

December 2, 2021

BY ELECTRONIC DELIVERY

Mr. Matthew J. Ebinger, AICP
Principal Planner- Land Use Administration
Secretary to the Planning Commission
Department of Planning & Development Review
City of Richmond, VA
Email: Matthew.Ebinger@richmondgov.com

RE: Special Use Permit: 3415A Floyd Avenue (W0001596050)

Dear Mr. Ebinger:

I am the current owner of an owner occupied, single family residence located at 3431 Floyd Avenue, Richmond, VA 23221. It has come to my attention that In The Alley, LLC (Dante DeCapri) has filed with the Planning Commission an application for approval of his infill project on the interior of the 3400 block of Floyd and Elwood Avenues, commonly referred to as "Crenshaw Mews".

I wish to express my opposition to the approval of this request, as I strongly feel it will be detrimental to my property, as well as the existing properties in the 3400 block bounded by Floyd Avenue, Elwood Avenue, North Crenshaw Avenue and North Nansemond Street, for the following reasons:

1. The proposed structures are not in keeping with the architectural beauty and historic appeal of our neighborhood that so many of us love and enjoy immensely. In addition to negatively impacting the aesthetic enjoyment derived from our neighborhood, I feel that this will also have a negative impact on our property values.
2. Additional residential structures will create further strain on an already taxed infrastructure. Many of us have reduced water pressure due to outdated main water lines. This project would only create further problems.
3. We are already experiencing a strain on available street parking due to the high density of units resulting from smaller homes and multi-unit dwellings in this block. The subject property would increase the strain on available street parking. The plan calls for 4 surface parking spaces. The 7 additional spaces are in the basement with a small turning radii, making it impossible to use the basement for parking. With 9 bedrooms, there is the potential for 18 residents. It is very clear that this project will put a strain on available street parking on the streets surrounding the infill project.

4. The subject block already has a sufficient mix of single family and multi-family units, as well as a commercial property. Additional units are not needed to achieve the goals of the Master Plan Land Use Plan. The density of units per acre is already higher than the average density of units per acre of the neighborhoods in the Museum District. Approval of this project would only increase the overcrowding of the land of the subject block and further increase an undue concentration of population.
5. There is **NO PUBLIC STREET FRONTAGE** for the subject project. The outlets from North Crenshaw Avenue and North Nansemond Street, the only means to gain access to the subject property, are quite narrow, with areas unpaved and not well maintained by the city. It would be extremely difficult, if not impossible, for the City of Richmond Fire and Rescue to access the subject property in an expeditious manner as necessary in an emergency due to sharp turns and narrow outlets; thereby posing a safety hazard and threatening the entire block. Currently, the waste collection truck has to back into the very narrow and crooked alley. In addition, based on the information available, there are no additional fire hydrants proposed and the existing fire hydrant (1) on the subject block is too far from the subject property to be effective or to be easily accessed in the event of a fire.
6. The proposed subject project is nearby to the commercial project currently under construction on the western end of Carytown, known as "Carytown Exchange". It is a very large retail development that will have significant impacts on traffic flow in the area. The subject project would only add to the congestion and negative impact on traffic flow. The opening of Publix in this development is already causing the already limited water pressure to decrease. The subject project would cause even further decreases in water pressure.
7. The SUP calls for **ZERO setbacks** on two sides of the subject property and an elevated porch on the Floyd Avenue side. This infringes on the privacy of the current residences, blocks sunlight and is a detriment to the quality of living.

STANDARD OF REVIEW

In the cover letter attached to the application for the SUP, Mr. DeCapri's attorney, Mark Kronenthal, addressed the following factors relative to the approval thereof.

1. He states that the current surface parking and garage parcel has attracted nuisance. As an owner, with my residence very close to the subject, I have not experienced any nuisance related to the current property. It is well lit with a large amount of signage and heavily monitored by cameras. I do not feel that the proposed subject residences would add any value in that regard.

2. Mr. Kronenthal states that there will be an overall reduction in parking spaces, and accordingly traffic. As stated in point one of his STANDARD OF REVIEW comments, the parking is currently underused; in fact, by my observation, the parking is currently mostly empty; therefore, it is a contradiction to say that traffic will be reduced. Traffic in fact will be **increased significantly** when the proposed subject buildings are occupied and the parking spaces are used. Again, please note that the subject **does not front on a public street** and the outlets are very narrow, some areas unpaved and not well maintained.

Thank you for your consideration of my opposition to the approval of this SUP. As a proud and concerned resident of the City of Richmond, I feel that approval of the SUP for the infill project on the interior of the 3400 block of Floyd and Elwood Avenues, would not only be detrimental to our neighborhood for all of the reasons listed above; but in addition, an approval would encourage similar infill projects in the future throughout the city.

Should you have questions or concerns, I may be reached by phone at 434-632-4106 or by email at jackiekimberlin2011@gmail.com.

Sincerely,



Jackie Kimberlin

Copy:

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