: mamcvoy@me.com

To: kimberly.gray@richmondgov.com

Dear Ms. Gray,

I am writing in support of a request by Ms. Babs' Nursery School, 2319 Grove Avenue, to expand to new space at [2318 Grove Avenue](#).

We have lived in the neighborhood since 2001. A MAJOR reason we choose to live in the Fan is the convenience of having many local small businesses and services available within WALKING distance. We walk to our dental and medical appointments, and we often shop at the Strawberry Street Market, a block from our house. We have our bicycles serviced by Richmond Recycles on Cary St., and for computer issues we go to Capital Mac on Main. For a medical emergency we are only few blocks from Retreat Hospital, where we also VOTE! Almost every day we feel thankful that we are to be able to live in this community.

Our son, who is now 21, attended Fox Elementary, which is one block from our house. For his first few years he attended before- and after-school care at The Growing Tree, a child care service that was located near (perhaps in the same building) as Ms. Babs'. I cannot overstate the quality-of-life-enhancing convenience this facility provided. I could walk my son to The Growing Tree before school and they would then walk him over to Fox when school started. They would also pick him up after school and walk him back to the The Growing Tree, where I could pick him up after work.

For middle school my son attended Binford, and again was able to walk one block to the Visual Arts Center for after school art classes or to Tabernacle Church on Grove for Richmond Symphony Youth Orchestra rehearsals, and then be picked up or (later) walk home by himself. For parents struggling to balance work and family life these opportunities were unbelievably helpful, not to mention extraordinarily beneficial to my son's intellectual, social, and artistic development. We are very proud of the young man he has grown up to be, and our Fan community played a major role.

While I agree that parking is sometimes an issue in our area - our block is particular a problem at dinner-time since we live close to Strawberry St. Cafe - in 16 years living here we have never been unable to find a nearby place to park. In fact I would estimate that in total we have only had to park more than one block from our house a half-dozen times, and then it was at most 2 blocks.

I have no personal experience with or interest in Ms. Babs', but I urge you to consider their request positively. The benefits to the community will far out-weigh the minor inconveniences. Businesses like this, in conjunction with our outstanding schools, are the core of what makes the Fan such a wonderful place to live. It is essential that we support them in every way possible.

Yours Sincerely,

Michael McVoy



Joe Cafarella <joe@msbabs.com>

Fw: In Support of Ms. Babs Expansion

1 message

Margaret Toal Dylak <toal_margaret@yahoo.com>
Reply-To: Margaret Toal Dylak <toal_margaret@yahoo.com>
To: joe@msbabs.com, carly@msbabs.com, jess@msbabs.com
Cc: pjdylak@gmail.com

Thu, Sep 28, 2017 at 4:35 PM

Hi! We support you all and are planning to attend the City Council meeting!

— On Thu, 9/28/17, Margaret Toal Dylak <toal_margaret@yahoo.com> wrote:

> From: Margaret Toal Dylak <toal_margaret@yahoo.com>
> Subject: In Support of Ms. Babs Expansion
> To: Kimberly gray@richmondgov.com, chris.hilbert@richmondgov.com, cynthia.newbille@richmondgov.com
> Date: Thursday, September 28, 2017, 4:27 PM
> Hello,
>
> I am writing in support of the Ms. Babs
> expansion.
>
> I understand that the Fan District
> Association recently voted against this expansion; however,
> I do not believe neighbors were fairly represented. I
> would have attended in support of the expansion, but was not
> aware of this meeting until after a vote was taken.
>
> I am the mother of two small children,
> so I understand how hard it is to find good, affordable,
> reliable daycare in the Fan. As a parent of a four
> month old who frantically tried to find daycare with just
> under 90 days notice, I can tell you that there are not
> enough daycares in our area. My husband and I
> contacted 6 daycares within 20 minutes from our Fan house
> and November was the earliest any daycare could commit to
> getting us when we inquired in June.
>
> Ms. Babs offers their children learning
> experiences that are not typical at all daycares. They
> have yoga instructors, music teachers, and librarians to
> educate children as young as twenty months. These same
> children, in addition to learning the alphabet and numbers,
> like most daycares, also learn about different cultures,
> such as Russia, Spain, Sudan, Jamaica, and Japan.
> They also learn about friendship, holidays, different
> occupations, and many other wonderful things.
>
> Living in the fan since 2008 (and the
> museum district before that), I strongly believe that local
> businesses make our neighborhood such a wonderful place to
> live. I live near a church and a restaurant, so I understand
> that public places can sometimes be annoyances. Even
> with these hassles, I feel lucky to live so close to these
> places because of all of the wonderful things they
> offer.
>
> Our three year old son currently
> attends Ms. Babs and I see how happy this outstanding
> community school and its employees make him. (In fact,
> this weekend, he asked me to bring him to Ms. Babs.)
>

10/19/2017

Ms. Babs' Nursery School LLC Mail - Fw: In Support of Ms. Babs Expansion

- > important it is to support local businesses and I cannot
- > think of a more important small business than one who gives
- > back by educating young children and making parents and
- > children so happy.
- >
- > Please don't hesitate to contact me
- > with any questions. Ms. Babs has become such an
- > important part of our life and I would love to see it
- > expand.
- >
- > Regards,
- > Maggie Dylak
- > 410 N. Meadow St.
- > Richmond, VA 23220
- >

10/19/2017

Ms. Babs' Nursery School LLC Mail - Good Luck



Joe Cafarella <joe@msbabs.com>

Good Luck

1 message

Cindy Coco <clcoco214@gmail.com>
To: joe@msbabs.com

Thu, Sep 28, 2017 at 7:20 PM

Joe,

I live in the next block west on Grove. I received your letters letting us know of your plans

I wanted you to know that I wrote all three council people and urged a yes vote. Good luck! I hope you are successful.

—
Best regards,
Cindy Coco

10/19/2017

Ms. Babs' Nursery School LLC Mail - Re: Ms. Babs' Nursery School



Joe Cafarella <joe@msbabs.com>

Re: Ms. Babs' Nursery School

1 message

Michael McVoy <mamcvoy@me.com>
Reply-To: mamcvoy@me.com
To: Joe Cafarella <joe@msbabs.com>

Thu, Sep 28, 2017 at 8:13 PM

It is entrepreneurs like you that make this a great place to live. Good luck with the city council.

-m

On 9/28/17 7:19 PM, Joe Cafarella wrote:
Mr. McVoy,

Thank you so much for this extremely thoughtful email. It is fan residence like yourself that make this neighborhood so wonderful to be apart of. My mother and I started this business in 2003 after my father passed, it was all we had and something we knew that we could believe in. I've worked many 60 and 70 hour work weeks to be able to call Ms. Babs the best in the city, I've sacrificed many days and nights away from my four young daughters to make sure our school is running at top notch quality. I feel as if the city will understand that the FDA has an iron approach towards new business, however this is an essential service the city must not over look.

Thank you for your time.

Joe Cafarella

Ps. Same building as growing tree :)

Ms. Babs Nursery School
2319 Grove Ave.
Richmond, Va
23220
[804.353.5019](tel:8043535019)
www.msbabs.com

On Sep 28, 2017, at 11:02 AM, Michael McVoy <mamcvoy@me.com> wrote:

Dear Mr. Hilbert,

I am writing in support of a request by Ms. Babs' Nursery School, 2319 Grove Avenue, to expand to new space at 2318 Grove Avenue.

We have lived in the neighborhood since 2001. A MAJOR reason we choose to live in the Fan is the convenience of having many local small businesses and services available within WALKING distance. We walk to our dental and medical appointments, and we often shop at the Strawberry Street Market, a block from our house. We have our bicycles serviced by Richmond Recycles on Cary St., and for computer issues we go to Capital Mac on Main. For a medical emergency we are only few blocks from Retreat Hospital, where we also VOTE! Almost every day we feel thankful that we are to be able to live in this community.

Our son, who is now 21, attended Fox Elementary, which is one block from our house. For his first few years he attended before- and after-school care at The Growing Tree, a child care service that was located near (perhaps in the same building) as Ms. Babs'. I cannot overstate the quality-of-life-enhancing convenience this facility provided. I could walk my son to The Growing Tree before school and they would then walk him over to Fox when school started. They would also pick him up after school and walk him back to the The Growing Tree, where I could pick him up after work.

For middle school my son attended Binford, and again was able to walk one block to the Visual Arts Center for after school art classes or to Tabernacle Church on Grove for Richmond Symphony Youth Orchestra rehearsals, ... struggling to balance work and family life

10/19/2017

Ms. Babs' Nursery School LLC Mail - Re: Ms. Babs' Nursery School

community played a major role.



While I agree that parking is sometimes an issue in our area - our block is particular a problem at dinner-time since we live close to Strawberry St. Cafe - in 16 years living here we have never been unable to find a nearby place to park. In fact I would estimate that in total we have only had to park more than one block from our house a half-dozen times, and then it was at most 2 blocks.

I have no personal experience with or interest in Ms. Babs', but I urge you to consider their request positively. The benefits to the community will far out-weigh the minor inconveniences. Businesses like this, in conjunction with our outstanding schools, are the core of what makes the Fan such a wonderful place to live. It is essential that we support them in every way possible.

Yours Sincerely,

Michael McVoy

--
- Michael McVoy

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Babs Nursery School Expansion



Joe Cafarella <joe@msbabs.com>

Ms. Babs Nursery School Expansion

1 message

Lindsey Chase <lindseydobbs@gmail.com>

Fri, Sep 29, 2017 at 11:55 AM

To: Kimberly.gray@richmondgov.com, Chris.Hilbert@richmondgov.com, Cynthia.Newbille@richmondgov.com

Cc: Joe Cafarella <joe@msbabs.com>, Brian Chase <brianchase33@gmail.com>

Dear Ms. Gray, Mr. Hilbert and Ms. Newbille,

I am writing to express my strong support for the proposed expansion of Ms. Babs Nursery School on Grove Avenue.

My husband Brian Chase and I are Richmond City residents ([4306 Hanover Avenue](#)). We work downtown. Our two little boys, ages 4 1/2 and 2, attend Ms. Babs Nursery School.

We cannot say enough good things about the school, its owners and its employees. It truly is a home away from home. We feel very blessed to be able to send our children to this caliber of daycare / preschool and in the City of Richmond, convenient to our home and work. The care and education at Ms. Babs is unparalleled in my opinion, and we know Ms. Babs Nursery School has a very important role in the development and happiness of our children, who are thriving there and love their school, teachers and friends as much as we do.

We wish for other families to have this opportunity as well. In addition, we think that the expansion will greatly benefit all of the families who are currently enrolled in the school.

Thank you for your consideration.

Very truly yours,
Lindsey D. Chase

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms. Bab's school expansion



Joe Cafarella <joe@msbabs.com>

Ms. Bab's school expansion

1 message

Kathey <katheyhomeremore@gmail.com>

Fri, Sep 29, 2017 at 1:27 PM

To: kimberly.gray@richmondgov.com

Cc: joe@msbabs.com

Dear Kim,

I live in the 2000 block of Hanover Ave in the Fan. I am 66 and don't know Joe Cafarello.

Yes the Fan has parking issues which will likely get worse before they get better.

However, I love seeing the babies and toddlers in the Ms Bab baby carriers when I am out walking in the neighborhood. Young families need quality child care and our community should support this lovely small business in our midst that meets that compelling need.

The owner seems reasonable and he clearly wants to find ways to address his neighbors concerns. The sounds and faces of young children make all of us healthier and happier.

I hope you will support his request to expand the business.

Thank you,

Kathey Moore

Sent from my iPhone

10/19/2017

Ms. Babs' Nursery School LLC Mail - Ms Babs' Nursery School



Joe Cafarella <joe@msbabs.com>

Ms Babs' Nursery School

1 message

Emilie Webb <Eagw2@comcast.net>
To: Kimberly.gray@richmondgov.com
Cc: Joe@msbabs.com, Chris.Hilbert@richmondgov.com

Mon, Oct 2, 2017 at 10:36 AM

My name is Emilie Webb of 2118. Hanover Ave. I do not have a problem with the expansion of the nursery school. This is an important service for working mothers. Thank you for your service to our community!

10/19/2017

Ms. Babs' Nursery School LLC Mail - Special Use Permit Application--Ms. Bab's Nursery School



Joe Cafarella <joe@msbabs.com>

Special Use Permit Application--Ms. Bab's Nursery School

1 message

Erin Waskom Barrineau <erin.waskom@gmail.com>

Tue, Oct 3, 2017 at 4:23 PM

To: Kimberly.gray@richmondgov.com, Chris.Hilbert@richmondgov.com, Cynthia.Newbille@richmondgov.com

Cc: Joe Cafarella <joe@msbabs.com>

To the Honorable Kimberly Gray, Chris Hilbert, and Cynthia Newbille:

My name is Erin Barrineau and I am writing to ask for your support for the special use permit for the Ms. Babs' Nursery School expansion at [2318 Grove Avenue](#) in the Fan.

I am a resident of Richmond and my 7-month-old son attends daycare at Ms. Babs' five days a week while my husband and I both work full-time. The care, service and sense of community my family has found at Ms. Babs' is unmatched by any other daycare/nursery school in Richmond, which I'm sure contributed to their being voted "Best Nursery School" and "Best Daycare" by Richmond Magazine earlier this year.

The proposed expansion will give the children at Ms. Babs' more room for play and learning by having more classroom space for the current students. Seeing the current facility and how nice and well cared for it is should give detractors confidence that the proposed expansion will be an asset to that block of Grove Ave and the surrounding area. The current Ms. Babs' building is one of the best cared for on the block. The owners are nothing if not engaged members of the community willing to work with any potentially concerned neighbors over the issues of parking, trash, etc.

The concerns brought by the Fan District Association have workable and practical solutions that should not prevent the approval of the special use permit. The city should be encouraging great local businesses like Ms. Babs' to expand, not making it more difficult for them.

I strongly feel we should encourage more businesses like Ms. Babs' to invest in our communities and city. Ms. Babs' is more than a business to me—it is a second home for my child. I hope you will support the expansion of a great local business that provides such an important service to Richmond families.

All Best,

Erin Barrineau

Erin Barrineau, AIA
443 223 3325



Ms. Babs' Nursery School
2319 Grove Ave
RVA
23220
804.353.5019

Dear Fan Resident,

My name is Joe Cafarella and I am the owner of Ms. Babs' Nursery School. This letter is to acknowledge Ms. Babs' Nursery School on 2319 Grove Avenue would like to expand its current nursery school across the street to 2318 Grove Avenue. We would be converting the current multi-family dwelling into Ms. Babs Annex, where roughly 12 to 15 toddlers (16 months up to 26 months) will have a classroom in a 1500 square foot complete downstairs. Upstairs 12-16 Pre-K (4 year olds, rising kindergarteners) kids will have a classroom. Both of these classes are already currently at the school and will simply move over from the current location at 2319 Grove Avenue. This gives us the opportunity to spread out more with out adding classes, giving us more room for our little ones to grow and enjoy their time at Ms. Babs.

This facility will operate from 730am to 6pm Monday through Friday and will have a loading zone where the prior handicap space was allotted from the previous owner. Many of you may know already but with our special use application we are fighting for a four way stop to be installed at the corner of Stafford Avenue and Grove Avenue. This will slow traffic and increase safety.

With this expansion of our school, our main priority is to spread out some from our currently full nursery school. We believe the space provided will give the specific ages a significantly better area to play and learn compared to our currently cramped space. We were voted Best Daycare in 2016 by Richmond Magazine, and we believe strongly that those who voted for us will be in support of the exciting new space. This expansion is good for not only our school, but for the entire neighborhood! We strive to continue to provide residents with reliable childcare close to home.

Good luck!!

By signing and returning this letter, you agree that Ms. Babs' Nursery School should be allowed to operate a daycare facility at 2318 Grove Ave. (please reply within 5 business days, self addressed envelope and stamp included, or you could just swing by and see me/drop it off in the box!)

If you would like to speak personally to the owner/admin of Ms. Babs Nursery School, please reach out to Mr. Joe Cafarella at 804-212-7507. Or just come by the school at 2319 Grove Ave.

Thank you very much for taking the time to read this letter, your response is appreciated,
Joe Cafarella

Joe Cafarella

name:
Julia B. Monroe
Julia Monroe

address:
2214 Grove Avenue



Ms. Babs' Nursery School
2319 Grove Ave
RVA
23220
804.353.5019

Dear Fan Resident,

My name is Joe Cafarella and I am the owner of Ms. Babs' Nursery School. This letter is to acknowledge Ms. Babs' Nursery School on 2319 Grove Avenue would like to expand its current nursery school across the street to 2318 Grove Avenue. We would be converting the current multi-family dwelling into Ms. Babs Annex, where roughly 12 to 15 toddlers (16 months up to 26 months) will have a classroom in a 1500 square foot complete downstairs. Upstairs 12-16 Pre-K (4 year olds, rising kindergarteners) kids will have a classroom. Both of these classes are already currently at the school and will simply move over from the current location at 2319 Grove Avenue. This gives us the opportunity to spread out more with out adding classes, giving us more room for our little ones to grow and enjoy their time at Ms. Babs.

This facility will operate from 730am to 6pm Monday through Friday and will have a loading zone where the prior handicap space was allotted from the previous owner. Many of you may know already but with our special use application we are fighting for a four way stop to be installed at the corner of Stafford Avenue and Grove Avenue. This will slow traffic and increase safety.

With this expansion of our school, our main priority is to spread out some from our currently full nursery school. We believe the space provided will give the specific ages a significantly better area to play and learn compared to our currently cramped space. We were voted Best Daycare in 2016 by Richmond Magazine, and we believe strongly that those who voted for us will be in support of the exciting new space. This expansion is good for not only our school, but for the entire neighborhood! We strive to continue to provide residents with reliable childcare close to home.

By signing and returning this letter, you agree that Ms. Babs' Nursery School should be allowed to operate a daycare facility at 2318 Grove Ave. (please reply within 5 business days, self addressed envelope and stamp included, or you could just swing by and see me/drop it off in the box!)

If you would like to speak personally to the owner/admin of Ms. Babs Nursery School, please reach out to Mr. Joe Cafarella at 804-212-7507. Or just come by the school at 2319 Grove Ave.

Thank you very much for taking the time to read this letter, your response is appreciated.
Joe Cafarella

name:
Sandy & Ray Throckmorton

address:
2317 Grove Ave.



Ms. Babs' Nursery School
2319 Grove Ave
RVA
23220
804.353.5019

Dear Fan Resident,

My name is Joe Cafarella and I am the owner of Ms. Babs' Nursery School. This letter is to acknowledge Ms. Babs' Nursery School on 2319 Grove Avenue would like to expand its current nursery school across the street to 2318 Grove Avenue. We would be converting the current multi-family dwelling into Ms. Babs Annex, where roughly 12 to 15 toddlers (16 months up to 26 months) will have a classroom in a 1500 square foot complete downstairs. Upstairs 12-16 Pre-K (4 year olds, rising kindergarteners) kids will have a classroom. Both of these classes are already currently at the school and will simply move over from the current location at 2319 Grove Avenue. This gives us the opportunity to spread out more with out adding classes, giving us more room for our little ones to grow and enjoy their time at Ms. Babs.

This facility will operate from 730am to 6pm Monday through Friday and will have a loading zone where the prior handicap space was allotted from the previous owner. Many of you may know already but with our special use application we are fighting for a four way stop to be installed at the corner of Stafford Avenue and Grove Avenue. This will slow traffic and increase safety. *By 4-way stop, how many stop signs? A light would possibly be not popular.* With this expansion of our school, our main priority is to spread out some from our currently full nursery school. We believe the space provided will give the specific ages a significantly better area to play and learn compared to our currently cramped space. We were voted Best Daycare in 2016 by Richmond Magazine, and we believe strongly that those who voted for us will be in support of the exciting new space. This expansion is good for not only our school, but for the entire neighborhood! We strive to continue to provide residents with reliable childcare close to home.

By signing and returning this letter, you agree that Ms. Babs' Nursery School should be allowed to operate a daycare facility at 2318 Grove Ave. (please reply within 5 business days, self addressed envelope and stamp included, or you could just swing by and see me/drop it off in the box!)

If you would like to speak personally to the owner/admin of Ms. Babs Nursery School, please reach out to Mr. Joe Cafarella at 804-212-7507. Or just come by the school at 2319 Grove Ave.

Thank you very much for taking the time to read this letter, your response is appreciated.

Joe Cafarella

name: *Erin Bra 99*

address: *2320 Grove*