

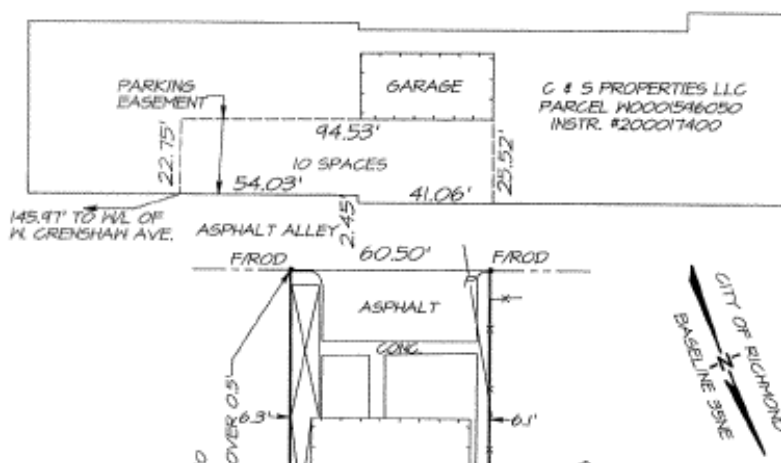
“Crenshaw Mews” Project: A Bad Fit For the Museum District

**Tom Williamson
3415 Floyd Avenue**

A parcel known as “3415A Floyd W0001596050” in the interior of 3400 block of Floyd/Ellwood Avenues, currently utilized for garages, storage and parking, has been proposed for a hyperdense infill project by its owner In The Alley, LLC. (“ITA”). The Project seeks to cram onto a small parcel 4 dwelling units with at least 9 bedrooms. ITA has applied for a Special Use Permit seeking exemption from the Zoning Ordinance restraints thwarting its ambition.

I am a contiguous neighbor of the proposed Project. My law practice, Williamson Law LC, is located at 3415 Floyd Avenue owned by 3415 Floyd LC of which I am the sole member. 3415 Floyd LC acquired a permanent exclusive 10 space parking easement from ITA’s predecessor in title, a business decision by ITA’s predecessor that sold off any viability of a development of the magnitude proposed.¹ Construction of the project without violating the easement would be daunting and the high density occupancy of the project would likely create

¹ The recorded plat (Book 12-22079) referenced in the Deed of Easement:

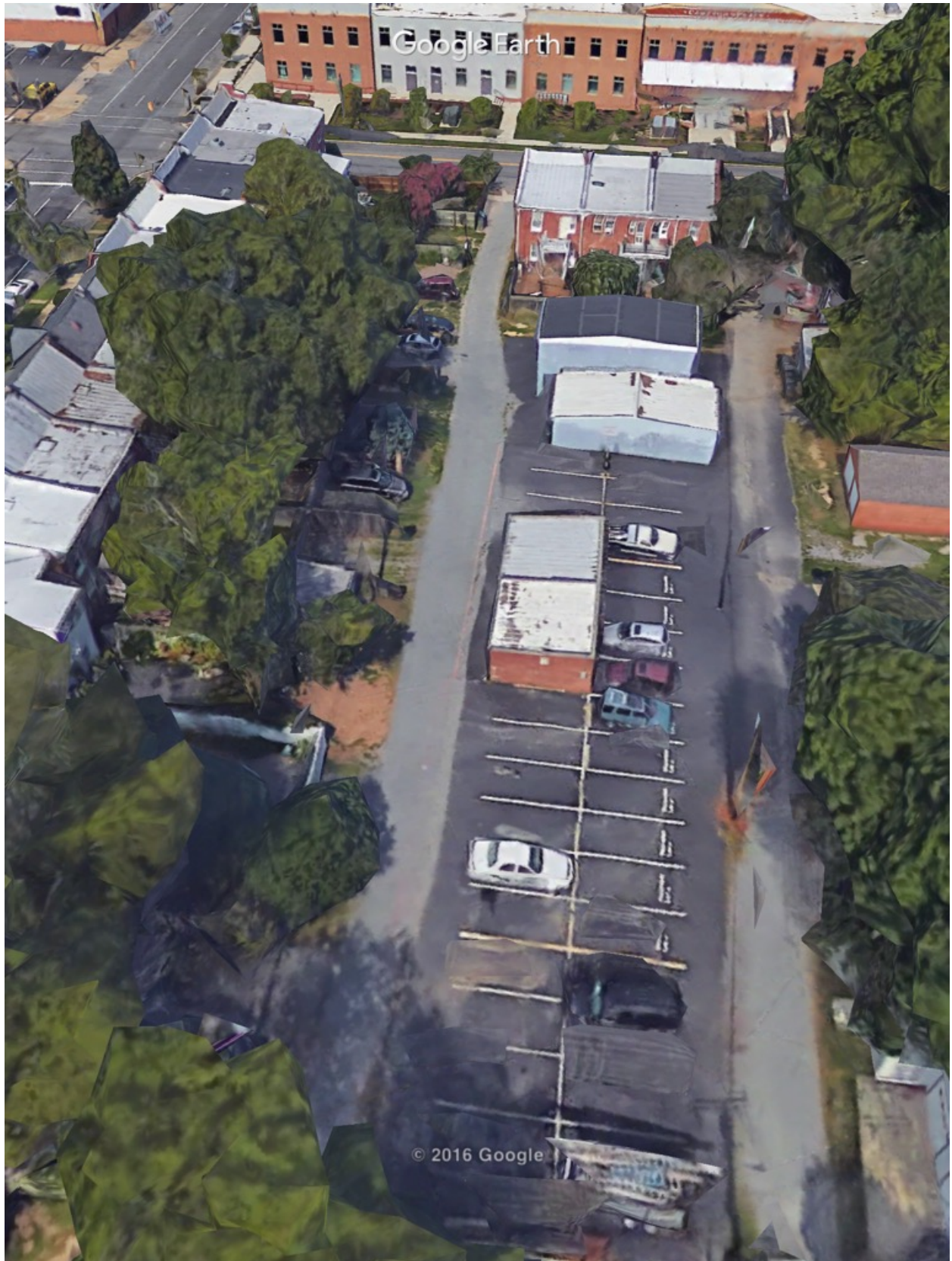


habitual violations of the right to exclusive use of the 10 parking spaces abutting against the proposed dwellings.

My opposition to the proposed projects extends beyond protecting my immediate property rights. If this Project became a reality, it would serve as a precedent for other hyperdense infill projects on interior parcels in the Museum District and for single family residence lot owners to seek permission to construct accessory dwelling units (“ADUs”) on their lots in a bid to generate extra income.

Lack of Suitability of 3415 Floyd A Site

The wide park like promenade in the ITA Submission rendering bears no resemblance to the reality on the ground. The alleys bounding the proposed buildings are rough, crooked and narrow passage ways. Below is the Google satellite view:



The Ellwood Alley Nansemond entrance is only 10 feet wide:



Although it does widen to 20 feet, the alley quickly constricts to 18 feet and snakes into a footpath leading eastward to Crenshaw Avenue:



The Floyd Alley is less tortuous but is constrained by my Parking Easement as well as utility poles. It becomes rough and unpaved as it moves eastward to Crenshaw Avenue:



Constructing the proposed buildings in this tight alley bound envelope raises questions of safety and infringement on the use and enjoyment of neighboring properties. Accompanying this Presentation is an Analysis dated August 14, 2020 authored by William (Bill) Loving, architect and Museum District resident, discussing the reasons why the proposed project is ill suited for the site. Appendix A.

The Project Violates the City Master Plan and Zoning Ordinance

The City of Richmond Master Plan calls for medium density Single Family dwellings at densities of 8 to 20 units per acre for the area encompassing the Project site. Master Plan 133, 231. Similarly, the site's R-6 Zoning Classification permitted use of single-family detached dwellings requiring 5,000 square feet lots, single-family attached dwellings not exceeding 10

dwelling units per acre, and two-family dwellings requiring lots of not less than 6,000 square feet. Zoning Code §§ 30-412.1, -412.4.

The density of the Project greatly exceeds the above requirements. The site Parcel, when my exclusive perpetual parking easement is subtracted,² consists of 6,993 square feet. Placement of 4 dwelling units on the Parcel creates a density of 25 units per acre. The 25 units per acre density also far exceeds the 16.3 units per acre density of the surrounding block.

Swallowing almost all of the parcel with its three buildings and providing miniscule or no setbacks, the Project violates the yard, setback, lot coverage and improved street frontage requirements mandated in an R-6 Single-Family Attached Residential District. Zoning Code §§ 30-412.4-412.6.

Onsite parking of the Project skirts regulatory requirements. ITA represents that 11 parking spaces will be provided. Four of these spaces would be located in the garage of Building A which has one dwelling unit with the remaining 7 spaces available for 3 dwelling units. Unlike most properties in R-6 no contiguous on street parking will be available to the parcel occupants. The proposed parking spaces running to the boundary line to achieve the minimum depth would be accessed from narrow two way alleys without adequate turning radii for ingress and egress. The width of the alleys falls short of the required two-way 23-25 feet aisle width for full-size ninety-degree parking spaces. Zoning Code § 30-710.3:1.

² The City has recognized my parking easement as an independent principal use (BZA Case 23-12).

Neighborhood Opposition

Fifty two owners and occupants of neighboring properties have signed a Petition opposing the application for a Special Use Permit. The below plat highlights in yellow the Petition signatory properties found at Appendix B:



Conclusion

With a density two and half times greater than permissible, the proposed Project transgresses the explicit purposes of our City's Zoning Ordinance.³ Simply siting the Project in an alley does not warrant ignoring the congestion, infringement on light and air, interference with access and increase in fire hazard it would bring to the neighborhood.

Siting the Project from edge to edge of two narrow twisted two-way alleys, one a vehicular dead end, calls for rigorous scrutiny not a wholesale waiver of the R-6 requirements. If the Project was proposed for a 7,000 square foot lot fronting on a Museum District two-way street of standard width with on street parking, access to hydrants and firefighting service, it would likely not be approved. An alley should not be a safe harbor for noncompliant housing.

³ **Sec. 30-100. Purpose.**

The purpose of this chapter is to adopt a comprehensive zoning plan designed to:

- (1) Lessen congestion in streets;
- (2) Secure safety from fire, flood, panic and other danger;
- (3) Promote health, sanitation and general welfare;
- (4) Provide for adequate light, air and convenience of access;
- (5) Prevent the overcrowding of land;
- (6) Avoid undue concentration of population;
- (7) Facilitate the creation of a convenient, attractive and harmonious community;
- (8) Protect against destruction of or encroachment upon historic areas;
- (9) Encourage economic development activities that provide desirable employment and enlarge the tax base; and
- (10) Expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements pursuant to and in accordance with the applicable sections of Code of Virginia, § 15.2-2280 et seq.

With an upgrade of the street and utility infrastructure, this 7,000 square foot parcel could support a safe and habitable “carriage house” apartment consistent with the traditions of the Museum District and provisions of the Zoning Ordinance. Four dwelling units is too much to ask of this modest parcel and its neighbors.

14 August 2020

Mr. Tom Williamson
3415 Floyd Avenue
Richmond, VA 23221
Via Email: tw@wllc.com

Re: **Crenshaw Mews**
Special Use Permit: 3415A Floyd Avenue (W0001596050)

Dear Mr. Williamson:

I have reviewed the proposed Crenshaw Mews development, the SUP plans, and the SUP Letter from Roth Jackson to Mr. Ebinger on behalf of the developer. I believe there are several misunderstandings of the zoning code within the documents.

The first paragraph of the letter to Mr. Ebinger states that the SUP would authorize construction of otherwise by-right residential buildings; however, a look at the Zoning Code contradicts this assertion:

1. Per zoning code single and two family dwellings are by definition situated on individual lots (see Zoning Illustrations of Selected Zoning Terminology - Illustration 9). The letter specifically notes that the three buildings will be placed on a one existing contiguous parcel.
2. Sec. 30-620.2 specifically denotes that in R-6 zoning more than one single family dwelling or two-family dwelling may not be erected on a single lot. In R-1 through R-5 zoning a second single dwelling in an accessory building is only allowed if the accessory building was previously occupied as a dwelling for domestic employees prior to the establishment of the zoning code; this exception does not exist for R-6.
3. The location of the parking provides further evidence that this is indeed a multifamily development. Even if the SUP were amended to try to split the lots, the four required parking spaces that would be required for single or duplex developments are located in front of one of the buildings designated as a single family residence, whereas true single family residences have the parking located on the same lot as the house.

Multiple residential buildings on a single parcel per zoning code are not single and two family residences, but instead are classified as a small multifamily development. If the developer were to choose to split the lot to qualify with Sec. 30-620.2, this lot, which does not have street access and already does not meet minimum lot size and setbacks, would need to be split into even smaller multiple parcels. Additionally, the parking would need to be redesigned to provide parking on the individual parcels.

The developer has stated that he is asking for a SUP to authorize construction of otherwise by-right residential buildings. If this were a street facing lot of proper size, these following options would exist for these dwellings to be constructed by-right in the city of Richmond:

1. To have these buildings considered single and two family dwellings, the lot would need to be divided into three lots, one for each single or two family home. At this point, the developer has not proposed splitting the property to qualify as single or two family dwellings.
2. If the lot were to remain as a single lot, as is proposed by the developer, it becomes a multifamily development (apartments or condos). However, this lot is in an R-6 zoning district which does not allow multifamily development.

Rather than a simple request to allow "construction within alleys with no public street frontage otherwise by-right residential buildings", the SUP requests that:

1. A Multifamily development be allowed in a single family zoning
or
2. Multiple single family houses be allowed on a single lot (an already non-conforming lot).

Approving either of these requests for this site will establish a precedent with vast unforeseen future implications for development in the city and in the Museum District.

Fire Safety:

Beyond the zoning issue, one of the most significant concerns with the proposed project involves life safety. While the Building Department will determine how to classify whether or not the Building Code occupancy classification will be considered multifamily or single/two family, it should be noted that the Building Code has been developed based on the relative fire risks of different occupancy classifications. The VRC (Virginia Residential Code), a lighter duty code which covers only single and two family dwellings, was developed due to the relative fire safety of homes sitting on individual lots with good access for fire personnel. Multifamily developments, due to the close clustering of residents, do not qualify to be constructed under the VRC but must instead be built in accordance with the VCC (Virginia Construction Code), a more rigorous code which requires fire sprinklers and greater fire ratings on the walls.

The developer is proposing that the building be constructed under the VRC, with no fire sprinklers. Fire access to these buildings is practically non-existent since a fire truck cannot turn into these alleys and no equipment can be brought to the scene. Only the fire hydrant at Nansemond & Floyd does not require crossing traffic with a fire hose. Building C is 355' from this hydrant. It is 575' to the far side of Building A. The difficulty in fighting a fire is not only a danger to the occupants of the proposed building, but it is also a significant danger to the other residents on the block.

Additional Issues: There are several practical challenges that are not addressed in the submission:

1. Parking: There are four parking spaces are shown that appear to be 9' wide by 17'-6" deep, accessed by a 20' alley, at total of 37'-6" in depth. Per Sec 30-710.3:1, minimum dimensions allow a 17'-6" long parking space when accessed by a 23' wide travel lane, 30'-6" in depth. While the city may allow the non-conforming travel lane, the overall space will need to match the 30'-6" depth, and the spaces will therefore should be 20'-6" deep. Also, per Sec. 30-710.1, Multifamily Dwellings with more than one main building are required to have 1.5 parking spaces for each unit with 2 or more bedrooms. In accordance with this zoning regulation, this development should have six (6) parking spaces.
2. Garage Access: Access to the proposed garages from the Ellwood Alley is tight at best. Along the alley are fences, parking spaces, trash cans and power poles. The new construction adds fences, trellis, trees and lighting bollards along the alley making it even tighter. Turning radii into these garages are much smaller than recommended, so backing into or out of these garages will be

extremely difficult, making it unlikely that these garages will be used for car storage. Parking will be at a premium.

3. Walkways: Between the four parking spaces and Building C there is only a small 2' wide walk against the building, which is inadequate and does not meet code. This walk provides the main entrance to Building C. No sidewalks are shown to the only entry door on the Crenshaw side of Building B and to the kitchen door in Building C. No walks are shown from the building entrances to the waste and recycle bins which are located along the Elwood Alley.
4. Alley Construction: The existing alleys are mostly unpaved and are not designed to provide primary entrance to a large residential project. The existing alleys from Crenshaw are very crude, steeply pitched, and one has a tight dogleg (this alley is virtually impassible). The "Crenshaw Alley" is currently grass and is not used for vehicular traffic; there is a large existing tree that encroaches on this alley. Trash cans that are currently stored in the alleys will need to be moved within the residents' yards to make the alleys even marginally accessible. Additionally, the existing alleys would need significant upgrades to make them appropriate for this development and would still be too narrow in portions. No alley improvements were noted in the proposal.
5. Existing Electric Utilities: The site plan does not show the existing electric poles and overhead wires, which have a significant impact on this site. As currently designed, an overhead power line that crosses over Building A must be relocated. Relocating this line, which feeds the houses along Ellwood, will be challenging since the pole and transformer are located on the corner of the property, limiting routing options without substantial reworking. Additionally, the existing electrical poles in the Ellwood Alley limit the maneuvering of vehicles.
6. Proposed Landscape: The Ellwood Alley is proposed to have (15) Virginia Junipers (aka red cedar), which will overwhelm this already tight space. The mature size of these trees is 30'- 65' tall with a 8'-25' spread. Smaller cultivars are available (but have not been specified) still grow 30' tall. A Cherry Tree is proposed at the corner of the Crenshaw and Floyd Alleys where an electric pole exists. According to the key, gray birch trees are proposed beside the neighbor's garage and beside the Crenshaw Alley - these appear to be a mistakes in the plans. The Landscape Plan does not appear to be thoroughly worked out and has a note saying that "equivalent" plants are acceptable, which means it is unclear what will be planted.

Standard of Review for Special Use Permits: Section 30-1050.1 notes six (6) conditions that must be met for approval of a Special Use. For it to be approved, the proposed SUP should not:

- 1) *Be detrimental to the safety, health, morals and general welfare of the community involved.*
In his letter the developer's attorney argues that empty lots may decrease the perception of safety. In the context of this lot, largely surrounded by single family homes, open space is valued and is not a detriment. The close clustering of residents onto this small lot will be detrimental to the general welfare of the surrounding residences.
- 2) *Tend to create congestion in streets, roads, alleys and other public ways and places in the areas involved.*
The development relies on a narrow alley system to support four dwelling units with (9) bedrooms, which will be a substantial increase in use and congestion of the existing alley system. The development only provides four surface parking spaces for a building that may house as many as eighteen adults (see 4) below). Due to the tight turning radii for entering the garages, it is likely that the garages will not be used if more convenient places to park are available. The rendering appears to show ample parking, but most of those spaces are reserved

by an existing parking easement for use by others. With the lack of surface parking available, illegally parking in these reserved spaces and along the alley will likely occur. This development will create congestion on the surrounding alleys

3) *Create hazards from fire, panic or other dangers*

The development creates an obvious and serious fire danger. As previously noted, a dense residential development such as this should have automatic fire sprinklers. Access by fire and rescue personnel is extremely limited. This development creates a fire hazard for the proposed residents and the existing neighboring houses.

4) *Tend to overcrowding of land and cause undue concentration of population*

These have been presented as two single family dwellings and a duplex; however, these are really apartments or condos per zoning and by design. Each bedroom in the apartments has space for a double bed and has an individual bathroom, so the complex is designed to accommodate up to eighteen (18) adults, crowded onto a very small parcel.

5) *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewerage disposal, transportation or other public requirements, conveniences and improvements*

At a minimum, these buildings need to have a sprinkler system installed, which requires a larger water connection than currently anticipated by the developer. A fire flow study is required to determine whether the existing nearby water lines are adequate. The increased water needs may adversely affect the water supplies in the area.

6) *Interfere with adequate light and air*

The proposed development attempts to squeeze up to eighteen persons in an area that is 7,115 square feet, which allows 395 SF per person. The design has very little open space, as opposed to the surrounding houses which have grassy back yards and open porches facing the street. The overdevelopment of this small site will certainly interfere with adequate light and air of the surrounding homes.

In Conclusion:

- The development proposed in SUP Submission creates substantial dangers and hardships on the neighboring properties.
- The development proposed in SUP Submission fails to meet the standards for approval set by the city.
- Perhaps most importantly, the SUP appears to be a deliberate attempt to circumvent zoning code by allowing new apartment construction in an R6 zoning district or multiple single/two family homes on a single lot. SUPs are generally designed to alleviate a hardship on the property owner for unique circumstances presented by the zoning code rather than to rewrite zoning code to accommodate the development desires of an individual property owner.

Sincerely,

A handwritten signature in black ink that reads "William Loving". The signature is written in a cursive, slightly slanted style.

William (Bill) Loving, Architect
WORLEY ASSOCIATES - ARCHITECTS

8/31/2020 Opposed



Properties Opposed to Infill Project



Petition in Opposition to 3400 Block Alley Project

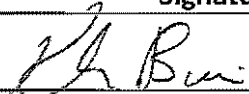
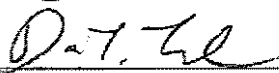
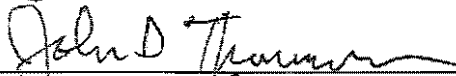
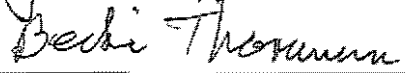
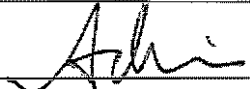
On July 28, 2020, Dante DeCapri filed a Special Use Permit to build three two story buildings in the alley between the 3400 block of Floyd and Ellwood Avenue.

The required Special Use Permit for the proposed development asks to exceed density requirements and if granted, would impact adversely the use, safety and lighting of surrounding neighbors. The increased density will also negatively affect parking for the surrounding residents.

The proposal calls for building up to the property line with little or no setbacks impeding access by city waste, fire and service vehicles in this narrow alley.

The interior of the 3400 block of Floyd/Ellwood Avenue is the wrong location for four dwelling units. Besides the impact noted above, it could set a precedent for future alley infill projects in the Museum District with a resulting destruction of the character of our neighborhood with overcrowding.

As a resident or owner of property who will be directly and adversely impacted, my signature below evidences my opposition to the proposed alley infill project.

Print Name	Signature	Address
KHUE BUI		3436 ELLWOOD AVE
DANA TEEL		3436 ELLWOOD AVE
John Thomasson		15 N HANSEMAN ST
Becki Thomasson		15 N HANSEMAN ST
Adam Houck		3436 ELLWOOD AVE

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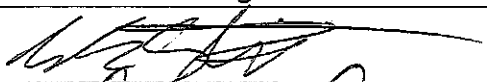
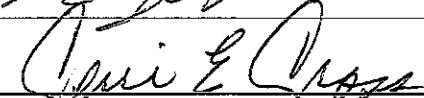

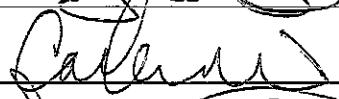
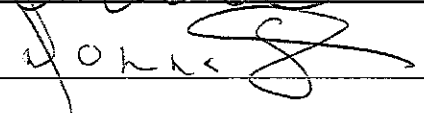
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Print Name	Signature	Address
Wes Shifflett		3407 Ellwood Ave
GERRI GROSS		3415 Ellwood Ave
JOAN STIES		3419 Ellwood Ave
CATHERINE HAM		3420 Ellwood Ave
Donna Shoopshire		3418 Ellwood Ave

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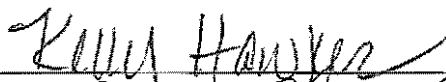
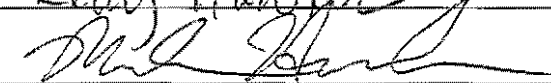
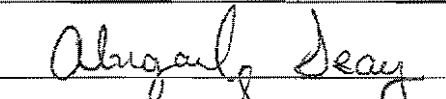
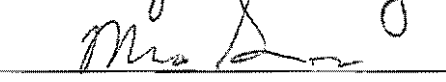
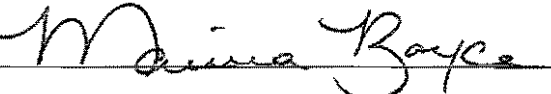
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Print Name	Signature	Address
Kelly Hawker		3424 Ellwood Ave Richmond, VA 23221
Mark Hawker		3424 Ellwood Avenue Richmond, VA 23221
Abigail Seay		3410 Ellwood Ave Richmond VA 23221
Matt Stough		3410 Ellwood Ave Richmond VA 23221
Marissa Bayce		3405 Ellwood Ave Richmond, VA 23221

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Print Name	Signature	Address
H. Scott Traynorham C & S Properties LLC	H. Scott Traynorham C & S Properties LLC	3411 Floyd Ave Rear 13 N Wansford Rear
Karen Heedley	[Signature]	3426 1/2 Ellwood Ave.
ELAINE H. KENNEDY	Elaine H. Kennedy	3416 Ellwood Ave
LINDA K. CROWDER	Linda K. Crowder EHR	3416 Ellwood Ave
Teri Dunnivant	[Signature]	3426 Ellwood Ave.

Petition in Opposition to 3400 Block Alley Project



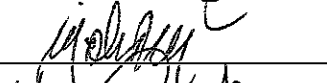

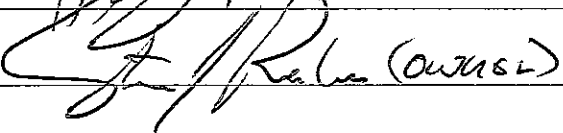
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Print Name	Signature	Address
Edward Kong		13 N Nansmond St Richmond, VA 23221
Amanda Kong		"
Anne Johnson		21 N. Nansmond St.
Honey Jones		19 N Nansmond St. Apt A
Steven Rubiz	 (owner)	17 N Nansmond St

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Print Name	Signature	Address
Kitt Robohn	Kitt Robohn	3414 Ellwood Ave
Ben Robohn	Ben Robohn	3414 Ellwood Ave
Kimber Wittebort	Kimber Wittebort	3406 Ellwood Ave
Brandon Ellis	Brandon Ellis	5 N. Grandview Ave
Kimberly Reiter	X	3426 Ellwood Ave

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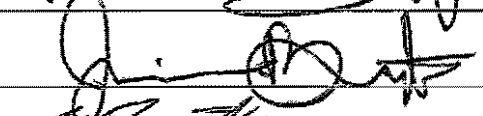
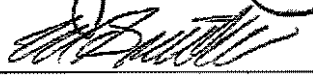

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Print Name	Signature	Address
ELIZABETH MOORHOUSE		3422 Ellwood Ave, RICHMOND, VIRGINIA, 23221
PATRICK BOYTEK		3400 ELLWOOD AVENUE RICHMOND, VA 23221
Joshua Boytek		3420 Ellwood Ave. RICHMOND VA 23221
Marston Smith		3432 Ellwood Ave Richmond VA 23221
Shannon Carr		3434 Ellwood Ave Richmond, VA 23221

Petition in Opposition to 3400 Block Alley Project

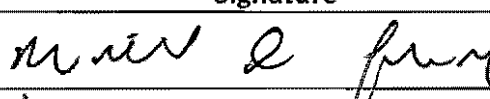
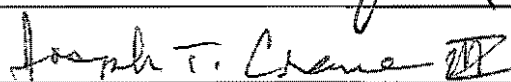
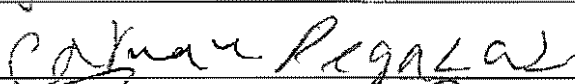

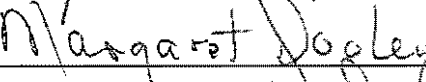
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Print Name	Signature	Address
Michael Fennell		5434 Ellwood Ave. Richmond, VA 23221
JOSEPH CRANE		3433 ELLWOOD AVE RICHMOND, VA 23221
Carmen Regalado		3435 - ELLWOOD P. 23221
Rachel Grace Anderson		3431 Ellwood Ave
Margaret Dogley		12 N. Crenshaw
	by Duke Shropshire	

Petition in Opposition to 3400 Block Alley Project

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Print Name	Signature	Address
T. Lang	T. Lang	3411 Ellwood Ave
Linda Whitney	Linda Whitney	3425 Ellwood Ave
Thomas W. Williamson Jr. 3415 Floyd Ave	Thomas W. Williamson Jr.	3415 Floyd Ave.

Petition in Opposition to 3400 Block Alley Project

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Print Name	Signature	Address
Robert Barrows	Robert Barrows	3400 Ellwood Ave
Mary Kyryk	Mary Kyryk by email	3404 Ellwood Ave
Steve Kyryk	Steve Kyryk by email	3404 Ellwood Ave

Petition in Opposition to 3400 Block Alley Project




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Print Name	Signature	Address
Dorothy Adele Nighman		3412 Ellwood Ave 23221
Katherine Kline	via email 	3422 Floyd Ave. 

Petition in Opposition to 3400 Block Alley Project

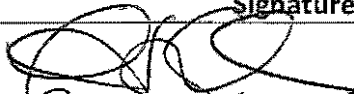
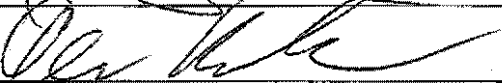
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Print Name	Signature	Address
Hannah Scheren		3429 Floyd Ave Richmond, VA 23221
Alex Budnik		→
Kyle Rasmussen	Kyle Rasmussen by JK	3433 Floyd Ave Richmond VA 23221
Sarah Rasmussen	Sarah Rasmussen by JK	3433 Floyd Ave Richmond VA 23221

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Print Name	Signature	Address
Mary Heather Parch	Mary Heather Parch	3428 Floyd Ave, 23221
SHANNON PARCH	Shannon Parch	3406 Floyd Ave, 23221
Glenn Telfer	Glenn Telfer	3414 Floyd Ave, 23221
Gina Romagnoli	Gina Romagnoli	3414 Floyd Ave 23221
Maria Vandegriff Ryland	Maria Vandegriff Ryland	3430 Floyd Ave, 23221

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Print Name	Signature	Address
Jacqueline E. Kimberlin	Jacqueline E. Kimberlin	3431 Floyd Ave. Richmond, VA 23221
MATTHEW DOWDY	Matthew Dowdy	3424 FLOYD AVE RICHMOND, VA 23221
Michele Osborne	Michele Osborne	3424 Floyd Ave Richmond, VA 23221
Jeff Wilson	Jeff Wilson	3432 Floyd Ave RICHMOND VA 23221
ANDREA WILSON	Andrea Wilson	3432 FLOYD AVE RICHMOND VA 23221

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Print Name	Signature	Address
ERIN HOUSHOLDER		3420 Floyd Ave, RVA, 23221

Petition in Opposition to 3400 Block Alley Project

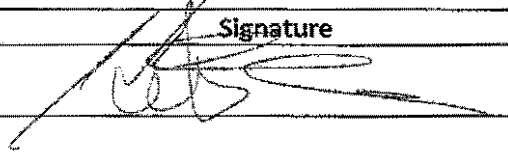
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Print Name	Signature	Address
Keith Phillips		3410 Ellwood Avenue

Petition in Opposition to 3400 Block Alley Project

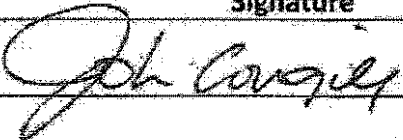
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Print Name	Signature	Address
John Congill		3400 Floyd Ave, RUA 23221

Petition in Opposition to 3400 Block Alley Project

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Print Name	Signature	Address
Joe Lenson		8 N. Ellwood Ave 23211

Petition in Opposition to 3400 Block Alley Project

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Print Name	Signature	Address
Molly Rowland		3417 FLOYD AVE
DAVID GUERRANT		3404 FLOYD AVE
RYAN INOCCO		3422 ELLWOOD AVENUE
Kate Birch		3408 ELLWOOD AVE
Carter Baum		3408 ELLWOOD AVE

kboyd1024@gmail.com
carter.baum@yahoo.com

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Print Name	Signature	Address
Rebecca Weinman		3402 Ellwood Ave
JOHN WINSTEAD		3402 ELLWOOD AVE
Sammy Barock		228 N 32nd Street

r2d4tt@virginia.edu

Petition in Opposition to 3400 Block Alley Project

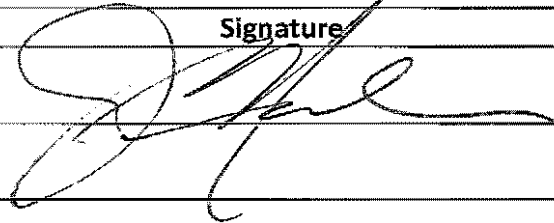
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Print Name	Signature	Address
Joe Michael		OWNER 19-21 N. Nansen monr st



Donna Shropshire <donna.shropshire@gmail.com>

Petition on Crenshaw Mews

2 messages

Sec0025 <crouchse@gmail.com>

Wed, Aug 26, 2020 at 12:07 PM

To: donna.shropshire@gmail.com

Donna,

This is Shelby Crouch of 3400 Ellwood Ave, Richmond, VA 23221. As we discussed this morning, there were changes made to the petition in relation to the construction of residences in the alley. I believe it is referred to as Crenshaw Mews.

I give my full permission to sign my name to the updated petition against the construction. I personally signed the original petition and understand the changes made.

Thank you for your assistance in this matter.

Shelby Crouch

3400 Ellwood Ave, Richmond, VA 23221

donna.shropshire@gmail.com <donna.shropshire@gmail.com>

Wed, Aug 26, 2020 at 12:16 PM

To: Sec0025 <crouchse@gmail.com>

Cc: Tom Williamson <tw@wllc.com>

Bcc: donna.shropshire@gmail.com

Thanks so much Shelby! Have a good day and be safe 😊

Sent from my iPhone

> On Aug 26, 2020, at 12:07 PM, Sec0025 <crouchse@gmail.com> wrote:

>

>

[Quoted text hidden]



3404 Ellwood
Donna Shropshire <donna.shropshire@gmail.com>

Approval to sign petition for Crenshaw Mews SUP on our behalf

2 messages

Mary Kyryk <grappagirl@outlook.com>
To: "donna.shropshire@gmail.com" <donna.shropshire@gmail.com>
Cc: "tw@wllc.com" <tw@wllc.com>

Wed, Aug 26, 2020 at 10:34 AM

Hi Donna,

Since we are out of town, Steve and I give you permission to sign the revised petition for the Crenshaw Mews SUP, understanding that the proposed property is 4 units instead of 5. Regardless of that, we still have the same concerns and opposition to the project.

Thanks,

-Mary & Steve Kyryk

Tom Williamson <tw@wllc.com>
To: Christina Mattice <christina@wllc.com>
Cc: "DONNA SHROPSHIRE (donna.shropshire@gmail.com)" <donna.shropshire@gmail.com>

Wed, Aug 26, 2020 at 10:35 AM

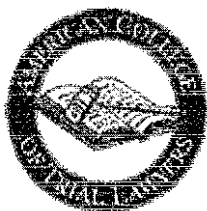
When we batch the signatures, we will include the email authorizations.

Thomas W. Williamson, Jr.
Williamson Law LC
3415 Floyd Avenue

Richmond, Va. 23221
www.wllc.com

Direct: 804 325 1123
Main: 804 288 1661
Fax: 804 282 1766
email: tw@wllc.com

Fellow, American College of Trial Lawyers



3422 Floyd

8/26/20, 2:07 PM



Donna Shropshire <donna.shropshire@gmail.com>

Petition Update

5 messages

Donna Shropshire <donna.shropshire@gmail.com>

Wed, Aug 26, 2020 at 1:02 PM

To: Kathryn Kline <kathrynkline@gmail.com>

Bcc: Jackie Kimberlin <jackiekimberlin2011@gmail.com>, Tom Williamson <tw@wllc.com>, Donna Shropshire <donna.shropshire@gmail.com>

Kathryn, there was a glitch on the original petition that stated there would be five units instead of four. Therefore, we're getting the petitions signed again. Would you be willing to respond to me giving me authority to sign your name on your behalf? Tom Williamson is meeting with the MDA zoning committee later today and we're trying to follow up with all the original signers.

Thanks so much and let me know if you have any questions.

Donna Shropshire
804-774-6206

Jackie Kimberlin <jackiekimberlin2011@gmail.com>

Wed, Aug 26, 2020 at 1:28 PM

To: Donna Shropshire <donna.shropshire@gmail.com>

Cc: Tom Williamson <tw@wllc.com>

Hi Donna,

I just dropped the new flyer in her mail shoot as well.

While out I picked up a new signature -
3420 Floyd
Erin Housholder

On Aug 26, 2020, at 1:03 PM, Donna Shropshire <donna.shropshire@gmail.com> wrote:

[Quoted text hidden]

Donna Shropshire <donna.shropshire@gmail.com>

Wed, Aug 26, 2020 at 1:49 PM

To: Jackie Kimberlin <jackiekimberlin2011@gmail.com>



[Quoted text hidden]

Kathryn Kline <kathrynkline@gmail.com>

Wed, Aug 26, 2020 at 1:55 PM

To: Donna Shropshire <donna.shropshire@gmail.com>

Hi Donna,

I give you permission to sign on my behalf.

Thanks

~Kathryn

[Quoted text hidden]

Donna Shropshire <donna.shropshire@gmail.com>

Wed, Aug 26, 2020 at 2:05 PM

To: Kathryn Kline <kathrynkline@gmail.com>

Thanks so much! Thanks to all of you, I've collected 61 signatures!

[Quoted text hidden]

From: [Tom Williamson](#)
To: [Christina Mattice](#)
Subject: FW: Dante De Capri's SUP
Date: Tuesday, September 1, 2020 9:09:51 AM

From: Tunie <tuniedooley@live.com>
Sent: Tuesday, September 1, 2020 9:04 AM
To: donna.shropshire@gmail.com
Cc: Tom Williamson <tw@wllc.com>
Subject: RE: Dante De Capri's SUP

Yes

Sent from [Mail](#) for Windows 10

From: donna.shropshire@gmail.com
Sent: Sunday, August 30, 2020 12:50 PM
To: [Tunie](#)
Subject: Fwd: Dante De Capri's SUP

From: Tom Williamson <tw@wllc.com>
Date: August 30, 2020 at 12:32:30 PM EDT
To: "donna.shropshire@gmail.com" <donna.shropshire@gmail.com>
Subject: RE: Dante De Capri's SUP

Donna,

Please email this to Tunie and ask her to reply with a simple yes:

I authorize Donna Shropshire to sign on my behalf the Petition In Opposition to 3400 Block Alley Infill Project.

Thanks, Tom

Thomas W. Williamson, Jr.
Williamson Law LC
3415 Floyd Avenue
Richmond, Va. 23221
www.wllc.com
Direct: 804 325 1123
Main: 804 288 1661
Fax: 804 282 1766

email: tw@wllc.com

Fellow, American College of Trial Lawyers



From: donna.shropshire@gmail.com <donna.shropshire@gmail.com>

Sent: Sunday, August 30, 2020 12:27 PM

To: Tom Williamson <tw@wllc.com>

Subject: Fwd: Dante De Capri's SUP

Sent from my iPhone

Begin forwarded message:

From: Tunie <tuniedooley@live.com>

Date: August 30, 2020 at 12:26:15 PM EDT

To: "donna.shropshire@gmail.com" <donna.shropshire@gmail.com>

Cc: Tunie <tuniedooley@live.com>

Subject: Dante De Capri's SUP

I, Margaret (Tunie) Dooley hereby grant Donna Shropshire authority to vote on my behalf in matters related to Dante De Capri's SUV.

Margaret Tunie Dooley
12 N. Crenshaw Ave.
Richmond, Va. 23221