

OPPOSITION TO SUP -126088-2023

CityClerksOffice@rva.gov

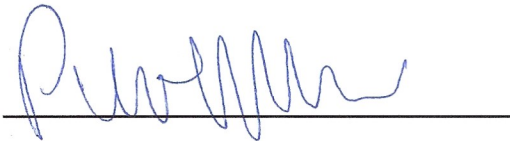
To Whom It May Concern.

I oppose SUP -126088-2023 relating to the the oversized, encroaching garage at **615 Maple Ave.**

Thank you.

614 Arlie St

Richmond, VA 23226



November 2, 2023

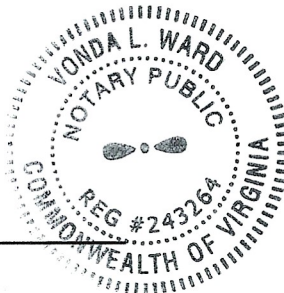
Paige Lester Pruett, Trustee

Paige Lester Pruett Revocable Trust

Notary:



City/County of Salem



From: [Susan Jones](#)
To: [City Clerk's Office](#)
Subject: 615 Maple Avenue - Garage
Date: Sunday, November 5, 2023 7:44:12 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom it May Concern: **I OPPOSE SUP- 126088-2023 related to the garage at 615 Maple.**

It appears that this garage violates zoning requirements for this area of the city. I live 5 minutes from this house and despise what this builder, CCR3, is doing to our formerly cohesive neighborhood of old, understated homes. He should be subject to the same rules that all citizens are and should NOT be given preferential treatment of any kind. Everything he builds is 100% out of character for the various neighborhoods he has invaded, and it is amazing that the city has granted approval to his "tear-down and destroy" approach.

I hope the city withdraws any and all approval for the garage at 615 Maple, as this builder will continue to ruin the west end of Richmond and disregard requirements that caring residents follow.

Thank you for your consideration.

Susan Jones

From: [Margaret Duke](#)
To: [City Clerk's Office](#)
Date: Sunday, November 5, 2023 1:13:08 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I oppose SUP 126088-2023 related to the garage at 615 Maple St. No special permit unless we can all ignore the codes.

Thank you for Pete ting long time home owners the staying power of the City.

Margaret Duke,LPC, CSAC

From: [Susan Jones](#)
To: [City Clerk's Office](#)
Subject: 615 Maple Avenue - Garage
Date: Sunday, November 5, 2023 7:44:12 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom it May Concern: **I OPPOSE SUP- 126088-2023 related to the garage at 615 Maple.**

It appears that this garage violates zoning requirements for this area of the city. I live 5 minutes from this house and despise what this builder, CCR3, is doing to our formerly cohesive neighborhood of old, understated homes. He should be subject to the same rules that all citizens are and should NOT be given preferential treatment of any kind. Everything he builds is 100% out of character for the various neighborhoods he has invaded, and it is amazing that the city has granted approval to his "tear-down and destroy" approach.

I hope the city withdraws any and all approval for the garage at 615 Maple, as this builder will continue to ruin the west end of Richmond and disregard requirements that caring residents follow.

Thank you for your consideration.

Susan Jones

From: have_faith_forever@yahoo.com
To: [City Clerk's Office](#)
Subject: OPPOSE SUP- 126088-2023 related to the garage at 615 Maple
Date: Sunday, November 5, 2023 10:48:55 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi, I OPPOSE SUP- [126088-2023](#) related to the garage at 615 Maple.

Why--

Pictures are below.

It is 2 FEET too close to the back property line (eliminating 33% of the rear setback) and 3 to 5 FEET too tall (so 25% to >40% taller than allowed in the area for an accessory structure).

The City should not make different rules for different lots, the parties asking for "forgiveness" for building something that could NOT have been permitted by the City, otherwise the rules mean nothing.

Thanks.

Anna Mooney

905 Parrish Street

Richmond, VA 23226

From: [Blair Nelsen](#)
To: [City Clerk's Office](#)
Subject: Oppose SUP 126088-2023
Date: Monday, November 6, 2023 8:19:57 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As a city resident, I oppose the above referenced Special Use Permit application. The builder failed to comply with the terms of the building permit and has exceeded the height allowable under Code, as well as failing to comply with setback requirements. Approving this application will invite future non-compliance and create a “better to ask forgiveness than permission” mindset among less than scrupulous builders. We are already dealing with the fallout of unlicensed Air BNBs—including one owned by a sitting council member—and cannot continue to turn a blind eye to noncompliance with permits or code.

Mr Blair Nelsen
Sent from my iPhone

From: [Mercer Taylor](#)
To: [City Clerk's Office](#)
Subject: I OPPOSE SUP- 126088-2023 related to the garage at 615 Maple.
Date: Monday, November 6, 2023 4:58:04 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Same goes for the two story garage proposed for 6426 Three Chopt Road.

Sent from my iPad

From: [Anne Pollard](#)
To: [City Clerk's Office](#)
Subject: I Oppose SUP 126088-2023
Date: Tuesday, November 7, 2023 10:01:04 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am a resident of Richmond who lives in the neighborhood where this SUP is being requested and I oppose SUP 126088-2023 related to the garage at 615 Maple. Simply put, the garage was built in violation of the issued permit and zoning requirements. The City should not get in the habit of making exceptions for homeowners or builders who knowingly violate building codes and permitting requirements, especially as these violations can have an adverse effect on established homes that border the properties in violation. Why would preferential treatment be given to those new to the neighborhood over established property owners?

Thank you.

From: [Paige Lester](#)
To: [City Clerk's Office](#); [Jr Paul Dorn](#); [Patrick Henry](#)
Cc: [Addison, Andreas D. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Opposition for SUP 126088-2023; 615 Maple Ave
Date: Tuesday, November 7, 2023 11:59:28 AM
Attachments: [city council summary- final.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please find attached opposition to SUP 126088-2023; 615 Maple Ave.

As you know, this item is on the City Council agenda for November 13, 2023 at 6pm.

This information supplements the information previously submitted by Mr. Paul Dorn, Jr. (612 Arlie Street) and myself (Paige Lester Pruett, 614 Arlie St).

It is our understanding that (1) all prior submissions that were made in connection with the Planning Commission have been, without further action by us, incorporated into the record for City Council; if we need to resubmit, please advise. and (2) there is an outstanding question that relates to the houses that are included within the 150' foot radius. We are awaiting a response on that. and (3) Please confirm the count of opposition letters you have received so far.

Thanks
Paige Lester Pruett
804 334 5299

VOTE “**NO**” TO SUP 126088-2023; 615 Maple Ave

While we appreciate that the City has asserted broad authority to issue special use permits, the facts demand that you **DENY SUP 126088-2023**---so VOTE NO!!!! Here are some of the reasons why you should vote “No!” in the best interest of your constituents and the City of Richmond:

Special Use Criteria are NOT Met

In order for a SUP to be granted, per Code Section 17.11(b), City Council must determine that the SUP will NOT cause *any* of certain determinantal effects. This proposed one **FAILS** on every relevant factor!!

SUP Requirement	Outcome	Explanation
not be detrimental to the safety, health, morals and general welfare of the community involved	FAILS	Detrimental to safety (fire code violations) and general welfare of the community (evidenced by at least 20 written objections and counting; more than 20% in the 150' area have provided written opposition).
will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved	FAILS	Creates tremendous congestion in the area involved. Impacts both 615 Maple and adjoining areas. See pictures.
will not create hazards from fire, panic or other dangers	FAILS	Both Garage and house have acknowledged fire code violations; outstanding for months; elevated the issue to the Richmond Fire Marshal and State Fire Marshal. Distance between House and Garage is wholly insufficient for a 2 car garage. Lack of turning radius/Unsafe turning radius out of Garage. Vehicles back up directly into pedestrian egress from House.
will not tend to overcrowding of land and cause an undue concentration of population	FAILS	Reference the pictures; extreme overcrowding of the land on 615 Maple. Tremendous crowding and negative impact to 612 and 614 Arlie as well as others.
will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements	NEUTRAL	This provision is not relevant.
will not interfere with adequate light and air	FAILS	It blocks natural light, and also causes impermissible light pollution because of the height of the structure, placement of the pedestrian egress, and placement of the light (which is on daily).

Massive Exceedances, Created Solely by Negligence and/or Intentional Conduct of 615 Maple

The Garage at 615 Maple knowingly and intentionally is and has been in violation of the law (and express permit requirements) as it encroaches into the rear setback by **TWO FEET---FEET** and exceeds the maximum height for structure located in the setback by **THREE TO FIVE FEET!!** The structure is so big (20x21) it spans half of the usable lot and negatively impacts both 612 Arlie and 614 Arlie. Center Creek, Baker Development and/or Homeowner, Kristina Bushey or their agents entirely caused the issue. Not only did they cause it, but they knew it, and we can only describe their actions after it happened as a multifaceted cover up. Their behavior cannot be permitted to go unchecked, much less be rewarded with a SUP. If you allow this type of malfeasance, you are sending a message the applicable law does not actually apply and people should simply do what they want.

There are many, many more reasons to vote “NO” (procedural arguments, equitable arguments and common sense arguments which are available in the record; this information incorporates the prior information and supplements it), but the bottom line is to oppose SUP126088-2023 (615 Maple Ave)!!! VOTE NO.

From: [Rachel Kirchman](#)
To: [City Clerk's Office](#)
Subject: 3500 Hanover-No thank you
Date: Wednesday, November 8, 2023 8:43:33 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I object to the proposal for the three story addition at 3500 Hanover.

This is ridiculous and impacts neighbors and the integrity of the neighborhood.

Thank you,

Rachel

From: [Norma Geddes](#)
To: [City Clerk's Office](#)
Subject: house project 3500 Hanover
Date: Wednesday, November 8, 2023 12:01:26 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

>
> I object to this project. It will spoil the views and be an eyesore on our beautiful street.
>
> We, the neighbors, were never consulted, as far as I know.
>
>
> Norma Geddes
>
> 3430 Hanover Ave

From: [Lisa Halle](#)
To: [City Clerk's Office](#)
Subject: SUP for 615 Maple
Date: Wednesday, November 8, 2023 2:53:33 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I oppose SUP-126088-2023 being submitted for 615 Maple Avenue. I don't care that the garage is already built. It is clearly outside of the parameters of what is permitted. How someone could allow such a structure to be built so close to the property line and higher than what is allowed is beyond me. This impacts everyone living in the city of Richmond, and surrounding houses in that area. The fact that this builder has built other properties and clearly knew what was permitted and built it anyway is not forgivable. This SUP should be denied. Failure to deny the SUP subjects the city to liability for not following the written code. The garage structure was built in direct violation of the issued permit and zoning requirements and should be torn down to adhere to what is required. It is dangerous to have a structure, especially a garage so close to the property line. There is zero reason to now approve this SUP.

Lisa Halle
owner of 5807 Guthrie Avenue

From: [Gina Alexander](#)
To: [City Clerk's Office](#)
Subject: 3500 Hanover Ave
Date: Wednesday, November 8, 2023 4:02:19 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am requesting that Andreas vote NO on the proposed changes to 3500 Hanover Ave. It is totally out of character for our neighborhood, and a desecration of those 3 lovely tudor homes. I can not be at the meeting on Monday as I have to work, but please vote NO!

Gina Alexander
318 Roseneath Road
804-869-6053

From: [Cate Fitt](#)
To: [City Clerk's Office](#)
Subject: Fwd: Not opposed to 3500 Hanover addition
Date: Wednesday, November 8, 2023 4:27:07 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Begin forwarded message:

From: "Brown, Whitney H. - City Council Office" <Whitney.Brown@rva.gov>
Date: November 8, 2023 at 3:58:48 PM EST
To: Cate Fitt <vadogwood@mac.com>
Cc: "Addison, Andreas D. - City Council" <Andreas.Addison@rva.gov>
Subject: Re: Not opposed to 3500 Hanover addition

Thank you Cate and I'm happy to hear that DSS was able to help your sister!

If you'd like this correspondence about the SUP to be part of public record, I will ask that you forward it to the Clerk's office as well.

CityClerksOffice@rva.gov

Thank you,

Whitney H. Brown (she/her)
1st District Council Liaison
Office of the Honorable Andreas D. Addison
RICHMOND CITY COUNCIL
900 E. Broad Street, Suite 305
Richmond, Virginia 23219
C: 804.221.3673
O: 804.646.5935
whitney.brown@rva.gov (email)

This message was sent from my iPhone. Please excuse any brevity and/or typos.

On Nov 8, 2023, at 3:23 PM, Cate Fitt <vadogwood@mac.com>
wrote:

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Andreas, you may be surprised to learn that I don't object to the planned addition to 3500 Hanover Avenue. Since I live at 3517 Hanover Ave, they are close neighbors and I can see the house from my front window. When its proximity to 3 story buildings at The Gallery and its half story basement, a 3 story addition doesn't seem outrageous. It's difficult to tell what materials will be used so I can't comment on that, although I think it is possible for 21st Century design to fit into the Museum District.

My objection to the development on Thompson between Grove and Hanover was its 6 stories and lack of much needed affordable units. I also thought the location of the pool was stupid because it will always be in shade except when the sun is directly overhead.

On a different topic, many thanks to you and Whitney for inciting action from the DSS on behalf of my sister. I received several apologetic phone calls and she has been approved for long term services.

All the best, your constituent,
Cate Fitt

*Justice will not be served until those who
are unaffected are as outraged as those who
are.*

From: [Myke Metzger](#)
To: [City Clerk's Office](#)
Subject: NO to 3500 Hanover
Date: Wednesday, November 8, 2023 4:42:36 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi there, to whom it may concern - this email is to petition/protest the proposed addition at 3500 Hanover. Richmond is a beautiful, charming, and historic place. Let's not continue destroying it.

From: [Paige Lester](#)
To: [City Clerk's Office](#)
Cc: [Brown, Whitney H. - City Council Office](#)
Subject: 615 Maple Opposition Letters -- SUP-126088-2023
Date: Wednesday, November 8, 2023 8:49:32 PM
Attachments: [606 Libbie.pdf](#)
[deconit 605 arlie.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi

Just wanted to make sure these opposition letters are in the record.

There will be separate emails as I got through and try to make sure everything is captured.

Thanks
Paige

OPPOSITION TO SUP – 126088-2023 related to 615 Maple Ave

To Whom It May Concern:

I/We live at the address below which is near 615 Maple Avenue and I/we **OPPOSE**
SUP– 126088-2023.

Reason for Opposition:

- ☒ The structure is both too wide (420 sq feet) to be that close to adjoining property lines.
- ☒ The structure is too tall to be that close to adjoining property lines (it is several feet above the City requirement of twelve feet to the midpoint), which blocks light and impairs the enjoyment of other homeowners.
- ☐ The structure is too large for an accessory structure that close to the property line; it throws off the harmony of the neighborhood.
- ☒ The homeowner/builders actions of building contrary to what was approved should not be rewarded.
- ☒ A SUP should not be granted for something that never could have been approved in the first place as is the case with this structure.
- ☐ All of the above
- ☐ Other:

Adresss:

1006 Libbie Ave



Signature

Elizabeth Bargatz

Name (Print)

Signature

Name (Print)

From:

Arlene DeConti

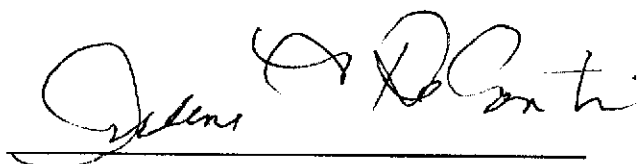
605 Arlic St

Richmond VA 23226

OPPOSITION TO SUP – 126088-2023 related to 615 Maple Ave

To Whom It May Concern:

The purpose of this letter is to OPPOSE SUP- 126088-2023 related to the oversized garage that was built too close to the rear property line and that is also too tall.



Signature

ARLENE E. DECONTI

Name (Print)

From: [Nickita Harrison](#)
To: [City Clerk's Office](#); ann-frances.lambert@richmond.gov; jmiyares@oag.state.va.us; cynthia.newbill@richmond.gov; kristen.nye@richmond.gov; reva.trammell@richmond.gov; levar.stoney@richmond.gov; stephanie.lynch@richmond.gov; Michael.jones@richmond.gov; Andrea.addison@richmond.gov; Ellen.robertson@richmond.gov; Laura.drewry@richmond.gov; [Jordan, Katherine - City Council](#); [Stokes, Kiya A. - City Council](#)
Cc: [Holeman Corey \(US Partners\)](#); [Courtney Holeman](#)
Subject: Letter of Opposition - Inclement Weather and Permanent Shelter (1900 Chamberlayne Avenue)
Date: Thursday, November 9, 2023 9:42:18 AM
Attachments: [McDonald's-Holeman Enterprises Opp Letter-1900 Chamberlayne Ave.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning,

On behalf of Corey and Courtney Holeman, please see attached for their official letter of opposition.

Respectfully submitted,

--

Nickita Harrison
Director of Community Engagement
nharrison@holemanenterprises.com
(703) 520-2809





8086 Elm Drive
Mechanicsville, VA 23111

*Impacted Restaurant Location:
2011 Chamberlayne Ave
Richmond, VA 23222*

**Re: Opposition to Ordinances 2023-321 & 2023-325 Inclement Weather and Permanent Shelter
at 1900 Chamberlayne Ave, Richmond VA**

Dear Richmond City Council Members,

We are writing this letter to voice our concern and opposition to the proposed Inclement Weather and Permanent Shelter to be operated at 1900 Chamberlayne Ave, Richmond, VA.

We've been the Franchisee Owners of the McDonald's restaurant located at 2011 Chamberlayne Avenue for the past 13 years, and believe that our restaurant is an integral part of the Chamberlayne Community. While we respect the City of Richmond's desire to create a permanent solution for our homeless population, we oppose the location of this shelter primarily for the reasons listed below:

- As a business that attracts a large portion of the transient population, we are concerned about the lack of a plan to support services to keep the residents of the new facility occupied during the day. Based on our past experiences, our organization is very concerned about an increase in loitering and the potential lounging of the residents in our facility. If there is a detailed plan to prevent excessive loitering, that plan has not been shared with the business community.
- The citizens and businesses have not had the proper time to voice concerns over this project.
- The Chamberlayne Industrial Center has presented many concerning facts regarding the procurement and zoning process surrounding this project. We are requesting that you respond and address those concerns before proceeding with this project.
- The size and scope of the facility may present an unfair burden on local businesses and residents. We kindly request support from the other jurisdictions within Richmond via the creation of additional shelters. Also, we've been informed that this will be the *only* operational homeless shelter in Richmond, VA as the others have or will be closing.

Again, we look forward to hearing how our expressed concerns along with those presented by other businesses and residents in the community will be addressed.

We appreciate you for listening to our perspective. Thanks for serving our community.

Regards,

A handwritten signature in black ink, appearing to be "Corey & Courtney Holeman", written over a horizontal line.

Corey & Courtney Holeman
Owner/Operator
(703) 895-3422
corey.holeman@partners.mcd.com

From: j.bendall@verizon.net
To: [City Clerk's Office](#)
Subject: Three story Addition on 3500 Hanover Ave
Date: Thursday, November 9, 2023 7:30:21 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Sir/Madam,

It has come to my attention that plans have been approved for a three story addition to 3500 Hanover Ave. We were never notified of the intent to add the structure and were never asked for feedback. I have lived in the Museum District for decades and strongly object to the addition for various reasons, one being that it compromises the character of the neighborhood. Please reconsider and delay approval of this project until the individuals being impacted can meet and discuss this further.

Sincerely,

Joan Bendall [Sent from the all new AOL app for iOS](#)

From: [Michael Isani](#)
To: [PDR Land Use Admin](#); [Watson, David F. - PDR](#); paige_lester@yahoo.com; [City Clerk's Office](#)
Subject: Re: Opposition to Special Use Permit for 615 Maple Avenue
Date: Thursday, November 9, 2023 7:32:15 PM
Attachments: [OppositiontoSUP-Isani.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Attaching a notarized version of my comments below. Thank you.

On Mon, Oct 16, 2023 at 8:48 AM Michael Isani <mfisani@gmail.com> wrote:

To the Richmond City Planning Commission,

I'm writing to oppose the special use permit that has been requested for 615 Maple Avenue. As a resident of Christopher Lane, it's exciting to see the development and transformation that is occurring in the Westwood neighborhood right now. However, it's disappointing to see some of that development not follow the zoning laws, and then try to ask for forgiveness afterwards.

I'm most worried about the precedent that an after the fact special use permit would set. As more and more of the houses in the neighborhood are knocked down to be completely replaced, what incentive does a homebuilder have to follow the rules? Should they just build and hope that no one notices, and if someone does notice, worst case they'll get a SUP after the fact?

I'm all for the growth and development as long as it follows the rules. If they wanted to build closer to the property line than ideal, then they should have applied for that special use permit before they built, waited to see what the neighborhood feedback was and what the city planning commission said, and then acted on it. To do it after the fact is completely disregarding the process and makes a mockery of our zoning process.

Please deny this special use permit to set a much needed precedent in a fast developing area. All developers should follow the rules and follow the process clearly laid out. Stay within the guidelines or apply for a permit BEFORE any building occurs.

Thank you,
Michael Isani
5816 Christopher Lane

To the Richmond City Planning Commission,

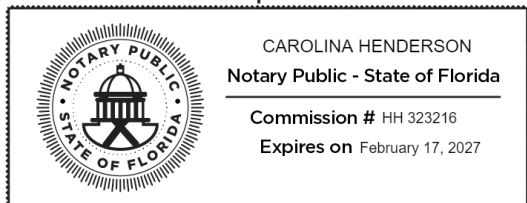
I'm writing to oppose the special use permit that has been requested for 615 Maple Avenue. As a resident of Christopher Lane, it's exciting to see the development and transformation that is occurring in the Westwood neighborhood right now. However, it's disappointing to see some of that development not follow the zoning laws, and then try to ask for forgiveness afterwards.

I'm most worried about the precedent that an after the fact special use permit would set. As more and more of the houses in the neighborhood are knocked down to be completely replaced, what incentive does a homebuilder have to follow the rules? Should they just build and hope that no one notices, and if someone does notice, worst case they'll get a SUP after the fact?

I'm all for the growth and development as long as it follows the rules. If they wanted to build closer to the property line than ideal, then they should have applied for that special use permit before they built, waited to see what the neighborhood feedback was and what the city planning commission said, and then acted on it. To do it after the fact is completely disregarding the process and makes a mockery of our zoning process.

Please deny this special use permit to set a much needed precedent in a fast developing area. All developers should follow the rules and follow the process clearly laid out. Stay within the guidelines or apply for a permit BEFORE any building occurs.

Thank you,
Michael Isani *Michael Isani*
5816 Christopher Lane



State of Florida

County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of online notarization,
this 11/09/2023 by Michael Isani.

Carolina Henderson

Carolina Henderson

___ Personally Known OR ☒ Produced Identification

Type of Identification Produced DRIVER LICENSE

From: [karen.hojnowski](#)
To: [City Clerk's Office](#)
Subject: 3500 Hanover Ave rezoning proposal
Date: Friday, November 10, 2023 7:49:06 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

I'm requesting that the city council **not approve** the proposed zoning change for 3500 Hanover Ave in the Museum District. The proposed, so-called in-law suite to be used to care for elderly parents is much too large for the neighborhood, the lot and its proposed usage (large 3-story addition). The current property is a mess as is, full of clutter making me wonder how the owner will manage additional space; this will not be an improvement.

An appropriately sized addition as would be expected to care for elderly parents would be reasonable--this is not it.

Karen Hojnowski
3423 Hanover Ave

From: [Nancy Parker](#)
To: [City Clerk's Office](#); [Addison, Andreas D. - City Council](#); [Jordan, Katherine - City Council](#); [ann-francis.lambert@rva.gov](#); [kristan.nye@rva.gov](#); [Lynch, Stephanie A. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Michael J. - City Council](#)
Subject: Special Use Permit 2023-319 (3500 Hanover Avenue)
Date: Friday, November 10, 2023 10:16:14 AM
Attachments: [letter to city council.docx](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning Council Members,

Attached is my letter opposing the proposed construction addition to the house at 3500 Hanover Avenue (Special Use Permit 2023-319). I also wrote a letter to the Dept of Planning & Development Review expressing my opposition when I first became aware of this issue. I would like my letter to be added to the record opposing the proposed addition. Thanks Nancy Parker

Curtis T. Parker, Jr.
3438 Hanover Avenue
Richmond, Virginia 23221

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

November 9, 2023

Attention: Andreas D. Anderson & City Council Members

I am writing again to oppose the request for granting a Special Use Permit for 3500 Hanover (ordinance No. 2023-319), which will allow the construction of a tall; massive structure to be built and attached to the existing single family dwelling eliminating almost the entire back yard. The finished height of this structure will be greater than the existing residences in this neighborhood. Allowing construction of this single family attached dwelling is not a good fit for this lot size. People purchased homes in this area because of the charm and appeal of existing small homes with a front and back yard.

Some consideration should be given to how *this* construction *impacts the* adjacent properties. For example, the family that recently purchased 3502 Hanover (which is attached to 3500 Hanover Ave.) will send their young child outside to play into a backyard only to see a tall wall when looking east and a 2 story apartment when looking north. Another issue is the fact that since the sun rises in the east the addition will prohibit any morning sun in the backyard.

Many nearby residents are opposed to this construction as evidenced by the Planning Commission meeting on November 6, 2023. A signed petition statement from a large number of residents in the 3300-3500 block Hanover Avenue and online posts on the Museum District's website reflects the opposition for this planned construction.

For numerous reasons (already on record from November 6 meeting), I feel that any addition to 3500 Hanover Avenue should be required to meet the current existing requirements with the R-48 District for yard depth on Nansemond Street. Granting a Special Use Permit would accommodate a single resident while disappointing many other current residents. Even if this construction aligns with the Richmond City 300 Master Plan it doesn't meet the R-48 District requirement for yard depth and therefore the Special Use Permit should be denied.

Sincerely,

Curtis T. Parker, Jr.

From: kiserha@aol.com
To: [City Clerk's Office](#)
Cc: [holly](#)
Subject: Oppose 3500 Hanover Ave construction
Date: Friday, November 10, 2023 11:18:15 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

As a resident of this beautiful historic neighborhood, I oppose the proposed blg. construction at 3500 Hanover Ave, Richmond, VA. This construction will damage the quaint historic nature of our area and ultimately reduce the value of our property.
Do NOT allow this project to go forward.
Thank you, H. Kiser

[Sent from AOL on Android](#)

From: [Paul Dorn, Jr](#)
To: [City Clerk's Office](#)
Cc: [Paige Lester](#); [Bentley Dorn](#); [Brown, Whitney H. - City Council Office](#)
Subject: Notarized opposition letter SUP 126088-2023
Date: Friday, November 10, 2023 2:51:04 PM
Attachments: [Scanned_20231110-1435.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please see attached signed and notarized opposition letter.

Thank you,
Paul and Bentley Dorn
612 Arlie St, Richmond, VA 23226

David Watson (David.watson@rva.gov)

Department of Planning and Development Review PDRLandUseAdmin@rva.gov

OPPOSITION TO SUP – 126088-2023 related to 615 Maple Ave

To Whom It May Concern:

The purpose of this letter is to OPPOSE SUP- 126088-2023 related to the garage at 615 Maple.

Paul L Dorn Jr

Signature

Paul L. Dorn Jr

Name (Print)

612 Arlie St. Richmond VA 23226

Address

Bentley Dorn

Signature

Bentley Dorn

Name (Print)

Cc: Paul Dorn, Jr. (dornpl@gmail.com)

Paige Pruett (paige.lester@yahoo.com)



County/City or Hanover
Commonwealth of Virginia
Subscribed and sworn to before me, in my presence,
this 10 day of November, 2023
by PAUL L. DORN JR & BENTLEY DORN
Deasya Coleman Notary Public
My commission expires 12-31-2027

From: [Charles Menges](#)
To: [Paige Lester](#); [City Clerk's Office](#); [Brown, Whitney H. - City Council Office](#); [Jr Paul Dorn](#); [Patrick Henry](#)
Cc: [Patricia \(Patty\) Merrill Esq. \(pm8792@gmail.com\)](#)
Subject: RE: SUP-126088-2023 (615 Maple Ave)--Opposition from WCA and Defective SUP Filing
Date: Friday, November 10, 2023 3:56:39 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Following up on Paige Lester's email below, I am sending this email as Vice President of the Westhampton Citizens Association (WCA) and as chair of the WCA Zoning and Land Use Committee. As Paige indicates and as the email below from Patty Merrill, WCA president also indicates, so long as there is neighborhood opposition to the proposed SUP for 615 Maple Avenue, WCA does not endorse or otherwise support the application for the SUP.

Charles L. Menges
804-363-5614
clmenges@outlook.com

From: Paige Lester <paige_lester@yahoo.com>
Sent: Friday, November 10, 2023 8:51 AM
To: City Clerk's Office <cityclerksoffice@rva.gov>; Whitney H. - City Council Office Brown <whitney.brown@rva.gov>; Jr Paul Dorn <dornpl@gmail.com>; Patrick Henry <pphenry@marrs-henry.com>; Charles Menges <clmenges@outlook.com>
Subject: Fw: SUP-126088-2023 (615 Maple Ave)--Opposition from WCA and Defective SUP Filing

Please see below relative to the position of Westhampton Citizens association that was previously provided on 9/28/23 to Mr. Watson, and I provided to Alyson Oliver after Planning Commission, based on my concerns as to how WCA's position was presented at Planning Commission (as well as how Baker Development represented the position of Mr. Dorn and I to WCA in order to try to obtain their support).

I have imposed upon WCA and asked them to reinforce/restate the position (which they may or may not have an opportunity to do before the deadline at 10am on Monday), BUT IF YOU GO TO THE BOTTOM OF THIS EMAIL, you will see WCA's position as provided originally and directly by Patty Merrill to Mark Baker and David Watson (well in advance of Planning Commission).

Thank you.

----- Forwarded Message -----

From: Paige Lester <paige_lester@yahoo.com>
To: Westhampton Citizens Association <contact@westhamptoncitizensassociation.com>; Andreas D. - City Council Addison <andreas.addison@rva.gov>; Whitney H. - City Council Office Brown <whitney.brown@rva.gov>; City Clerk's Office <cityclerksoffice@rva.gov>; PDR Zoning Administration <pdrzoningadministration@rva.gov>; Alyson E. - PDR Oliver <alyson.oliver@rva.gov>; neil.gibson@rva.gov <neil.gibson@rva.gov>; bonnie.ashley@rva.gov <bonnie.ashley@rva.gov>
Sent: Friday, October 27, 2023 at 10:09:58 AM EDT
Subject: SUP-126088-2023 (615 Maple Ave)--Opposition from WCA and Defective SUP Filing

Good morning:

Following the recent Planning Commission meeting, I wanted to make certain that the position of Westhampton Citizens Association is accurately reflected and our concerns are more fully appreciated.

As per the email *below* from WCA, which went to both Mr. Baker and Mr. Watson directly prior to the recent Planning Commission meeting, Westhampton Citizens Assoc **does not support the SUP at 615 Maple and will not support it unless/until the dispute with the neighbors is resolved.** @WCA/Patty --- please clarify if I am mischaracterizing WCA's response below. As the dispute has not been resolved, based on the below, any representation that the Association supports the SUP is FALSE.

While Mr. Dorn and I have offered 615 Maple parties the opportunity to resolve the dispute, they have chosen not to take the steps necessary to address our legitimate concerns (zoning violations, drainage, fire code and their conduct more generally). As should be unmistakably clear at this point, but so there is no understatement of this fact, there is tremendous opposition to the proposed SUP-126088-2023 for 615 Maple from neighbors---not just from Mr. Dorn and myself, but I believe the count is currently at 17 neighbors who have provided written opposition (in addition to/separate from the email below from WCA).

While Mr. Dorn was unable to be present at the meeting referenced (in the Baker Dev email below) because of a scheduling conflict, as was conveyed at the time, I believe it is fair to say that did not diminish his opposition. I want to be absolutely clear that our willingness to meet with Mr. Baker and his associate in no way represents, or should be implied to represent, support for the proposed SUP or a resolution of our well-founded concerns. In fact, I left the meeting with even more and greater concerns. Two important things came out of that meeting:

1. Mr. Baker acknowledged that the structure as it stands in the setback also violates the height limit (which is 12 feet to the midpoint) for something located in the rear setback. By Mr. Baker's own calculations, which were provided to the City, but not until a few weeks ago, the structure **exceeds** the height limit by three or five FEET depending on roof line used for the calculation.

On this basis, we believe that the original SUP request was **DEFECTIVE** as it did not

acknowledge the height violation --- and therefore did not request relief for the height exceedance and therefore did not request relief for all zoning violations, did not provide adequate notice of the issues to the public, and did not provide support relative to the height exceedance for the express criteria for the SUP. I would respectfully ask @Mr. Gibson to confirm whether or not the SUP application itself is defective, has been properly noticed, etc. If Mr. Gibson believes that the SUP application is complete, despite the material omission of the height violation, please provide the analysis/basis for the support so that we can adequately address it at the upcoming City Council meeting.

2 Additionally, that meeting with Mr. Baker and his associate led us to have even greater concerns about the conduct of the 615 Maple parties, in particular with respect to the information that was supplied to the City that was, in our view, misleading or false (and known to be so by the 615 Maple parties at the time it was submitted). Refer specifically to:

A. Site Plan that was submitted in connection with the Garage Permit in October 2022--Even though the Garage was already partially constructed (which is confirmed by the inspections completed by Mr. Queen as of the 10/26/22 upload/issuance of the stand alone garage permit) and already known (based on the parties own statements) to be impermissibly located in the rear setback, the Maple Parties submitted a Site Plan to the City in support of the stand alone Garage permit showing the garage as located in a compliant manner (instead of where it was actually located at the time of submission---which was the noncompliant location in the rear setback).

B. Survey that was submitted to obtain the CO on the house on/about November 15, 2022--In order to obtain the CO for the House, the Maple Parties were expressly required to submit an "as built" survey (both by the express language of the permit and the CO application). The Maple Parties submitted a (discretely) qualified, altered variation of the 11-14-22 survey, which omitted the dimensions of the Garage and its proximity to the property line---even though the garage was substantially complete, clearly encroaching, and known to be encroaching. The parties referred to it as a "future" garage on the altered survey and referred back to the "separate permit" which was obtained on the basis of the Site Plan described above. We can only believe that the City took the survey at the apparent face value. In our minds, not only was the "as built" requirement not met, but the altered survey can only be construed as an intentionally false statement that was made to get the CO on the House---the lengths that the Maple Parties were willing to go, as evidenced by this act alone, shows not only apparent culpability but arguably the belief/knowledge that if the City knew the Garage was encroaching, the CO on the House presumably would not have been granted.

We hope this provides some clarity.

Thanks
Paige Pruett

Begin forwarded message:

From: Patricia Merrill <pm8792@gmail.com>

Subject: Re: Update on SUPS within the Westhampton Citizens Association

Date: September 28, 2023 at 5:05:18 PM EDT

To: Alessandro Ragazzi <alessandro@bakerdevelopmentresources.com>

Cc: Charles Menges <clmenges@outlook.com>, Mark Baker
<markbaker@bakerdevelopmentresources.com>, "Watson, David F. - PDR" <David.Watson@rva.gov>

Allesandro:

We understand that the SUP request at 615 Maple Avenue continues to be in dispute from two property owners at the rear of the property. Until that dispute is resolved, we cannot express support for the SUP.

We do not oppose the Three Chopt SUP provided that the neighbors are in full support.

Many thanks, Patty

Patricia Merrill
pm8792@gmail.com

On Sep 28, 2023, at 2:35 PM, Alessandro Ragazzi <alessandro@bakerdevelopmentresources.com> wrote:

Good Afternoon Mr. Menges,

I hope you are doing well this afternoon. I just wanted to provide an update regarding two proposed SUPs at 6426 Three Chopt Road and 615 Maple Avenue within the Westhampton Citizens Association. Both of these SUPs were introduced by City Council on Monday and are scheduled to be heard at the Planning Commission on October 16th.

The SUP at 6426 Three Chopt would authorize the construction of a new accessory garage, which while a permitted use, would encroach into the front yard setback. We mailed letters to all property owners within 150' to inform them of the request and met on-site with the abutting neighbors to address their concerns. Those discussions were fruitful and the neighbors are not opposed to the proposal.

The SUP at 615 Maple Avenue would legitimize the encroachment of an existing accessory garage into the rear yard setback. We mailed letters to all property owners within 150' to inform them of the request. The abutting neighbor to the rear of the property expressed concerns and we've met with her in-person to discuss the details of the request.

Thank you for your time and please let me know if you or any other members of the WCA have any questions or concerns regarding either request. We're happy to discuss further.

Best,

Alessandro

--

Alessandro Ragazzi

Baker Development Resources

alessandro@bakerdevelopmentresources.com

(804)432-7892

From: [Patricia Maehr](#)
To: [City Clerk's Office](#)
Subject: 3rd floor expansion on Hanover Ave
Date: Friday, November 10, 2023 4:01:20 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I live on 3309 Stuart Ave....and have lived in the city of Richmond for over 20 years. I currently rent, but did own a home for over 10 years on Park Ave.

Everyday, we lose more and more of the character of this city. I am strongly opposed to the 3rd Floor expansion to a home on Hanover Ave. It will destroy the integrity of the neighborhood...block others view, be seriously unattractive. If they need extra space that is what moving is for...find a big place in the county.

I am tired of all these \$\$\$\$ condos and apts going up. St. Gertrude will only add more parking issues for Stewart Ave when that converts to apts/condos.

What makes Richmond neighborhoods great is their history and community spirit! Take a break on killing it.

Patricia Maehr
3309 Stewart Ave...Apt A
RVA. 23221

Please respond that this has been read!
pmaehr@gmail.com

From: [Amy Burman](#)
To: [Addison, Andreas D. - City Council](#); [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Nye, Kristen M. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); ellen.robinson@rva.gov; [Newbille, Cynthia I. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Michael J. - City Council](#); [City Clerk's Office](#)
Cc: [Brown, Whitney H. - City Council Office](#); svn.philipson@rva.gov; timothy.siverd@rva.gov; [Robins, Amy E. - City Council Office](#); [Floyd, Tavares M. - City Council](#); [Patterson, Samuel - City Council Office](#); [Wright, Kennon C. - City Council](#); [Stokes, Kiya A. - City Council](#); [Bishop, Richard K. - City Council Office](#)
Subject: Opposed to 3500 Hanover Avenue addition
Date: Friday, November 10, 2023 4:16:14 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Richmond City Council Members,

I am writing to oppose the proposed three-story addition to the residential property at 3500 Hanover Avenue. Here's why:

1. Infill of this type, without thought or regard for existing infrastructure, severely diminishes the character of the neighborhood, which is what entices people (taxpayers) to move and live here.
2. The addition will be the tallest single-family dwelling on the street, dwarfing the surrounding structures.
3. The addition will claim every available inch of space in a very small lot, with the building looming directly to the edge of the sidewalk.

Thank you for your consideration.

Respectfully,
Amy Burman
3415 Hanover Avenue
Richmond, VA 23221

From: [Geri Watkinson](#)
To: [City Clerk's Office](#)
Subject: 3500 Hanover Av
Date: Friday, November 10, 2023 4:38:18 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

This message comes to you from a resident who has lived on the 3400 block of Hanover Av in the Museum District. I raised all 4 children here and am a retired Richmond City schools after 45 years of service. I treasure this area of the city.

I love living in this beautiful part of the city and like all residents here, we all revere and treasure our historical homes and the architecture that is a part of our neighborhood.

This area is changing, much too quickly with the approvals that are being given to developers who are building here. City council representatives don't appear to care about character and historical value of homes anymore. And, I suppose it's all the \$\$\$ coming in. However, the taxes we pay, only go up, too - every year with no decrease or assistance.

I'm pleading with you and your constituents- to say "No" to the proposed addition that is to be added to the home at 3500 Hanover Av.

This 3 story addition, certainly won't blend in with the current homes here and it's façade definitely does add beauty or character, either. It has the look of a huge beach home or hotel (nothing like the age of homes currently built back in the 20's and early 30's). This is the age of most homes here.

We the residents, were not informed of this huge, monstrosity that is being proposed by the owner. She presented her plan as an addition to care for her aging parents. This doesn't sound truthful, because as most of us age, a first floor plan, would prove to be safer and easier to navigate. What is the real reason for wanting this large new space??

Does a 3 story addition sound reasonable to you or anyone else who has the duty of looking out for our city and it's future?

Additionally, the owner is single and her current home has 3 bedrooms. It's the same square footage as all homes in her block. Most folks would think this is good livable space for 3 persons.

The other thing you need to know is / the 3 story wall that will be a part of this new addition/ will be what the family next door would wake up to each day. They share an attached wall to her home. It will block all outside view to Nasemond Street and the trees, sidewalks and daily life of folks going about in the neighborhood. Would you want this to be your view? I believe this is a part of good, healthy daily living: to see all the beauty of the outside world and go out to enjoy it, if you so choose. I feel the parents, and their young son, who currently reside next door, deserve better with where they live. They just became home owners here last year, and are now heartbroken with seeing this proposal of building next door to them. They're worried and should be.

If you have a heart and do care, put yourself in these neighbors' place. Think—/ how would this affect you and your quality of life? Is 3 stories a necessity??? What impact would this be for you and your family?? Would this make a difference to your daily living?

Please, either vote "No" or ask about possibly reducing the addition to a lower height. Please, think of the beauty of the Museum District and the character it upholds. Help us, the citizens, try to save the integrity that our neighborhood gives us/ please stand up for us. Hear our voices and my plea to you and all other persons on the voting city council.

Thank you for reading this and giving this situation your help and assistance!

Sent from Gmail Mobile

From: cclasanta2019@gmail.com
To: [City Clerk's Office](#)
Subject: 3500 Hanover ave
Date: Saturday, November 11, 2023 12:16:55 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear City Council,

I am writing to request that the special use permit for 3500 Hanover Avenue be refused.

I recently learned of the construction proposal for 3500 Hanover Avenue and want to express my vehement opposition. I was not aware of this proposal and feel that the Community was under-informed and lacked advance notice and clarity around this issue.

Vote NO to the proposal at 3500 Hanover Ave.!

Truly,
Kari Owens-LaSanta

Truly,
Kari Owens-LaSanta

From: [Meghan Ochs](#)
To: [City Clerk's Office](#)
Subject: Letter in Opposition to the Construction Proposal for 3500 Hanover Avenue
Date: Saturday, November 11, 2023 3:47:07 PM
Attachments: [Letter in Opposition to the 3500 Hanover Ordinance .pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

I am writing to request that the special use permit for 3500 Hanover Avenue be refused.

I recently learned about the construction proposal for 3500 Hanover Avenue and want to express my vehement opposition to it.

I have read the argument for this proposed addition, and I find it severely lacking in its consideration of the effect it would have on neighboring community members.

I would like to focus in particular on the following declaration, which is used to support the proposed construction:

“A. Effect on Safety, Health, Morals and General Welfare of the Community.

The proposed changes will have a positive effect on the neighborhood by adding to the character of the street. Bringing the addition façade to the street and adding the decorative English Tutor detailing to the side and back of the house will create an appealing view as one moves Southwest on Nansemond Street. The cornice height and building height adhere to the West of Boulevard guidelines and, in this sense, it will have a positive effect on the neighborhood and property values.”

My argument is thus: **The proposed construction will in fact have a negative effect on the community by setting a precedent that aesthetics are more important than the mental health of its community members.** Through the elimination of direct sunlight, privacy, and access to natural scenery, the construction will devalue the quality of housing for the neighboring community member, and accordingly, have a detrimental effect on the community member’s mental health. The proposal fails to consider the mental health of the community member who will be directly impacted by it.

Please refer to the attached PDF to read the entirety of this letter.

Thank you for your time.

Sincerely,

Meghan Ochs, a proud member of the Richmond community.

To whom it may concern,

I am writing to request that the special use permit for 3500 Hanover Avenue be refused.

I recently learned about the construction proposal for 3500 Hanover Avenue and want to express my vehement opposition to it.

I have read the argument for this proposed addition, and I find it severely lacking in its consideration of the effect it would have on neighboring community members.

I would like to focus in particular on the following declaration, which is used to support the proposed construction:

“A. Effect on Safety, Health, Morals and General Welfare of the Community.

The proposed changes will have a positive effect on the neighborhood by adding to the character of the street. Bringing the addition façade to the street and adding the decorative English Tutor detailing to the side and back of the house will create an appealing view as one moves Southwest on Nansemond Street. The cornice height and building height adhere to the West of Boulevard guidelines and, in this sense, it will have a positive effect on the neighborhood and property values.”

My argument is thus: **The proposed construction will in fact have a negative effect on the community by setting a precedent that aesthetics are more important than the mental health of its community members.** Through the elimination of direct sunlight, privacy, and access to natural scenery, the construction will devalue the quality of housing for its neighboring community member, and accordingly, have a detrimental effect on the community member's mental health. The proposal fails to consider the mental health of the community member who will be directly impacted by it.

Mental Health and Our Community

The World Health Organization defines mental health as “a state of mental well-being that enables people to cope with the stresses of life, realize their abilities, learn well and work well, and contribute to their community” [1].

Mental health does not just refer to “an absence of mental disorder or disabilities” [1]. It also refers to mental health conditions, such as certain disorders and “psychosocial disabilities” and “other mental states associated with significant distress, impairment in functioning, or risk of self-harm” [1].

Depression, anxiety, stress: Most of us are aware of these kinds of mental health conditions. Many of us have either dealt with these conditions, or are currently trying to address them.

In 2021, The National Alliance of Mental Illness found that 1,115,000 adults in Virginia were experiencing a mental health condition [3]. According to data from The Virginia Department of Health's (VDH) Virginia Behavioral Risk Factor Surveillance System (BRFSS), there was a higher percentage of survey respondents who had a depressive disorder residing in the City of Richmond as compared to the state of Virginia [4].

These conditions are not to be taken lightly. Those with depression have “a 40% higher risk of developing cardiovascular and metabolic diseases than the general population” [7]. Additionally, “33.5% of U.S. adults with mental illness also experienced a substance use disorder in 2021” [7]. Suicide is also the second-leading cause of death among those aged 10-14 [7].

The Richmond community reported mental health as a “key area of concern” in 2016, after consensus from the Bon Secours Community Health Needs Assessment Survey and town hall meetings [4].

Mental health issues are acutely concerning to our community. Thankfully, we have the ability to address these concerns: the “quality” of mental health “can be protected or undermined throughout our lives” by certain conditions—one of which includes housing quality [2].

A Healthy, Happy Home

Research collected after the COVID-19 pandemic revealed that a healthy attachment to your home positively affects your mental health [6]. Having a place to call “home” offered relief from depression and anxiety, because “home” became a place of “refuge, security, and stability.” There was “a clear relationship between an individual’s attachment to their home and positive mental health” [6].

A bad relationship with one’s home can create mental health conditions, like depression. A systematic review of the relationship between living environments and depressive mood revealed that factors like poor housing quality and a lack of green areas “were more clearly related to depressive mood, even after adjustment for different individual characteristics” [5].

This review urged that **poor housing quality, including a lack of green areas, “should be taken into account during planning in order to prevent depressive mood”** [5].

Conversely, the systematic review found that factors like **aesthetics** and the walkability of the living environment **were inconsistent in their ability to prevent depressive moods** [5].

Research says that we can support the mental health of our community members by helping them maintain high-quality living environments. In other words, by helping them keep healthy, happy homes.

What makes a healthy, happy home? Three relevant factors are:

- I. Lighting
- II. Privacy
- III. Natural scenery

I argue that the proposed changes to 3500 Hanover Avenue will negatively impact these three factors—lighting, privacy, and natural scenery—impinging on the adjacent neighbor’s ability to maintain a healthy, happy home, and thereby maintain their mental health.

I. Lighting

When I discuss lighting, I’m referring to access to sunlight through windows, glass doors, or outdoor spaces. Lighting has also been referred to as “visual comfort” [8].

We create bonds with our homes when they provide us with certain experiences, such as feeling more “emotionally centered,” “restored,” and “emotionally regulated” [6].

A scoping review entitled “Can Homes Affect Well-Being?” relayed these findings concerning lighting in a home and its relationship with mental health outcomes:

- More windows in a room created overall better mental health, thanks to the ideal amount of daylight exposure and a “pleasant lighting quality” [8]
- A lack of windows and insufficient daylight exposure predicted negative mental health impacts [8]
- Adequate exposure to “bright, full-spectrum circadian light” during certain hours of the day—8 a.m. to 12 p.m.—had positive impacts on mental wellbeing [8]
- A lack of windows was correlated with higher levels of anxiety [8]
- Stress was negatively correlated with sufficient exposure to daylight “guaranteed by windows” [8]

Adequate lighting supports a person’s ability to maintain their mental wellbeing, particularly during times of stress.

Unfortunately, the proposed construction will block the sunlight currently facing the adjacent neighbor’s home. Please refer to this image:



Figure 1: A depiction of the proposed changes to 3500 Hanover.

The new changes will obstruct the eastern-facing portion of the adjacent neighbor's home. During the most crucial daylight hours for ideal exposure—8 a.m. through 12 p.m.—the adjacent neighbor's home will no longer have access to light. The new addition will completely block this light, leaving perhaps only a few hours of sunlight later in the afternoon before sunset, depending on the season.

As mentioned above, lighting can have a positive, or negative effect on a person's mental health. In this case, the insufficient access to daylight could lead to a significantly higher chance of the neighboring resident experiencing negative mental health conditions, such as depression and anxiety. It could also make it more difficult for the resident to manage any current mental health conditions they might already have.

II. Privacy

Privacy refers to a person's ability to be free from being observed or disturbed by other people [11].

For centuries, "the house has been understood as the core of private life, offering the prospect of family interaction and guaranteeing privacy for the individual" [10].

Our homes offer us a refuge from public life. They provide a space for us to decompress after long days at busy workplaces, or lengthy commutes on public transportation. The aforementioned COVID-19 study shared this point on privacy: "Having access to private spaces that are away from sources of stress, such as bedrooms or studies, may help facilitate experiences of psychological restoration" [6].

In a study of consumers currently experiencing mental health conditions, the study's participants considered privacy one of their top three values [12]. Additionally, participants in this study highlighted that having a private living space was "transformative" for their ability to heal from mental health conditions [12].

On the other hand, a lack of privacy lowers housing quality, creating a negative impact on a resident's overall mental health [8]. The freedom to be undisturbed or unobserved by your neighbor is a right that I think most homeowners would agree is crucial to their ability to feel happy at home. When this freedom is taken away, home no longer feels like a happy refuge to return to. Private spaces, such as bedrooms and backyards, lose their power as places of "psychological restoration" [6]. Thus, privacy is an important factor in creating a healthy, happy home.

With the proposed changes to Hanover Avenue, the privacy of the adjacent neighbor will be severely negatively affected. The new additions to the home will include windows with a direct line of sight into the adjacent neighbor's bedroom. Similarly, porches and additional windows will face the backyard, providing the residents of the new addition with a clear, downward-facing view of the neighbor's backyard. (Please refer to the image included in the previous section if a visualization is necessary.)

The neighboring resident will experience a severe infringement on their privacy while at home. This could negatively impact their ability to either manage mental health concerns or prevent conditions from occurring.

III. Natural Scenery

When I discuss natural scenery, I'm referring to both direct access to green spaces and views of nature.

Humans are a part of the natural world, and thus, we need to maintain a connection with it [13]. Access to nature while at home can provide this connection. In fact, simply looking out a window

at a natural landscape can be considered a “micro-restorative” experience, which may also “fence off frustration” and “boost enthusiasm” [14].

The previously mentioned scoping review on the connection between a person’s well-being and their home found significant relationships between access to natural views and mental health conditions:

- Increased anxiety symptoms were found as a result of not having a view of nature [8]
- Stress was “negatively correlated” with “availability of space for quiet contemplation, and meditation, and social aggregation” [8]
- Exposure to natural environments, including the presence of “green elements,” such as trees or grass, contributed to improved mental health [8]
- For those between the ages of 30-60, spending 20-25 minutes in natural environments also improved mental health [8]

Currently, the adjacent neighbor of the proposed construction has a full backyard, with a large fence, which provides enough room for its residents to perform physical activities outside and appreciate views of nature. However, the proposed changes in the Hanover Avenue special request will heavily detract from the adjacent neighbor’s backyard. There will be a three-foot setback from the edge of the neighbor’s property. The wall of the house appears to start three feet from the neighbor’s fence; thus, the new construction will reduce the green space altogether. Instead of an open green area, the backyard will shrink to appease the new construction.

Without the same access to these open, green spaces, the neighboring resident may face challenges to their mental health, particularly if the natural scenery currently offers a space of “quiet contemplation,” or provides much-needed stress reduction. As anxiety symptoms have been found to increase with a lack of a view of nature, the resident may also face new mental health conditions.

An Argument Against Aesthetics

The proposed changes are suggested to “add to the character of the street” and “create an appealing view.” Each of these aesthetic factors will supposedly support the overall safety, health, morals, and general welfare of the community.

To those simply passing by the new construction, the changes would probably appear “appealing,” thanks to a charming “English Tudor” style. And, as stated within the proposal, the changes would adhere to the “West of the Boulevard Design Overlay District Background and Design Guidelines,” whose goals are to “preserve the unique architectural fabric and character of this Historic District” [9].

I’m sure most of us take pride in the appearance of our community. Richmond is a beautiful place, with unique neighborhoods that reflect the history of its land, culture, and people. Many of

us enjoy driving by the historical homes that line Monument Avenue, for instance. When I first moved here, I would walk along well-worn pathways, charmed by the homes which proudly bore engraved signposts stating the years they had been built—1910, 1920, 1940. These structures conveyed the care and pride of their owners, who kept their homes' exteriors freshly painted, and let their lawns be claimed by ancient trees, and left messages of welcome that fluttered in the wind. I'm still often charmed by them.

But I would ask you to consider this: Which matters more to you, an attractive aesthetic, or the health of a person?

I have included evidence that suggests the aesthetic aims of the proposed changes would more than likely have a negative effect on the mental health of the community member most directly impacted by the construction. For who will be viewing this construction most often? The adjacent neighbor.

Would you be willing to sacrifice your own mental health in order to create an “appealing view?” A facade is only a facade; a home may look beautiful if you drive by it for a moment, but if you understood what was sacrificed in the name of said beauty, you might not find it so “appealing.”

The Richmond Promise Neighborhood (RPN) collaborative collected data from local residents in order to learn how to transform residents' communities in a positive way [15]. This is what residents shared when asked how they envisioned a “healthy and vibrant community:”

- plenty of places for kids to play, like playgrounds, and activities for them to engage in
- friendly, positive, and respectful neighbors;
- clean environment, with green spaces, gardens, and places to plant food;
- people connected with different kinds of resources, and good communication with service providers;
- a drug-free environment and good relationships with police;
- jobs and reliable transportation.

This list reflects what Richmond community members value. I believe they reflect a desire for all individual members to be seen, respected, and heard; to be given the right to a happy, healthy living environment—a happy, healthy home.

I return to the proposed argument that the construction will have a positive effect on the safety, health, morals, and general welfare of the community. I have argued that *it will not*. **The proposed construction will in fact have a negative effect on the community by setting a precedent that aesthetics are more important than the mental health of its community members. Due to the construction's negative impact on the neighboring home's lighting, privacy, and access to natural scenery, the neighboring community member will have a higher chance of experiencing mental health conditions.**

I know what it's like to not have a home that supports my mental health. To not have a safe place to claim as my own. To not only lack access to light and natural scenery, but to feel as if

my privacy could be interrupted at any moment. It is a way of living that creates instability, anxiety, and deep sadness. It is no way to live.

Your home should be your refuge.

If we want to support the community, it starts with supporting the mental health of our neighbors. I hope you feel the same. And if you do, I recommend voting NO to the proposal at 3500 Hanover Ave.

Sincerely,

Meghan Ochs, a proud member of the Richmond community

P.S. Please find attached a Works Cited page listing the resources used to support the contents of this letter.

Works Cited

1. "Mental Health." *World Health Organization*, 17 Jun. 2022, www.who.int/news-room/fact-sheets/detail/mental-health-strengthening-our-response. Accessed 10 Nov. 2023.
2. "What Is Mental Health?" *Medical News Today*, 29 Jul. 2022, www.medicalnewstoday.com/articles/154543. Accessed 10 Nov. 2023.
3. "Mental Health in Virginia." *National Alliance on Mental Illness*, 1 Feb. 2021, nami.org/NAMI/media/NAMI-Media/StateFactSheets/VirginiaStateFactSheet.pdf. Accessed 10 Nov. 2023.
4. "Community Health Assessment: Richmond City." *Virginia Department of Health*, 1 Aug. 2017, www.vdh.virginia.gov/content/uploads/sites/119/2017/09/RCHD-CHA-Aug-2017.pdf. Accessed 10 Nov. 2023.
5. "Living Environment and Its Relationship to Depressive Mood: A Systematic Review." *National Library of Medicine*, 6 Dec. 2017, pubmed.ncbi.nlm.nih.gov/29212385/. Accessed 10 Nov. 2023.
6. Meagher, Benjamin R., and Alyssa D. Cheadle. "Distant from Others, but Close to Home: The Relationship between Home Attachment and Mental Health during COVID-19." *Journal of Environmental Psychology*, vol. 72, no. 101516, 2020, [https://doi.org/December 2020](https://doi.org/December%2020). Accessed 10 Nov. 2023.
7. "Mental Health By the Numbers." *National Alliance on Mental Health*, 1 Apr. 2023, www.nami.org/mhstats. Accessed 10 Nov. 2023.
8. Riva, Alessia et al. "Can Homes Affect Well-Being? A Scoping Review among Housing Conditions, Indoor Environmental Quality, and Mental Health Outcomes." *International journal of environmental research and public health* vol. 19, 23 15975. 30 Nov. 2022, doi:10.3390/ijerph192315975. Accessed 10 Nov. 2023.
9. "City of Richmond, Virginia." *WEST OF THE BOULEVARD DESIGN OVERLAY DISTRICT BACKGROUND AND DESIGN GUIDELINES*, 9 Dec. 1996, www.rva.gov/sites/default/files/Planning/PDFDocuments/PlanningPreservation/UDC/West%20of%20the%20Boulevard%20Design%20Guidelines.pdf. Accessed 10 Nov. 2023.
10. de Macedo, P.F., Ornstein, S.W. & Elali, G.A. "Privacy and housing: research perspectives based on a systematic literature review." *J Hous and the Built Environ* vol. 37, 653–683. 18 March. 2022, <https://doi.org/10.1007/s10901-022-09939-z>. Accessed 10 Nov. 2023.
11. "Oxford Languages." *Oxford University Press*, 1 Jan. 2023, languages.oup.com/google-dictionary-en/. Accessed 10 Nov. 2023.

12. Fossey, Ellie, et al. "Housing and Support Narratives of People Experiencing Mental Health Issues: Making My Place, My Home." *Frontiers in Psychology*, vol. 10, no. 1664-0640, 2020, <https://doi.org/10.3389/fpsyg.2020.1664064> January 2020. Accessed 10 Nov. 2023.
13. Colino, Stacey. "Bringing Nature inside Can Improve Your Health. Here'S How to Do It." *The Washington Post*, 2 Jun. 2023, www.washingtonpost.com/home/2023/06/02/how-to-outdoors-nature-home/. Accessed 10 Nov. 2023.
14. Korpela , Kalevi , et al. "Nature at Home and at Work: Naturally Good? Links between Window Views, Indoor Plants, Outdoor Activities and Employee Well-being over One Year." *Landscape and Urban Planning*, vol. 160, 2017, pp. 38-47, <https://doi.org/10.1016/j.landurbplan.2017.04.011> April 2017. Accessed 10 Nov. 2023.
15. Moore, Sara, Andrea Robles and Emily Zimmerman. 2012. Richmond Promise Neighborhood Community Needs Assessment. Fairfax, VA: George Mason University Center for Social Science Research. https://societyhealth.vcu.edu/media/society-health/pdf/RPN_Community_Needs_Assessment.pdf. Accessed 10 Nov. 2023.

From: [Bill Diederich](#)
To: [City Clerk's Office](#)
Subject: Oversized addition at Hanover and Nansemond ave.s in the city.
Date: Saturday, November 11, 2023 4:25:22 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Just say no. Someone needs to look after the character and beauty that the museum district offers. Bill Diederich 3320 Kensington Ave.

From: [Paige Lester](#)
To: [City Clerk's Office](#)
Subject: Fw: 615 Maple -- SUP 126088-2023-- Fire Code Violation Letter
Date: Sunday, November 12, 2023 9:02:35 AM
Attachments: [Firemarshal Letter.pdf](#)
[Supplement to October 24.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please see attached. We wanted to be sure that this correspondence, outlining the fire code violations at 615 Maple, are in the City Council file.

Thank you.

Paige Lester Pruett
804 334 5299



October 24, 2023

Richmond Fire Marshal

201 E Franklin Street

Richmond Va. 23219. Fax 804-646-7465.

Re: Fire Code Violations at 615 Maple Ave

Dear Sir:

We are writing to you because of a concern with fire code violations at 615 Maple Ave, Richmond, VA 23226 ("615 Maple"). 615 Maple is a tear down/new construction of a house ("House") and detached garage ("Garage"). Center Creek Homebuilders (or one of its affiliates) ("Center Creek") is the builder and Kristina Bushey, the owner ("Bushey"). We are concerned about issues with both the House and Garage. We have raised the issues before, but they have gone unaddressed (to our knowledge). We are also concerned that, only through our diligence over other matters, were these issues even identified. For simplicity, we will break this into a discussion for each structure.

House

The House was constructed with a gas fireplace on the side (see pictures). The fireplace goes into the side yard by approximately 2 feet. It is not a brick chimney—it is encased in siding. In asking about the encroachment of the fireplace into the side yard (which individuals at the City deemed a "chimney" and therefore permissible) and how the area would be counted for coverage purposes, we believed that it came to everyone's attention that the siding around the fireplace was not properly fire rated (meaning that it was missed by Center Creek in construction and by the City in the inspection process (CO was on or about November 16, 2022). The issue came to light in early 2023.



We expected that the issue would have been rectified long ago. However, in a meeting in mid-September¹ (approximately 7-8 months after the initial concern was raised), we learned that that the fire code violations potentially had not been rectified on the House or the Garage (the Garage is a bit more complicated as we describe below). We followed up with who we thought was the right contact the City (Mr. Drummond). After a few weeks, we received a response which seemed to confirm that fire code violations were still outstanding, but that a notice would be issued. The response also made us believe we have misunderstood Mr. Drummond's role. We did not receive any explanation of why the violation persisted for so long, if a prior notice was issued, etc.

Garage

The Garage is a bit more complicated. The plans submitted to the City and approved for the Garage would have had it 6.1' from the rear property line. However, from early in the process², Center Creek/Bushey placed the Garage only 4.1' (for the foundation) from the rear property line. (See pictures below—note that the fence closest to the Garage represents the 615 Maple property line) Again, the siding materials were not properly fire rated and this issue was not identified by Center Creek during planning/construction or the City in the final inspection process³.

We appreciate that Center Creek and Bushey are facing a potential requirement to tear down the Garage (because of the zoning violations and associated actions), which presumably makes them hesitant to correct the violation. However, Bushey continues to use the Garage (e.g., at a minimum, the exterior light is left on regularly into the night/overnight). Even if it is reasonable to not correct the issue (though we are not conceding that), it is inconceivable that Bushey is permitted to use the Garage (right next to fences and trees) despite the known fire code violation identified and

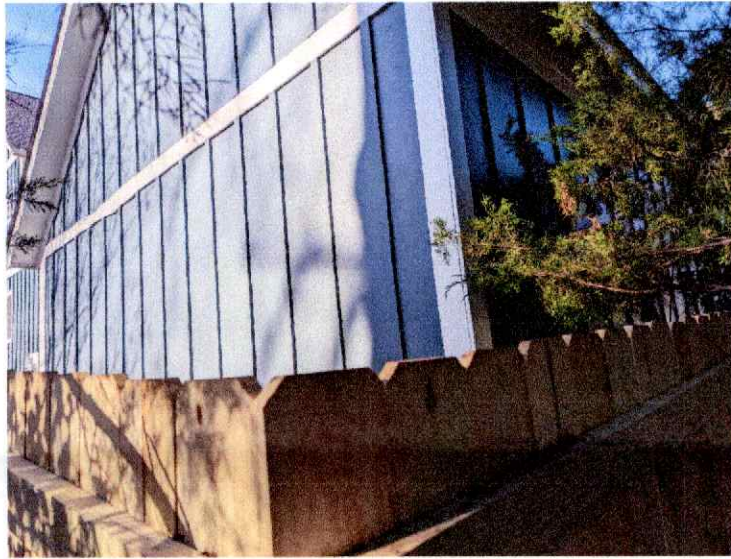


acknowledged approximately 7-8 months ago.

¹ The meeting was actually with a consultant, Mark Baker of Baker Development, that has been assisting Bushey/Center Creek.

² There is a tremendous amount of factual complexity as to how Center Creek and Bushey constructed the Garage to completion in violation of the rear setback and height limits, but that is not relevant. What is relevant, is that from early on, the parties knew the actual location of the Garage therefore knew or should have known of the fire rating requirements.

³ The Garage initially passed final inspection and Bushey began using the Garage on or about January 26, 2023; thereafter, apparently in connection with the SUP application, the City adjusted the completion status of the Garage in the portal, but Bushey has continued to use the Garage—specifically including leaving the exterior Garage lights on all night basically every night.




We are contacting you in hopes you are the right person to make sure that this issue has visibility to ensure that violations are policed, the danger to the neighbors (be it ourselves or others) eliminated, and greater awareness (the builder level) and review (at the City level) of these issues to prevent recurrence of this type of issue. These issues have been outstanding for a long time, and frankly, neither the House nor the Garage should have been occupied with these fire code violations. We want to raise awareness to make sure the current issue is promptly fixed and future issues prevented.

Thanks very much for any help you can provide.



Paige Pruett

614 Arlie St, Richmond, VA 23226



Paul Dorn, Jr.

612 Arlie St, Richmond, VA 23226

Cc: Billy Hux (billy.hux@vdfp.virginia.gov)
Donald Drummond (donald.drummond@richmond.gov)
David Queen (David.queen@rva.gov)
Center Creek (nate@centercreekhomes.com)
Kristina Bushey (by mail; 615 Maple Ave)
Mark Baker (markbaker@bakerdevelopmentresources.com)

Supplement to October 24, 2023 Letter (picture was cut off)



From: [Patricia Merrill](#)
To: [City Clerk's Office](#)
Cc: [Paige Lester](#); [Addison, Andreas D. - City Council](#); [Brown, Whitney H. - City Council Office](#)
Subject: Opposition to SUP for 615 Maple Avenue
Date: Sunday, November 12, 2023 11:40:41 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Members of Richmond City Council:

My name is Patricia Merrill and I have been a resident at 601 Maple Avenue for over twenty years. I write in opposition to the SUP being sought for 615 Maple Avenue with express focus on the developer of the property.

The original home at 615 Maple Avenue was sold twice in 2021 for \$377,000 and later \$396,000. Baker Development razed the original house and built a new home that was assessed at \$1.07 million in 2023. In the course of quickly reaping a significant business profit, errors were made by the developer and his surveyor which resulted in the construction of a non-conforming, separate garage which is having an impact on adjoining properties. Indeed, the non-conforming nature of the garage and the need for the SUP were only discovered in the course of obtaining a certificate of occupancy for the main home. By supporting the SUP, the City Planning Commission appears to favor profit-seeking developers who fail to follow the rules (knowingly or unknowingly) over existing property owners who suffer the consequences of those failures.

I encourage City Council to reject this SUP and recommend that the parties enter into meaningful negotiations to reach an acceptable solution that balances the interests of all involved.

This matter should serve as a warning to anyone who lives in the City where old, modest homes are being replaced with so-called McMansions — if you are an adjacent owner to a property being redeveloped, understand that your property could easily be negatively impacted and the City will likely favor the developer at your expense even when then developer makes avoidable errors.

Sincerely,

Patricia Merrill
608 Maple Avenue
pm8792@gmail.com

From: [Theresa House](#)
To: [City Clerk's Office](#)
Subject: Council Meeting 11/12/23
Date: Sunday, November 12, 2023 2:19:43 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Greetings. I am writing to you to express my opinion about the proposed addition at 3500 Hanover Avenue that seems to be the subject of some debate at Monday's council meeting and quite a bit of vitriol online. I am in full support of Ms. Waite being able to modify her home / property, as per the plans her architect has designed to actually match the Tudor aesthetic of the existing structure. Per my understanding, the height of the addition, which seems to be the point of contention from the online trolls, is not even the matter that is before the council. Ms. Waite is seeking dispensation for the width of the addition. So in fact, those who have decided to complain at the eleventh hour really have no legal ground to protest. Some of these people, in an attempt to garner support for their side, have resorted to name calling and flat out cruelty – led by Geri Watkinson on the social media platform "Nextdoor". Ms. Waite's reasons for altering her home are actually no one's business, but she had shared her plans with her neighbors early in the planning stage so that there would be no surprises to anyone when the construction began. This includes her neighbor, Gregg, who she notified before he even bought the home next door of her plans so he could factor that into his decision to buy or not. Then Gregg and his mother decided to ambush Ms. Waite at the planning commission meeting saying they had no knowledge of the plans. There has also been the required signage in front of the property for a year for any neighbors, or even people that just drove by, to know that there was construction planned. Why they are now claiming that her addition is such a surprise is inconceivable. Allowing this online hate to alter Ms. Waite's long thought out plans at the last minute and using such bullying tactics as I have seen (including saying things that have no relevance, such as they hate her yard / landscaping or there is no way that a three story addition is for her parents – like it is any of their business) will only embolden their poor and possibly even libelous behavior to continue. If you would like to read some of the posts for yourselves, I found it by searching Ms. Watkinson's name on the Nextdoor platform. Thank you for allowing me to submit my opinion on this matter.

Theresa House

From: [Clifford Hapgood](#)
To: [City Clerk's Office](#)
Subject: Ordinance 2023-319
Date: Sunday, November 12, 2023 3:45:42 PM
Attachments: [Hanover Avenue house letter 2.docx](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Attached is a letter that I have emailed to each member of City Council. It concerns a zoning issue in District 1 on Hanover Avenue. I am opposed to Ordinance 2023-319, which will be considered at the Council meeting tomorrow, Monday, November 13.

I understand that a copy of my letter should come to your office to insure that all Council members and city employees who may need to review the information in the letter, will have access to it.

Thank you,
Susan P. Hapgood

Susan P. Hapgood
3438 Hanover Avenue
Richmond, Virginia 23221

November 9, 2023

Richmond City Council
City Hall
900 E. Broad Street
Richmond, Virginia

Dear Council Members:

I am writing again to oppose the request for a special use permit allowing an addition to the dwelling at 3500 Hanover Avenue that does not meet the front yard depth requirements along Nansemond Street. The city Planning Commission approved this request at a meeting on November 6, 2023. I hope that you will review the matter carefully and refuse this request. My interest in this matter comes from my ownership interest in 3438 Hanover Avenue, a house located only two houses away from 3500 Hanover.

As I noted in my previous letter to the Planning Commission all the other structures in the 300 block North Nansemond Street, as well as those in the 200 and 400 blocks North Nansemond meet the setback requirement, except for two older residences which were grandfathered in because they predate the 1928 construction of most of the homes.

There are several other issues with the proposed addition. Its overall size and height make it unsuitable for this lot and this area of the Museum District. It will be out of character with the other modest single family homes with small front and rear yards that face Hanover Avenue in the 3400 and 3500 blocks. All these homes are two stories high. This addition will have a loft above the second story which effectively makes it three stories high. This loft area is visible from the area in front of the Hanover Avenue façade of the current structure. The visibility of the loft is contrary to the information in the report from the MVA architecture firm (MVA report Nov. 21, part III, B "the second floor loft addition will not be able to be seen from the existing front façade..."). The illustration in the same MVA report A2.1, (Waite Residence front and rear elevations proposed south view), shows that the loft structure will be seen from Hanover Avenue. Part of the wall and the door to the deck and the roof are clearly visible above the roof of the current house. Anyone looking from Hanover Avenue will know that there is another taller structure on the same lot and behind the present structure.

Another issue is the effect of this large addition on the adjoining house at 3502 Hanover. This addition will directly shade the rear of the house and its back yard. Because the addition is higher than 3502 Hanover and located east of 3502, sunlight will never reach the backyard. Afternoon sun only reaches the front of these houses due to their close proximity to each other. 3502 and 3500 share an exterior wall. The report from MVA again makes a misstatement in saying that "The proposed improvements will not adversely affect the light and air of the adjoining parcels...(MVA report Nov.21, part III, F.)" This proposed addition will block sunlight from the rear of the house and the backyard of 3502 Hanover, which is clearly an adverse affect.

The Staff Report for the Planning Commission from Land Use Administration states that the proposed addition "is consistent with architecture of the neighborhood" and also mentions the City's Master Plan.

This plan declares that, "Future developments should generally complement existing context." The addition sought by the owner of 3500 Hanover does not fulfil either of these statements. The proposed addition may meet the technical requirements of the R48 zone except for the yard setback, but it will be an architectural eyesore because of its size and height in proportion to the small size of the lot. It is not in scale with the other houses closest to it. The illustrations and plans in the MVA report visually demonstrate this. One person to whom I showed the architectural drawings asked if it was going to be a "boutique hotel". The report from MVA architectural firm on behalf of the owner of 3500 declares, "The proposed changes will have a positive effect on the neighborhood..." (MVA report Nov.21, part III, A). This is not correct; it will be completely out of character with the rest of the homes in this area of the Museum District and particularly out of character with the five other homes that form the row of English Tudor houses that occupy the first part of the 3500 block of Hanover. Because of these issues, I urge you to deny this request. The neighbors in the area around 3500 Hanover will be grateful and appreciate your recognition of their concerns about their homes and the neighborhood at large.

Very truly yours,

Susan P. Hapgood

From: [Alvah Bohannon](#)
To: [City Clerk's Office](#)
Subject: Zoning violation
Date: Sunday, November 12, 2023 5:23:20 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern: I strongly oppose SUP 126088-2023 related to the garage that was built at 615 Maple Ave here in the city of Richmond. I own and live in a home at 705 Maple Ave and our neighborhood is "in transition" with multiple homes being torn down and replaced and others being heavily renovated. The lots here are small and any zoning violations can have a negative impact on a neighbor's property. Any violations of the zoning laws or building permits should be dealt with according to the law and the city code. No variances should be allowed especially after the violation has occurred. Sincerely, Alvah Bohannon

Sent from my iPad

From: [Celie Gehring](#)
To: [City Clerk's Office](#)
Subject: Opposition
Date: Sunday, November 12, 2023 6:12:47 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I OPPOSE SUP-126088-2023 related to the garage at 615 Maple Ave.
Celia Gehring
Sent from my iPhone

From: [Janice Bohannon](#)
To: [City Clerk's Office](#)
Subject: Zoning Violation
Date: Sunday, November 12, 2023 6:34:27 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern:

I oppose SUP 126088-2023, related to the garage at 615 Maple Avenue, Richmond 23226. As a resident of Maple Avenue, I am very concerned about the future of our neighborhood as it is undergoing significant transition, much of which is undermining the architectural integrity of the area. Developers must adhere to regulations in place that protect existing residences or suffer the consequences. The garage in question clearly does not meet required standards, and if allowed to stand as is, will surely invite further infractions.

Sincerely,

Janice Bohannon
705 Maple Avenue

Sent from my iPad

From: [Lori](#)
To: [City Clerk's Office](#)
Subject: Oppose 3500 Hanover addition
Date: Sunday, November 12, 2023 8:31:58 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please do not allow this addition. My neighbors and I do not want such a precedent. Additions at this height and mass block valuable sunlight to surrounding neighbors, destroy green space for the neighborhood's natural wildlife, and upset the distinctive architectural character of the Museum District.

Thank you,
Lori Speagle Price
3422 Hanover Avenue
25 Year Museum District Resident

From: [Sarah Wenger](#)
To: [City Clerk's Office](#)
Cc: [Addison, Andreas D. - City Council](#); [Brown, Whitney H. - City Council Office](#); [Jordan, Katherine - City Council](#); [Philipsen, Sven J. - City Council](#); [Lambert, Ann-Frances - City Council](#); [Stokes, Kiya A. - City Council](#); [Nye, Kristen M. - City Council](#); [Siverd, Jr, Timmy M. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#); [Robertson, Ellen F. - City Council](#); [Floyd, Tavares M. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Patterson, Samuel - City Council Office](#); [Trammell, Reva M. - City Council](#); [Bishop, Richard K. - City Council Office](#); [Jones, Michael J. - City Council](#); [Wright, Kennon C. - City Council](#)
Subject: Proposed Addition at Corner of Hanover & Nansemond
Date: Sunday, November 12, 2023 8:41:36 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

I cannot attend the meeting tomorrow so I'm writing an email instead. Regarding the concerns about the proposed addition on the corner of Hanover and Nansemond, I think it's great as it allows the current resident to assist her parents as they age. I think that's exactly what we should be embracing: compassion and assistance. I think the structure will be fitting with the rest of the environment. I do not see any downsides to this proposal at all. I hope that the proposed addition is approved.

Thank you,
Sarah Wenger

From: [Nancy Stutts](#)
To: [City Clerk's Office](#)
Subject: Opposition to SUP 126088-2023
Date: Sunday, November 12, 2023 8:50:48 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello-

I oppose SUP 126088-2023.

Nancy Stutts
6010 Howard Rd., Richmond 23226
804-615-8901

From: [Betsy Gardner](#)
To: [City Clerk's Office](#)
Cc: [Andreas D. - City Council Addison](#); [Addison, Andreas D. - City Council](#)
Subject: No to SUP 126088-2023
Date: Sunday, November 12, 2023 9:12:37 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

I ask that you do not approve SUP 126088-2023. This structure was built in violation of the issued permit and zoning requirements. If you make the allowance for this, then can we do the same and “ask permission through SUP” later? Can anyone? If you allow this then you are opening the door to more SUPs after the fact when a builder or owner just wants to do as they please. I ask that the city show it has teeth, deny SUP 126088-2023 and rectify the violation of zoning and permitting for this structure. As a resident of this area and living less than a mile away, I expect the city to abide by its own zoning and regulations and not have a sliding-scale of permission based on the builder.

Sincerely,
Betsy Gardner
11 Albemarle Avenue
Richmond, VA 23226

[Sent from Yahoo Mail for iPhone](#)

From: [Stephen Baimel](#)
To: [City Clerk's Office](#)
Subject: Confidential: I Oppose SUP-126088-2023
Date: Sunday, November 12, 2023 9:27:02 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear City Clerk,

I am new to Richmond and the immediate area.

My experience living in nine cities around the U.S. and Canada is that zoning rules are 'the rules.' They are cardinal rules and not up for negotiation after the fact. If they are not enforced then what is the point of the rules. Therefore, and amongst a number of other reasons, this application for a variance for 615 Maple Avenue should be denied.

Thank you.

Stephen Baimel
511 Libble Avenue
Richmond, VA 23226

From: [Paige Lester](#)
To: [City Clerk's Office](#)
Cc: [Brown, Whitney H. - City Council Office](#); [Jr Paul Dorn](#); [Patrick Henry](#)
Subject: Opposition to SUP 126088-2023--615 Maple
Date: Monday, November 13, 2023 7:22:04 AM
Attachments: [From Google Earth pictures.pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Please see attached.

615 Maple SUP **126088-2023--Opposition**

The following are pictures from Google Earth that provide an overhead perspective of 615 Maple.



Picture from Google Earth, with 615 Maple identified.

/s/ Paige Pruett

614 Arlie St



Oregon Hill

Neighborhood Association

12 November 2023

Ms. Candice D. Reid
City Clerk
900 E. Broad St., Suite 200
Richmond, VA
23219 USA
CityClerksOffice@rva.gov

Re: Support for RES. 2023-314

Dear Ms. Reid,

The Oregon Hill Neighborhood Association (OHNA) supports RES. 2023-314.

At our 24 October 2023 monthly OHNA tonight, the membership passed a resolution supporting RES. 2023-314,” To authorize the City Attorney to file an appropriate petition pursuant to Va. Code § 23.1-815(B)(iv) for concurrent jurisdiction by the City’s Department of Police and the campus police force of Virginia Commonwealth University in certain designated areas.”

We hope that this will result in cooperative policing, conducted in such a way that residents’ needs are attended to while their rights are respected. We greatly appreciate the VCU police department’s regular participation in our monthly meetings and anticipate continuing this productive dialogue. With this expansion of service area we also look forward to engaging in regular, specific feedback and discussion of the expanded presence of VCU in the neighborhood, so that if there are any concerns from neighbors they can be addressed in a timely and collaborative fashion.

We greatly appreciate our relationship with the VCU Police Department and, as we move to this new stage in that relationship, anticipate that it will be mutually respectful and beneficial.

We thank our Councilmember for her support of this legislation, and hope that members of Council will pass this resolution.

Sincerely,

Bryan Clark Green, President
Oregon Hill Neighborhood Association

Ms. Stephanie Lynch, Council Member, 5th District
Ms. Amy Robins, Council Liaison, 5th District

From: [Joe Schilling](#)
To: [City Clerk's Office](#)
Subject: Opposition to planned changes on 3500 block Hanover Ave
Date: Monday, November 13, 2023 9:18:30 AM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good morning,

I write in opposition to the planned changes at 3500 Hanover Ave (corner of Hanover and Nansemond). The structure as proposed would be a major eyesore in the neighborhood. It will also go against current front yard depth requirements. We take pride in our neighborhood's character and this project simply does not fit. Additionally, the current property has been an eyesore for years, with nearly 100 empty pots stacked out front. I have personally had to contact the owner to ask her to trim back her bushes as they were almost completely blocking the sidewalk and preventing blind and handicapped individuals from traversing the sidewalk.

Thank you,
Joe Schilling
3431 Hanover Ave.