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Richmond City Council  
City Hall  
900 E Broad Street  
Richmond, VA 23219

**RE: Objection to Special Use Permit Application for 3102 P Street**

Dear Members of the City Council,

I am writing as a concerned resident of Church Hill to respectfully but firmly express my opposition to the Special Use Permit (SUP) application for the proposed development at 3102 P Street. The request seeks to authorize the construction of a two-family detached dwelling (duplex) on a lot currently zoned R-6 Single-Family Attached Residential.

While duplexes may be allowed under the broader zoning designation, this particular project fails to meet several key feature requirements applicable to the property. Granting a SUP under these conditions would set a concerning precedent of bending essential regulations to accommodate a proposal that appears out of step with the character and current needs of our neighborhood.

Moreover, there is no demonstrated housing demand in the area that necessitates the construction of a two-family dwelling on this site. This proposal does not address a shortage, nor does it contribute meaningfully to long-term affordability or community growth. Instead, it appears to be motivated primarily by profit, with minimal regard for the impacts on current residents or the neighbourhood fabric.

A major concern among neighbors, including myself, is the strain this development would place on already limited street parking. A two-family home could reasonably introduce anywhere from two to six additional vehicles to a block where homeowners already struggle with availability. The city must take these quality-of-life issues into serious account when weighing SUP applications.

Although the proposed development is located near a public bus stop, proximity to transportation does not ensure that future residents will rely on public transit. In reality, car ownership remains high in the area, and it is unrealistic to assume that transit access will offset the impact on street parking. Any development that brings in multiple new units

must be evaluated based on realistic, observable usage patterns, not theoretical access to alternative transportation.

While this property is located near neighborhood nodes and falls within a mixed-use area, that context does not necessitate or justify the addition of a two-family duplex on this particular parcel. The immediate and surrounding blocks are characterized predominantly by single-family homes, and this proposal does not align with the existing residential form or the scale of the neighborhood. Inserting a duplex into this space would introduce a level of density that feels forced and inconsistent with the surrounding fabric.

Additionally, this two-family duplex does not contribute meaningfully to increasing appropriately zoned land near transportation nodes in a way that supports long-term economic development goals. Particularly as a rental property, it does not help retain, create, or attract employers, nor does it provide the kind of stable, integrated housing options that foster lasting community investment. Instead, it risks undermining efforts to build a balanced, future-focused urban environment.

It is also concerning from the nature and scale of the proposal that this property is being developed as a rental investment. If so, this is clearly intended to maximize income by squeezing in as many units and potential tenants as possible. This is not a project designed with community connectivity, neighborhood cohesion, or long-term investment in mind. Rather, it is a for-profit endeavor that risks undermining the very character and livability of the block.

We, the residents, would also like to understand how this project qualifies as thoughtfully designed new construction in a manner not otherwise assured by right. Specifically, how does this proposed duplex contribute to the comfort, connectivity, and long-term stability of home-owning residents who have invested in and helped shape this neighborhood? These are the kinds of questions that must be answered before any such permit is considered.

In sum, I urge the Council to deny the Special Use Permit for 3102 P Street. This development is inconsistent with the intent of the R-6 zoning district, unnecessary for meeting housing needs in the area, and detrimental to neighborhood stability and infrastructure. I respectfully ask that you prioritize the interests of existing residents and uphold the integrity of our community.

Thank you for your time and consideration.

Sincerely,  
**Jennifer Ward**