

My goal is not disruption. It is responsible, compliant use of property I own. I respectfully ask this Council to apply the rules fairly and consistently, grounded in evidence and facts, so that compliance—not fear or conjecture—guide this decision.

Lavender Hill operates as

1. **Office and Coworking Space** (that serves entrepreneurs remote workers.)
2. **Private Event Space** (to host meals and celebrations. To date only two events welcomed more than 100 guests, and only one featured a DJ.)
3. **Community Gathering Space** (to strengthen connection. To date only 2 events featured a live band and one featured a DJ.)

Respectfully, there is no just reason for Council to deny the Special Use Permit as originally submitted or in its current amended form. Lavender Hill is surrounded by commercial properties on three sides. An alley divides the commercial strip on West Broad Street from seven houses, three of which are within 100 feet of my property line. My property should not be expected to meet purely residential standards.

Councilman Breton continues to classify outdoor events at Lavender Hill as “an unusual exception in the context of close residential quarters” (March 20 email), although six outdoor event spaces operate in residential zones without obstruction:

1. Agecraft Hall w/ SUP (1st district)
2. Tuckahoe Woman’s Club (1st district)
3. The Branch House w/ SUP (2nd district)
4. 1000 Westover w/ SUP (5th district)
5. HQ (5th district)
6. The Overlook at Child Savers (7th district)

And these resident organized concert series are held regularly in residential zones:

- Porchella (3rd District)
- Music in the Park, Forest Hill Park (5th district with support from 4th district)
- Tiny Porch Concert Series (5th district)
- Bellwether Garage (7th district)

Neighbor Concerns have been heard and addressed

- Originally submitted in July 2024, the SUP application with 20 letters of support including one from the civic association and 17 Sauer’s Garden Households, included 125 event days per year with up to 150 people.
- In an effort to reach a middle ground with concerned neighbors, the management plan has been adjusted more than 10 times to reduce event frequency, capacity, and timing of amplified sound. I agreed to the amended ordinance in November 2025.
- More recently,
 - March 18 – I suggested a reduction in event days from 52 to 24 with parameters for self-reporting to PDR. On March 20 Breton stated this reduced offer was not substantial enough.
 - April 20 & 21 - Breton, his liason, council President, a consultant and I participated in 5 hours of conversation that I believed to be good faith negotiations. Together we discussed a tiered plan that reduced event days to no more than

- 20 per year with up to 50 people and a portable tabletop speaker,
 - and up to 10 per year with up to 100 people and amplified sound, (with those larger events deducting from the number of midsized events), and
 - Unlimited events with indoor capacity allowed to gather outside.
- May 1 – I was surprised to receive an email from RTD reporter asking about my plans to pay delinquent real estate taxes, violations of city code, and context to add to a story, just one minute prior to receiving an email from Councilman Breton explaining that
 - “there is not a path to outdoor amplified music in your application. ” because
 - “residents have recently discovered and shared a history of zoning violations and unpermitted activities, as well as significant tax delinquency on the property.” that prevents
 - “any reasonable expectation of entering into a secure covenant built on mutual trust.”

My trust in the process was shaken when Councilman Breton

- Repeatedly required that I submit documentation to refute neighbors claims that they were not required to support with evidence, and
- when he suggested that some neighborhood voices count more than others at a meeting on September 5, 2025, and again
- on March 20, 2026 when he explained that a “community sound plan” would only apply to my property, not all the properties in the Sauer’s Garden community, and that trust was completely shattered
- by the May 1st email where Breton stated “I can confidently tell you that your application will not be approved.” which suggesting that the decision had already been made and the efforts of this hearing are futile.

My actions throughout this process highlight a business owner navigating a city system that lacks a clear roadmap, trustworthy guidance, and support from city staff and elected officials, not a citizen operating with blatant disregard for the law. Any activity that occurred outside was conducted in direct reliance on the guidance received from city staff. It is inaccurate and unjust to characterize compliance with city staff direction as a pattern of disregard for the process.

ADDITIONAL FACTS

- Although there is no off-street parking requirement for a TOD-1 zone, I spoke with businesses adjacent to my property who granted permission for use of 45 off-street parking spaces.
- I spoke with a sound engineer and received a written suggestion for speaker purchase and placement to mitigate sound outside of my property line.
- Knowing that recording of an approved SUP would require payment, all real estate taxes were paid on May 4.
- I have not, in 5 years turned a ^{profit} while operating this property. The business model is built on low frequency, high cost outdoor event rentals to supplement the free access to community organizations and low cost membership for small business owners. Without this special use permit, I will be unable to operate Lavender Hill as I was divinely inspired and I’ll be forced to relocate or completely change my operations model to an area outside of my expertise.

Nadia Anderson, owner of Lavender Hill

Subject: Re: Lavender Hill SUP Update
Date: Saturday, May 2, 2026 at 11:16:11 AM Eastern Daylight Time
From: Nadia Anderson
To: Breton, Andrew S. - City Council
Attachments: image001[82].jpg, image002.jpg

Good morning Councilman Breton,

Thank you for your message and for the time you have invested in this process.

Since 2021, I have navigated a complex and often inconsistent process to obtain compliance for both office and event space usage. Multiple submissions, inspections, and meetings with city staff have frequently resulted in changing guidance, additional steps after prior requirements were completed, and unresolved questions about event limits, indoor/outdoor use, and certificate acceptance.

My actions throughout this process highlight a business owner navigating a city system that lacks a clear roadmap, trustworthy guidance, and support from city staff and elected officials, not a citizen operating with blatant disregard for the law.

I want to respectfully address several points in your message that require factual clarification.

Specifically regarding the referenced violations and unpermitted activities:

- The 2022 violation notice referenced a lack of Certificate of Occupancy (CO) and Certificate of Zoning Compliance (CZC). I was advised by city staff to apply for a change of use building permit and to submit documentation to correct errors on the CZC that I was issued. I have documentation of those communications. After completing those steps, I was of the understanding that I was in compliance and had obtained the necessary permits to operate.
- In 2024, I was advised by city staff to continue operating while my Special Use Permit (SUP) application was pending. I have documentation of that communication and it is summarized in the recording of the January 6 planning commission meeting. [Click here](#) and fast forward to 1:03:00 to hear the explanation from Kevin Vonck.
- Your email is the first communication that I received regarding a violation for hosting a Short Term Rental (AirBnb) without a license. I will take steps to remedy that immediately.

Any activity that occurred outside was conducted in direct reliance on the guidance received from city staff. It is inaccurate and unjust to characterize compliance with city staff direction as a pattern of disregard for the process.

I also want to reiterate that the ordinance applied to this property was written with conditions for restaurants, recreation facilities, and entertainment establishments. I do not operate any of those business types, and I believe the application of those conditions to my

property and operations warrants formal review as there are six other properties within the city that operate outdoor event spaces, three with an SUP and three without.

I remain committed to a fair process and respectfully ask that the record reflect the facts as outlined above.

Thanks,
Nadia



Nadia S. Anderson, CPA, CGMA, CWEP

Certified Public Accountant

Certified Global Management Accountant

Certified Wedding and Event Planner

[Visit AndersonMeansBusiness.com](http://AndersonMeansBusiness.com)

Email: nadia@andersonmeansbusiness.com

Instagram: [@meetnadiaanderson](https://www.instagram.com/meetnadiaanderson) | [@andersonmeansbusiness](https://www.instagram.com/andersonmeansbusiness)

Learn about our venue, [Lavender Hill](#) and event planning service, [Virginia Grace Event Management](#)



Office Hours

Tuesday - Thursday: 10am - 5pm

Friday: 10am - 1pm

Checking email at 4pm each day

Upcoming Out of Office

From: Breton, Andrew S. - City Council <Andrew.Breton@rva.gov>
Date: Friday, May 1, 2026 at 6:25 PM
To: Nadia Anderson <nadia@andersonmeansbusiness.com>
Subject: Lavender Hill SUP Update

Nadia,

I appreciated your efforts last week to find an arrangement that could solve the need for enforceable community agreement. Unfortunately, after more research into the subject I have found that it will not be feasible in this case. What this means is that there is not a path to outdoor amplified music in your application. And therefore, given the stark difference between the revenue needs of your business plan and the reasonable protections afforded to the adjacent residents, I believe we are back to a situation of being unable to find an agreeable application for you.

In terms of the community agreement route, the problems I've discovered are two-fold: First, the city itself does not offer any expirations or renewals on Special Use Permits, nor will it enforce any details in an outside agreement. The possibility of a side-agreement would require civil covenants and lawyers and a trusting agreement between private parties. Secondly, residents have recently discovered and shared a history of zoning violations and unpermitted activities, as well as significant tax delinquency on the property.

The items they have flagged, some of which I am still confirming with administration are:

- A zoning violation in 2022 laying out the lack of permit for outdoor assembly
- A known list of outdoor events since 2022 which presumably were not in compliance with zoning
- A zoning violation for hosting a Short Term Rental (AirBnb) without a license
- A rejected COO for an outdoor event in 2024 which presumably still occurred
- Several years of tax delinquency (attached)

While none of these is a reason to vilify anyone, they do prevent any reasonable expectation of entering into a secure covenant built on mutual trust.

May 11th is still your hearing date, and unfortunately, I can confidently tell you that your application will not be approved. I am sorry to have to give you this bad news after such a long process.

The Honorable Andrew Breton
1st District Councilor
Richmond West End & Museum District
RICHMOND CITY COUNCIL
804-646-5935 (desk)
804-357-2631 (mobile)
andrew.breton@rva.gov



NOV
American Legion
Auxiliary Virginia
Virginia American
Legion Headquarters

FRIENDS OF
Lavender Hill

Outdoor Event Stats

Year	Jun - Dec 2021	2022	2023	2024	2025	Jan - May 2026
Total Events Outdoors	3	4	4	4	2	0
w/ over 50 guests	1	1	0	1	1	0
w/ over 100 guests	0	1	0	1	0	0
Open to the general public	0	1	0	3	0	0

[experiencelavenderhill.com/friends](https://www.experiencelavenderhill.com/friends)



FRIENDS OF
Lavender Hill

Outdoor Event Stats

Year	Jun - Dec 2021	2022	2023	2024	2025	Jan - May 2026
Total Events Outdoors	3	4	4	4	2	0
Beginning at or after 6pm	1	0	0	3	0	0
Ending after 9pm	0	0	0	2	0	0
Ending after 10pm	0	0	0	0	0	0

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Monday, May 11, 2026 at 15:03:25 Eastern Daylight Time

Subject: RE: Account 202032587 - Payoff Quote - Real Estate delinquent taxes
Date: Monday, May 11, 2026 at 2:08:27 PM Eastern Daylight Time
From: Payoff Request
To: 'Nadia Anderson'
Attachments: ~WRD0001.jpg, image001.jpg, image002.jpg, image003.jpg, Lavendar Hill - RE tax pyts 2022 thru 2024.pdf

Per your requests, please see the attached for payment history receipts.

The tax, penalty, & interest will be remitted to the City of Richmond on 5/15/2026.

We cannot answer as to how long it takes for payment to be reflected/updated in the City's online payment portal.

I have, however, notified the City of Richmond that tax years 2022, 2023 & 2024 have been paid in full with our office.

Susan Magee
Litigation Specialist

NB NGUYEN | BALLATO

2201 Libbie Avenue | Richmond, Virginia 23230
804.716.5704 (Direct) | 804.788.7171 (Main) | 804.788.7676 (Facsimile)

Payoff Requests/judgment inquiries: payoff.request@nblawplc.com

Online payments: <https://www.nblawplc.com>

This is communication is an attempt to collect a debt and any information obtained will be used for that purpose. This electronic message contains information from Nguyen|Ballato that may be privileged, confidential or otherwise protected from disclosure. Such information is intended for the named addressee(s) only. If you are not the named addressee, then any disclosure, copying, publication, distribution or other use of the contents of this electronic message is strictly prohibited. If you have received this electronic message in error, then please notify us immediately and destroy the original message, any attachments, and all copies. Thank you.

From: Nadia Anderson <info@experiencelavenderhill.com>
Sent: Monday, May 11, 2026 8:30 AM
To: Payoff Request <payoff.request@nblawplc.com>
Subject: Re: Account 202032587 - Payoff Quote - Real Estate delinquent taxes

Good morning,