

## Oliver, Alyson E. - PDR

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**From:** Tom Allin <tom.allin@gmail.com>  
**Sent:** Friday, April 11, 2025 10:54 AM  
**To:** Brown, Jonathan W. - PDR; Oliver, Alyson E. - PDR  
**Cc:** Gibson, Kenya J. - City Council; Elliott, Sarandon C. - City Council; Melody Imburg  
**Subject:** Opposition to Special Use Permit Amendment for 3618 Hawthorne Avenue

Some people who received this message don't often get email from tom.allin@gmail.com. [Learn why this is important](#)

**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 Members of the Planning and Zoning Commission,

I am writing to you to express my fervent opposition for a Special Use Permit Amendment for 3618 Hawthorne Avenue in the Ginter Park Subdivision. This project is proposing to shoehorn in 6 townhomes into a lot originally developed for a single-family home. My understanding is that this property was originally zoned for R1 residential use and in the 1950's had a Special Use Permit approved for dividing the house into 4 rental units, which was subsequently approved by the City. A few years later the city rejected the Owner's request that the house be divided into 5 apartments, with the note that no additional apartments were to be added in the future. This neighborhood, and the entire street as far as I know is zoned R1, with no SUPs and all houses are single occupancy. It should stay this way.

As a resident living on Hawthorne Ave, I also have the following reasons and concerns for opposition:

All immediate neighbors, including the GPRA board, are in opposition to the project.

This sets a totally undesirable precedent the project establishes for future, similar development in Ginter Park. Approving this Special Use Permit would set a dangerous precedent, opening the door for further zoning exemptions that erode the intent of R-1 zoning protections. The long-term impact could lead to piecemeal upzoning that undermines neighborhood stability, property values, and homeowner expectations.

The apartments/Townhomes are not consistent with the scale, density, and design of the existing neighborhood. Although the new Richmond 300 Master Plan calls for a variety of housing types in our neighborhoods the must fit into the existing neighborhood, which this does not.

The project is creating traffic and pedestrian hazards entering and leaving the [property and increase congestion

Increased Parking on Hawthorne Ave, negatively impacting traffic

While I generally support proper responsible growth and development of new housing types I cannot support this project for the reasons listed above.

I urge the Planning and Zoning Commission to reject this Special Use Permit Amendment and instead encourage development that fully respects existing R-1 zoning protections and the character of our community.

Tom Allin  
3208 Hawthorne Ave.  
Richmond VA, 23222

April 15, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

Subject: **Opposition to Special Use Permit Amendment for 3618 Hawthorne Avenue**

*Dear Members of the Planning and Zoning Commission,*

My husband and I have lived on the 3800 block of Hawthorne Avenue for now 32 years. **We strongly object to the Special Use Permit Amendment for 3618 Hawthorne Avenue.**

While the applicant claims consistency with the Richmond 300 Master Plan, I believe that this request misinterprets key aspects of the plan and would **negatively impact the surrounding neighborhood** for the following reasons:

1. Misalignment with the Existing Neighborhood Scale and Character

The Richmond 300 Master Plan calls for a variety of housing types consistent with the scale, density, and design of the existing neighborhood. However, the proposed development exceeds the established character of the surrounding single-family homes. While two-family and small multi-family units may be "recommended" under specific circumstances, the actual implementation must respect neighborhood context, which this proposal fails to do.

The Ginter Park neighborhood has a strong, cohesive feel, based on the beauty of its historic homes inhabited by a vibrant and diverse community. These homes and the people who occupy them enjoy the Ginter Park Recreation Center and pool, the many babysitting co-ops imbedded in the community and common worship spaces at St. Thomas Episcopal, St. Paul's Catholic Church, and other neighboring churches. People "buy in" to this neighborhood to enjoy this community experience, and the ability to live in a community where people interact and know one another yet can still enjoy the convenience of living in the city, with relative safety, easy parking, and access to arts and culture and good restaurants and other conveniences.

**Disrupting the flow and character of the neighborhood will reduce the value of homes in the Ginter Park and encourage neighbors to move westward into the counties, where they will find these desirable elements.**

2. Increased Density and Traffic Congestion

Laburnum Avenue is already a heavily traveled corridor, and adding additional housing units will inevitably increase vehicle traffic. While the applicant highlights multi-modal

transportation options, public transit and pedestrian infrastructure in this area are insufficient to fully mitigate additional vehicular use. This will strain existing roadways, increase congestion, and potentially create safety hazards for both drivers and pedestrians.

### 3. Parking Strain on Surrounding Streets

The proposed development does not adequately account for parking demand, and relying on on-street parking will negatively impact current residents. The surrounding neighborhood is primarily single-family homes with driveways and limited street parking availability. Approving this amendment could lead to overflow parking onto neighboring streets, creating congestion and accessibility issues for existing homeowners.

### 4. Precedent for Further Zoning Erosion

Approving this Special Use Permit would set a dangerous precedent, opening the door for further zoning exemptions that erode the intent of R-1 zoning protections. The long-term impact could lead to piecemeal upzoning that undermines neighborhood stability, property values, and homeowner expectations.

### Conclusion

While I support responsible growth and development, I believe this proposal does not align with the true intent of the Richmond 300 Master Plan and poses significant risks to neighborhood character, traffic conditions, parking availability, and long-term zoning stability. I strongly believe that making these types of exceptions in Ginter Park will change its essential character and cause neighbors to move out of the City into the counties.

I urge the Planning and Zoning Commission to reject this Special Use Permit Amendment and instead encourage development that fully respects existing R-1 zoning protections and the character of our community.

Thank you for your time and consideration.

*Trish Poupore*

3813 Hawthorne Avenue

Richmond, VA 23222

804-329-7005

ppoupore@gmail.com

## Oliver, Alyson E. - PDR

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**From:** Molly Brannan <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, April 9, 2025 8:30 AM  
**To:** PDR Land Use Admin  
**Subject:** Please support Ord. 2025-014

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PDR Staff,

I have owned my home in Ginter Park for 15 years, and I'm writing to voice my support for Ordinance 2025-014. request to allow six new single-family attached homes on an existing lot in an R-1 district. Right now, the property has a four-unit multifamily building, and this project would bring new housing while fitting in with the neighborhood's character.

This proposal makes a lot of sense. It aligns with the Richmond 300 Master Plan, which designates this area for residential use, and it sits on West Laburnum Avenue, a key corridor in the city. The plan also includes thoughtful elements like new street trees, rear parking, and well-placed buildings—ensuring it blends in with the surrounding homes. Plus, it helps transition between the nearby multifamily district and the single-family houses in the area.

The proposed density of 14 units per acre is reasonable and fits within the city's planning goals of promoting connectivity, walkability, and smart growth. This project won't cause congestion or negatively impact the community. In fact, it helps address the need for more housing in a responsible and well-planned way.

I encourage you to approve this request—it's a great opportunity to support Richmond's growth while keeping neighborhoods vibrant and livable. Thanks for your time and consideration!

Molly Brannan  
molly.brannan@gmail.com

3717 Moss Side Avenue  
Richmond, Virginia 23222

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:21 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Please support Ord. 2025-014

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**From:** Cezar Carvalhaes <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 9:49 AM  
**To:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Subject:** Please support Ord. 2025-014

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Cezar Carvalhaes

[cezarcarvalhaes@gmail.com](mailto:cezarcarvalhaes@gmail.com)

811 W 29th St

Richmond, Virginia 23225



**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:21 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Please support Ord. 2025-014

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**From:** Don O'Keefe <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 9:37 AM  
**To:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Subject:** Please support Ord. 2025-014

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Don O'Keefe

[don.s.okeefe@gmail.com](mailto:don.s.okeefe@gmail.com)

2007 Monument Ave #2

Richmond, Virginia 23220

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:18 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Please support Ord. 2025-014

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**From:** Jeremy Hoffman <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 3:53 PM  
**To:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Subject:** Please support Ord. 2025-014

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PDR Staff,

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I encourage you to approve this request—it's a great opportunity to support Richmond's growth while keeping neighborhoods vibrant and livable. Thanks for your time and consideration!

Jeremy Hoffman

[j.s.hoffman88@gmail.com](mailto:j.s.hoffman88@gmail.com)

900 Terminal Place

Richmond, Virginia 23220-1816

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:22 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Please support Ord. 2025-025

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**From:** Kashish Pillai <[kpillai@newvirginiamajority.org](mailto:kpillai@newvirginiamajority.org)>  
**Sent:** Wednesday, March 12, 2025 2:19 PM  
**To:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Subject:** Please support Ord. 2025-025

You don't often get email from [kpillai@newvirginiamajority.org](mailto:kpillai@newvirginiamajority.org). [Learn why this is important](#)

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PDR Staff,

I urge you to support Ordinance 2025-025, which would authorize a special use permit for up to 180 income-restricted affordable homes on Snead Road in the 9th District.

As you know, Richmond has declared a housing crisis. According to data from the City's Planning & Development Review Department, the city needs more than 10,000 affordable rental units. This proposal would provide 180 homes for households earning up to 60% of the area median income, helping to address this urgent shortfall.

While the staff report raises concerns about conformance with the Future Land Use Map, it is important to remember that the map is a living document meant to adapt to evolving market needs. More importantly, this proposal aligns with Richmond 300's Inclusive Housing Vision and directly supports the City's goal of adding 10,000 affordable homes.

I urge you to vote in favor of Ordinance 2025-025 and help bring these much-needed affordable homes to our community.

Kashish Pillai

[kpillai@newvirginiamajority.org](mailto:kpillai@newvirginiamajority.org)

1713 Ingram Ave

Richmond, Virginia 23224

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:18 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Please vote yes on Ord. 2025-014. We need more housing for all!!!

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**From:** William Rider <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 12:26 PM  
**To:** PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
**Subject:** Please vote yes on Ord. 2025-014. We need more housing for all!!!

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PDR Staff,

I'm writing in support of Ordinance 2025-014: to allow six single-family attached homes on an existing lot in an R-1 district. Right now, the property includes a four-unit multifamily building, and this project would add more housing while respecting the character of the neighborhood.

This proposal fits well with the Richmond 300 Master Plan, which designates this area for residential use. Since the site is on West Laburnum Avenue, a key corridor, it makes sense to add new housing here—especially with thoughtful planning elements like rear parking, new street trees, and careful building placement. The project also provides a natural transition between the nearby multifamily district and surrounding single-family homes.

This form of missing middle housing supports Richmond's goals for smart growth, walkability, and better housing options. It won't cause traffic issues or disrupt the community—in fact, it enhances the neighborhood while helping to meet local housing needs.

I encourage you to approve this request. It's a well-planned project that will benefit the community and align with Richmond's vision for the future. Thank you for your time and consideration!

William Rider

[billgrider@gmail.com](mailto:billgrider@gmail.com)

3130 Patterson Ave

Richmond, Virginia 23221



**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:21 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Please vote yes on Ord. 2025-014

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**From:** Joshua Stover <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 9:05 AM  
**To:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Subject:** Please vote yes on Ord. 2025-014

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PDR Staff,

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This form of missing middle housing supports Richmond's goals for smart growth, walkability, and better housing options. It won't cause traffic issues or disrupt the community—in fact, it enhances the neighborhood while helping to meet local housing needs.

I encourage you to approve this request. It's a well-planned project that will benefit the community and align with Richmond's vision for the future. Thank you for your time and consideration!

Joshua Stover

[joshdstover@gmail.com](mailto:joshdstover@gmail.com)

2609 3rd Ave

Richmond, Virginia 23222

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:21 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Support for infill at 3816 Hawthorne Ord. 2025-014

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**From:** Nicholas Feucht <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 11:58 AM  
**To:** PDR Land Use Admin <[dcldLandUseAdm@rva.gov](mailto:dcldLandUseAdm@rva.gov)>  
**Subject:** Support for infill at 3816 Hawthorne Ord. 2025-014

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PDR Staff,

Hello,

Thank you for serving the public, especially on a board where there is never a chance to just phone it in! I am generally in favor of this proposal, big picture this is heading in the right direction for our city, residents and neighborhoods. The infill doesn't destroy any existing structures and adds new units at time when there are so many in need of housing. Housing is a need, but is also an opportunity. More people can help keep things like grocery stores, pharmacies and others neighborhood amenities viable. A diversity of housing types is important for the underlying diversity of a neighborhood. I appreciate that someone is considering this design and investment. There is one negotiating point that I think would be good for the community, for this developer and reasonable to request. I'm sure that Iconic Design is a great firm, but their current design leaves off the most ICONIC element of the homes in this area, and others in our city which is a front porch. I think a change to the design to include a porch, or even a stoop, who doesn't love a good stoop?! to the front instead of the current pocked marked, recessed, isolation inviting, entry ways.

Maybe I oversold it and maybe you can't get the turning radius quite right in the back with a 6 foot stoop, but meeting your neighbors and being a touch outward looking is important for the long term attractiveness of the units and well being of residents.

Sincere appreciation for being a member of the planning commission.

Nick Feucht

Nicholas Feucht

[nickfeucht@gmail.com](mailto:nickfeucht@gmail.com)

2925 NOBLE AVE

RICHMOND, Virginia 23222

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:21 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Support Ord. 2025-014

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**From:** Ruth Twiggs <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 11:43 AM  
**To:** PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
**Subject:** Support Ord. 2025-014

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PDR Staff,

I am writing to express my support for Ordinance 2025-014 to allow the construction of six single-family attached dwellings on an existing lot in an R-1 Single-Family Residential District. The proposed project would replace an underutilized lot that currently contains a four-unit multifamily building, adding much-needed housing while maintaining the character of the surrounding neighborhood.

The Richmond 300 Master Plan identifies this area as Residential, making the proposed use consistent with the city's long-term vision for thoughtful development. The site's location on West Laburnum Avenue, a designated Great Street and Major Residential Street, further supports the suitability of this project. By incorporating well-planned building siting, new street trees, and rear parking, the proposal ensures compatibility with the surrounding neighborhood while also creating a logical transition in density between the adjacent multifamily district and existing single-family homes.

Additionally, the project aligns with the city's planning goals of enhancing residential connectivity, prioritizing pedestrian and bicycle access, and maintaining appropriate housing densities. The proposed density of 14 units per acre fits within the scale of responsible urban

growth, and the thoughtful design mitigates potential concerns related to traffic congestion or adverse impacts on community welfare.

As Richmond continues to address housing needs while preserving neighborhood integrity, this project represents a balanced and well-considered approach. I encourage the Planning Commission to approve the Special Use Permit, as it meets the city's established safeguards and contributes positively to the local community.

Thank you for your time and consideration.

Ruth Twiggs

[rtwiggs329@gmail.com](mailto:rtwiggs329@gmail.com)

329 1/2 South Pine Street

Richmond, Virginia 23220

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:21 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Support Ord. 2025-014

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**From:** Anthony Ramallo <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 10:53 AM  
**To:** PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
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Thank you for your time and consideration.

Anthony Ramallo

[aoramallo@aol.com](mailto:aoramallo@aol.com)

615 Overbrook Road

Richmond, Virginia 23222



**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:21 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Support Ord. 2025-014

---

**From:** JOAN OBERLE <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 9:17 AM  
**To:** PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
**Subject:** Support Ord. 2025-014

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Thank you for your time and consideration.

JOAN OBERLE

[obejoan@mac.com](mailto:obejoan@mac.com)

1828 Park Avenue

Richmond , Virginia 23220

**From:** PDR Land Use Admin  
**Sent:** Thursday, March 13, 2025 4:18 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** FW: Support Ord. 2025-014

---

**From:** Joan Marshall <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Thursday, March 13, 2025 1:05 PM  
**To:** PDR Land Use Admin <[dcdLandUseAdm@rva.gov](mailto:dcdLandUseAdm@rva.gov)>  
**Subject:** Support Ord. 2025-014

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Thank you for your time and consideration.

Joan Marshall

[marshall.joanc@gmail.com](mailto:marshall.joanc@gmail.com)

609 N 27th Street

Richmond, Virginia 23223

**From:** Melanie Day <mkday@vcu.edu>  
**Sent:** Wednesday, February 12, 2025 3:38 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Fwd: Fw: proposed SUP 3618 Hawthorne Ave

You don't often get email from [mkday@vcu.edu](mailto:mkday@vcu.edu). [Learn why this is important](#)

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Dear Mr Brown,

I am writing to voice my opposition to the proposed building (via a Special Use Permit) of six additional townhomes on the property at 3618 Hawthorne Avenue.

That development is completely outside the character of our neighborhood. It extends the high density of Chamberlayne Avenue into an R-1 Zoning District, increasing the resident count on that footprint to the population that 8 dwellings can hold. Two people per unit can make 16 cars. There is no room. The proposed vehicle access does not include car spaces for the current dwellings. Access to the proposed dwellings - 100 yards away from the intersection with Chamberlayne - whether from Hawthorne Ave, or Laburnum Avenue - will make an already extremely busy area even more dangerous.

The issues arising from high density housing units will detract from the characteristics of our neighborhood. If this SUP is granted, it creates a precedent and high density construction will ooze its way down Laburnum turning it into the twenty first century version of what city planners did on Chamberlayne Avenue.

At some point you will receive a petition which every resident on our block signed. No one wants this in our neighborhood.

It is my understanding that the developer applying for the SUP was at one point on the very planning committee that grants these permits. That conflict of interest in our local government decision making is viewed poorly by residents.

I strongly oppose the special use permit proposal for 3618 Hawthorne Ave.

Sincerely,

Melanie Kohn Day-3807 Hawthorne Ave.

Brian Imburg  
3616 Hawthorne Avenue  
Richmond, VA 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

**Subject: Opposition to Special Use Permit Amendment for [Property Address]**

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully express my opposition to the Special Use Permit Amendment for 3616 Hawthorne Avenue. While I acknowledge the staff's findings regarding alignment with the Master Plan and proposed safeguards, I firmly believe that approving this amendment would have negative consequences for our neighborhood.

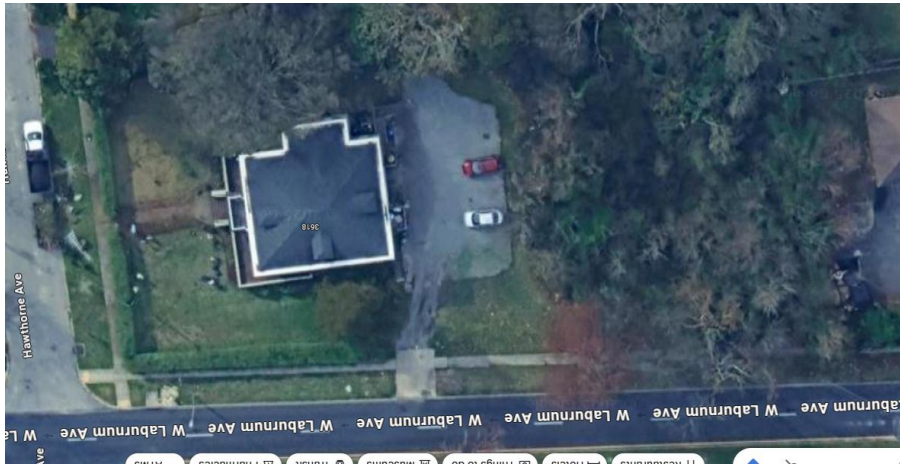
**1. Preservation of Single-Family Zoning Intent**

The staff report emphasizes that the proposed development incorporates single-family dwellings, but it overlooks the fundamental fact that these proposed dwellings are **attached units**, which differ significantly from the detached single-family homes traditionally permitted in R-1 zoning. These units are at best 1000 square feet in a neighborhood that has most houses over 2500 square feet. Allowing this Special Use Permit sets a precedent that undermines the R-1 zoning protections, leading to gradual densification that is not in line with the neighborhood's established character.

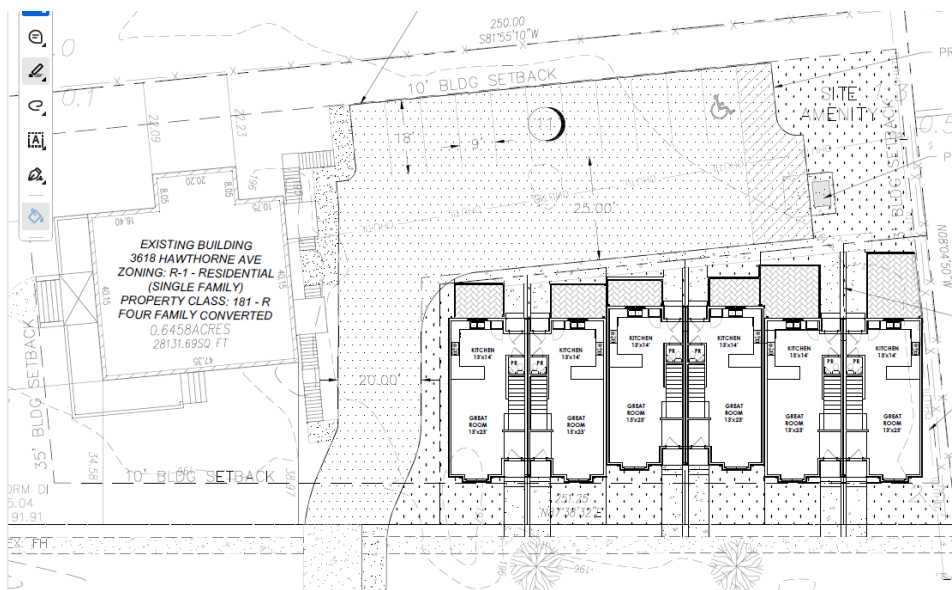
How does this new layout get subdivided? Does each unit owner own their unit and who is responsible for taking care of the common areas (the parking area and the garbage area)?

## 2. Traffic and Parking Impacts

While staff has concluded that the project will not create congestion, increasing the number of necessary parking units on this property. We find that this assentation is factually wrong. The current tenants park behind the existing unit as demonstrated by this Google map picture.



The project documentation we have been provided shows new parking behind the apartments, and the entrance way being where the current tenants park.



As you can see, the entrance way will wipe out any parking available to the tenants in the existing building.



West Laburnum Avenue is already a major residential street with limited on-street parking on the west side of Brook Road. There is no off street parking to the east of Chamberlayne Avenue where this project is proposed. These new dwellings will significantly **increase parking demand beyond what the property can accommodate**. Overflow parking onto adjacent streets could cause congestion, inconvenience for existing residents, and potential safety concerns for pedestrians and cyclists.

### 3. Incompatibility with Surrounding Development

The justification that the proposed project is adjacent to an R-48 Multifamily District does not necessarily mean that a “step down in density” is appropriate. The existing R-1 neighborhood is **not** an extension of the multifamily district and should not be treated as one. Maintaining the single-family zoning as originally intended is critical to preserving the character and appeal of the area.



#### **4. Potential Impact on Property Values and Community Stability**

Densification through special-use allowances can have long-term effects on property values, particularly when zoning modifications result in a shift toward higher-density developments. Homeowners in the area invested in R-1-zoned properties with the expectation of neighborhood stability, and this proposal introduces uncertainty that could negatively impact long-term property values and community cohesion.

#### **5. Alternative Solutions Should Be Explored**

Rather than approving a Special Use Permit that circumvents existing zoning regulations, the applicant should be encouraged to pursue a project that fully complies with R-1 zoning restrictions. If increased density is desired, a broader community discussion about appropriate zoning modifications should take place instead of granting a one-off exemption that alters the area's character.

#### **Conclusion**

For the reasons outlined above, I urge the Planning and Zoning Commission to **reject** this Special Use Permit Amendment. The proposed development is inconsistent with the long-standing intent of R-1 zoning, raises legitimate concerns about parking congestion and neighborhood character, and could set a precedent that weakens zoning protections across the city.

Thank you for your time and consideration. I appreciate the Commission's commitment to thoughtful urban planning and community engagement.

**Sincerely,**  
Brian Imburg

bimburg@comcast.net

Melody Imburg  
3616 Hawthorne Avenue  
Richmond, VA, 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 51  
Richmond, VA 23219  
Richmond[, VA, 23219C

Subject: Opposition to Special Use Permit Amendment for **3618 Hawthorne Avenue**

Dear Members of the Planning and Zoning Commission,

I am writing to express my **strong opposition** to the Special Use Permit Amendment for **3618 Hawthorne Avenue**. While the applicant claims consistency with the Richmond 300 Master Plan, I believe that this request misinterprets key aspects of the plan and would **negatively impact the surrounding neighborhood** for the following reasons:

### **1. Misalignment with the Existing Neighborhood Scale and Character**

The Richmond 300 Master Plan calls for a variety of housing types **consistent with the scale, density, and design of the existing neighborhood**. However, the proposed development exceeds the established character of the surrounding single-family homes. While two-family and small multi-family units may be "recommended" under specific circumstances, the **actual implementation must respect neighborhood context**, which this proposal fails to do.

### **2. Increased Density and Traffic Congestion**

Laburnum Avenue is already a heavily traveled corridor, and adding additional housing units will inevitably increase vehicle traffic. While the applicant highlights multi-modal transportation options, **public transit and pedestrian infrastructure in this area are insufficient to fully mitigate additional vehicular use**. This will **strain existing roadways, increase congestion, and potentially create safety hazards for both drivers and pedestrians**.

### **3. Parking Strain on Surrounding Streets**

The proposed development **does not adequately account for parking demand**, and relying on on-street parking will **negatively impact current residents**. The surrounding neighborhood is primarily single-family homes with driveways and limited street parking availability. Approving this amendment could lead to **overflow parking onto neighboring streets, creating congestion and accessibility issues** for existing homeowners.

### **4. Precedent for Further Zoning Erosion**

Approving this Special Use Permit would set a dangerous precedent, opening the door for **further zoning exemptions** that erode the intent of R-1 zoning protections. The long-term impact could **lead to piecemeal upzoning** that undermines neighborhood stability, property values, and homeowner expectations.

## **Conclusion**

While I support responsible growth and development, I believe this proposal does **not align with the true intent of the Richmond 300 Master Plan** and poses **significant risks to neighborhood character, traffic conditions, parking availability, and long-term zoning stability**.

I urge the Planning and Zoning Commission to **reject this Special Use Permit Amendment** and instead encourage development that fully respects existing R-1 zoning protections and the character of our community.

Thank you for your time and consideration.

Melody Imburg  
President Ginter Park Residents Association

Brian Imburg  
3616 Hawthorne Avenue  
Richmond, VA 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

**Subject: Opposition to Special Use Permit Amendment for [Property Address]**

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully express my opposition to the Special Use Permit Amendment for 3616 Hawthorne Avenue. While I acknowledge the staff's findings regarding alignment with the Master Plan and proposed safeguards, I firmly believe that approving this amendment would have negative consequences for our neighborhood.

**1. Preservation of Single-Family Zoning Intent**

The staff report emphasizes that the proposed development incorporates single-family dwellings, but it overlooks the fundamental fact that these proposed dwellings are **attached units**, which differ significantly from the detached single-family homes traditionally permitted in R-1 zoning. These units are at best 1000 square feet in a neighborhood that has most houses over 2500 square feet. Allowing this Special Use Permit sets a precedent that undermines the R-1 zoning protections, leading to gradual densification that is not in line with the neighborhood's established character.

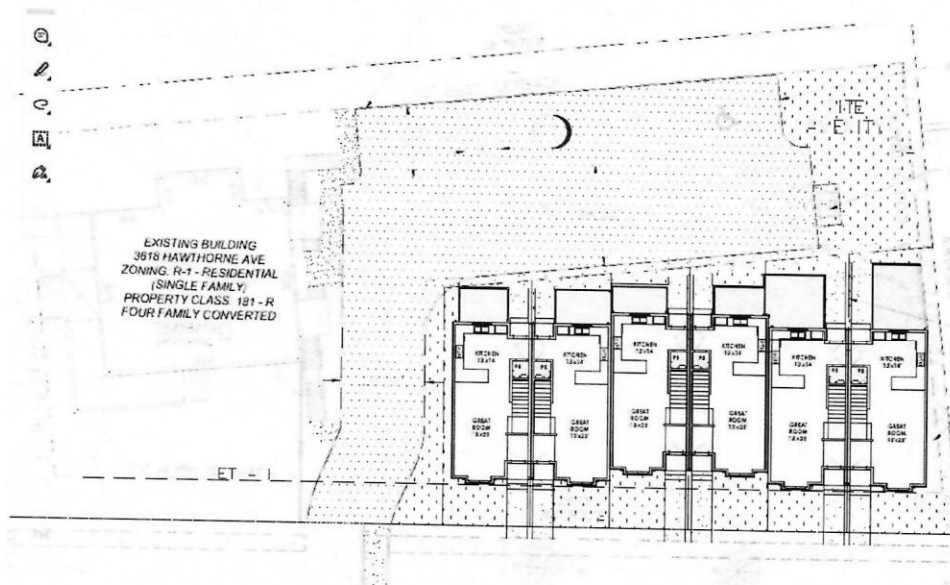
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## 2. Traffic and Parking Impacts

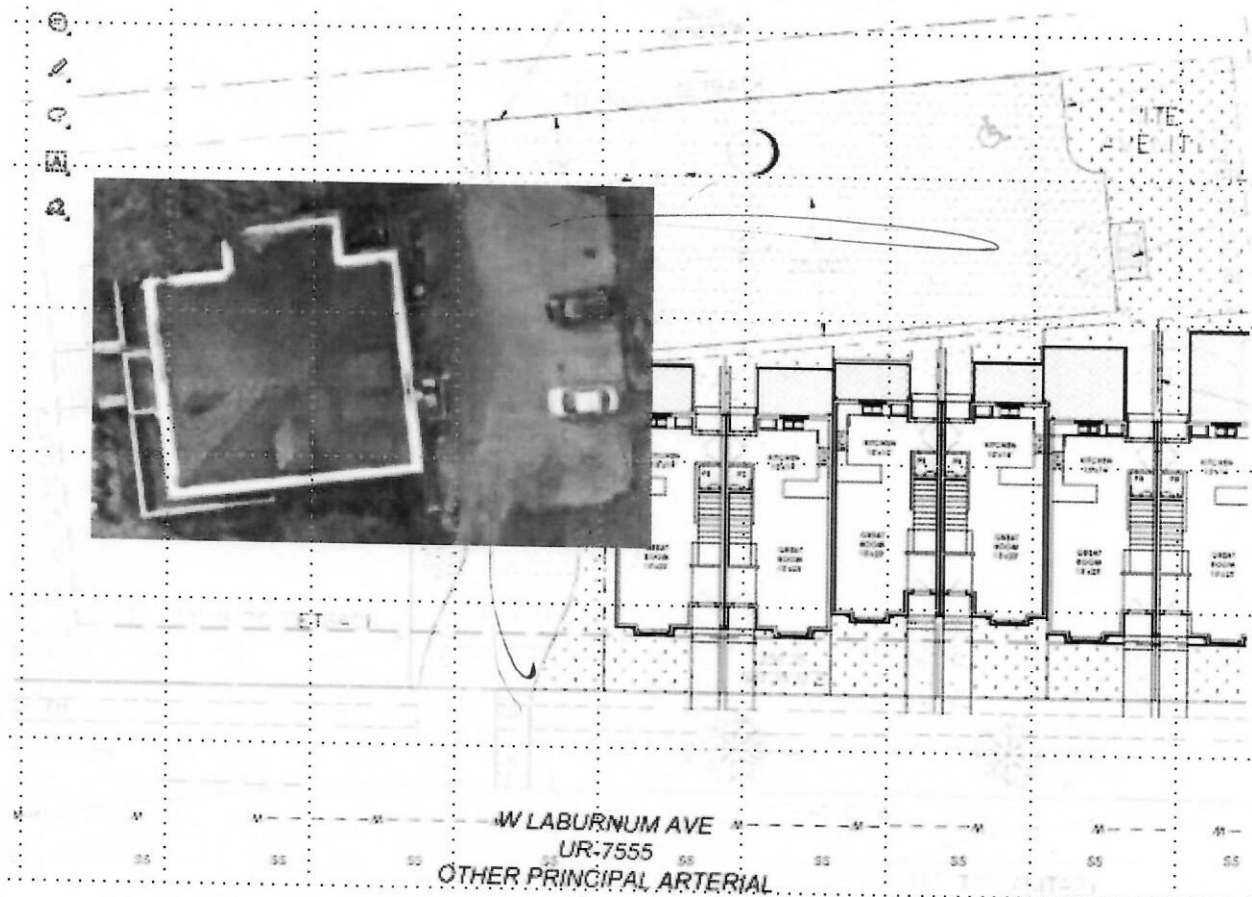
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Densification through special-use allowances can have long-term effects on property values, particularly when zoning modifications result in a shift toward higher-density developments. Homeowners in the area invested in R-1-zoned properties with the expectation of neighborhood stability, and this proposal introduces uncertainty that could negatively impact long-term property values and community cohesion.

#### 5. Alternative Solutions Should Be Explored

Rather than approving a Special Use Permit that circumvents existing zoning regulations, the applicant should be encouraged to pursue a project that fully complies with R-1 zoning restrictions. If increased density is desired, a broader community discussion about appropriate zoning modifications should take place instead of granting a one-off exemption that alters the area's character.

#### Conclusion

For the reasons outlined above, I urge the Planning and Zoning Commission to **reject** this Special Use Permit Amendment. The proposed development is inconsistent with the long-standing intent of R-1 zoning, raises legitimate concerns about parking congestion and neighborhood character, and could set a precedent that weakens zoning protections across the city.

Thank you for your time and consideration. I appreciate the Commission's commitment to thoughtful urban planning and community engagement.

Sincerely,

Brian Imburg [bimburg@comcast.net](mailto:bimburg@comcast.net)

Susan Elliott 3614 Hawthorne Ave [sustew@gmail.com](mailto:sustew@gmail.com)

We the undersigned oppose the Special Use Permit Amendment for **3618 Hawthorne Avenue**

Name	Address	email
Michael Ferras	3610 Hawthorne Ave	<a href="mailto:michael.ferras@gmail.com">michael.ferras@gmail.com</a>
Rob Elliott	3614 Hawthorne Ave	<a href="mailto:ROBERT.ELLIOTT@GMAIL.COM">ROBERT.ELLIOTT@GMAIL.COM</a>
Mr. J. H.	3619 Hawthorne	<a href="mailto:MR.UTROSE68@gmail.com">MR.UTROSE68@gmail.com</a>
Donald McBurney	3621 Hawthorne	<a href="mailto:lessleyjane@gmail.com">lessleyjane@gmail.com</a> <a href="mailto:neocars@me.com">neocars@me.com</a>
Mary S. Monroe	3615 Hawthorne Ave	<a href="mailto:msmonroe@rcu.cda">msmonroe@rcu.cda</a>
Lisa D'Alessio	3611 Hawthorne Ave	<a href="mailto:ldalesio@gmail.com">ldalesio@gmail.com</a>
Joshua Betts	3609 Hawthorne Ave	<a href="mailto:umstotbetts@gmail.com">umstotbetts@gmail.com</a>
Kristi E. Jenlegaard	3607 Hawthorne	<a href="mailto:kellejem@gmail.com">kellejem@gmail.com</a>
Cathy Yohai	3601 Hawthorne	<a href="mailto:rcyohai@aol.com">rcyohai@aol.com</a>
Ron Yohai	3601 Hawthorne Ave	<a href="mailto:ron.yohai@aol.com">ron.yohai@aol.com</a>
Charles Brock	3608 Hawthorne Ave	<a href="mailto:cbrock@lylfindat.com">cbrock@lylfindat.com</a>



Melody Imburg  
3616 Hawthorne Avenue  
Richmond, VA, 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

Subject: Opposition to Special Use Permit Amendment for **3618 Hawthorne Avenue**

Dear Members of the Planning and Zoning Commission,

I am writing to express my **strong opposition** to the Special Use Permit Amendment for **3618 Hawthorne Avenue**. While the applicant claims consistency with the Richmond 300 Master Plan, I believe that this request misinterprets key aspects of the plan and would **negatively impact the surrounding neighborhood** for the following reasons:

### **1. Misalignment with the Existing Neighborhood Scale and Character**

The Richmond 300 Master Plan calls for a variety of housing types **consistent with the scale, density, and design of the existing neighborhood**. However, the proposed development exceeds the established character of the surrounding single-family homes. While two-family and small multi-family units may be "recommended" under specific circumstances, the **actual implementation must respect neighborhood context**, which this proposal fails to do.

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### **3. Parking Strain on Surrounding Streets**

The proposed development **does not adequately account for parking demand**, and relying on on-street parking will **negatively impact current residents**. The surrounding neighborhood is primarily single-family homes with driveways and limited street parking availability. Approving this amendment could lead to **overflow parking onto neighboring streets, creating congestion and accessibility issues** for existing homeowners.

### **4. Precedent for Further Zoning Erosion**



Approving this Special Use Permit would set a dangerous precedent, opening the door for **further zoning exemptions** that erode the intent of R-1 zoning protections. The long-term impact could **lead to piecemeal upzoning** that undermines neighborhood stability, property values, and homeowner expectations.

## Conclusion

While I support responsible growth and development, I believe this proposal does **not align with the true intent of the Richmond 300 Master Plan** and poses **significant risks to neighborhood character, traffic conditions, parking availability, and long-term zoning stability.**

I urge the Planning and Zoning Commission to **reject this Special Use Permit Amendment** and instead encourage development that fully respects existing R-1 zoning protections and the character of our community.

Thank you for your time and consideration.

Susan Elliott 3614 Hawthorne Ave  
sustew@gmail.com

Melody Imburg

President Ginter Park Residents Association

We the undersigned oppose the Special Use Permit Amendment for **3618 Hawthorne Avenue:**

Name	Address	email
Jessica LaRose	3619 Hawthorne Ave	jessica.g.larose@gmail.com
Marc LaRose	3619 Hawthorne Ave	mrlarose68@gmail.com
PATRICIA McCURNIN	3621 Hawthorne Ave	essleyjane@gmail.com
DONALD McCURNIN	3621 Hawthorne Ave	neocars@me.com
Mary S. Monroe	3615 Hawthorne Ave	msmonroe@vcu.edu
Lisa D'Akossia	3611 Hawthorne Ave	ldakossia@gmail.com
Joshua Betts	3609 Hawthorne Ave.	unsubt@bets@gmail.com
Kristi E. Jemtegaard	3607 Hawthorne Ave.	kellejen@gmail.com
Catherine Byrnes	3601 Hawthorne Ave	rocyohai@aol.com
Ron Yohai	3601 Hawthorne Ave	ronyohai@aol.com
Michael Thorne-Byrnes	3603 Hawthorne Ave	mbegland@icloud.com
Ashley Leveski	3606 Hawthorne Ave	ashley.leveski
Charlie Brock	3608 Hawthorne Ave	lythrob@gmail.com
SUSIE BROCK	3608 Hawthorne Ave	SUMBROCK15@gmail.com
Rob Elliott	3614 Hawthorne Ave	FRBERTTELLT@icloud.com

**From:** Kyle Cortez <kyle.a.cortez@gmail.com>  
**Sent:** Monday, February 24, 2025 9:23 AM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Ord. No. 2025-014

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Jonathan Brown,

I am writing this with concern regarding the special use permit proposal for the property of 3618 Hawthorne Avenue. I currently reside on the 3800 block of Hawthorne Avenue--been there since 2018. My spouse, neighbors and I were not aware of this proposal until very recently. We never got a chance to voice our concerns for this project and hope to attend the meeting with Melody Imberg this Tuesday in opposition to the proposal.

I am against this proposed development (Ord. No. 2025-014) for several reasons.

- 1) It would create more of a bottleneck near the intersection of Chamberlayne and Laburnum Avenues. Traffic is already congested and it won't make sense to exacerbate it by cramming multiple families into a small city lot.
- 2) The aesthetics don't align with the rest of the neighborhood. It's out of place and out of touch with the surrounding environment.
- 3) An overlooked issue is drainage. The surrounding area has very little slope and consists of clay. Another apartment building will add to the problem. The lowest point where water will flow is the street where it will sit for a while, then it will slowly trickle down into the antiquated sewer system.

We all take pride in what Richmond is known for--its diversity. It's not only varied in its people and culture but also in its cityscape. We can't allow for new construction to muddle the diverse character of historic neighborhoods such as Ginter Park.

I ask that you consider the aforementioned points and the folks who live in the immediate vicinity of the proposal. Thank you.

Sincerely,

Kyle Cortez

**From:** Allana John <ajohn1253@gmail.com>  
**Sent:** Thursday, February 13, 2025 7:03 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Proposed Project at 3618 Hawthorne Ave

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*Dear Mr. Brown,*

*I am the owner of 3802 Hawthorne Ave and I am writing to you to express my opposition to the proposed building (via a Special Use Permit) of six additional townhomes on the property at 3618 Hawthorne Avenue.*

*That development is completely outside the character of our neighborhood. It extends the high density of Chamberlayne Avenue into an R-1 Zoning District, increasing the resident count on that footprint to the population that 8 dwellings can hold. Two people per unit can make 16 cars. The proposed vehicle access does not include car spaces for the current dwellings. Access to the proposed dwellings - 100 yards away from the intersection with Chamberlayne - whether from Hawthorne Ave, or Laburnum Avenue - will make an already extremely busy area even more dangerous.*

*The issues arising from high density housing units will detract from the characteristics of our neighborhood. If this SUP is granted, it creates a precedent for other high density construction on Laburnum. We already have a very high density situation on Chamberlayne Ave and want to maintain our neighborhood as a single family neighborhood. Thank you so much for your consideration.*

**From:** Roland Karnatz <rolandkarnatz@yahoo.com>  
**Sent:** Wednesday, February 12, 2025 2:16 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** proposed SUP 3618 Hawthorne Ave

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Dear Mr Brown,

I am writing to voice my opposition to the proposed building (via a Special Use Permit) of six additional townhomes on the property at 3618 Hawthorne Avenue.

That development is completely outside the character of our neighborhood. It extends the high density of Chamberlayne Avenue into an R-1 Zoning District, increasing the resident count on that footprint to the population that 8 dwellings can hold. Two people per unit can make 16 cars. There is no room. The proposed vehicle access does not include car spaces for the current dwellings. Access to the proposed dwellings - 100 yards away from the intersection with Chamberlayne - whether from Hawthorne Ave, or Laburnum Avenue - will make an already extremely busy area even more dangerous.

The issues arising from high density housing units will detract from the characteristics of our neighborhood. If this SUP is granted, it creates a precedent and high density construction will ooze its way down Laburnum turning it into the twenty first century version of what city planners did on Chamberlayne Avenue.

At some point you will receive a petition which every resident on our block signed. No one wants this in our neighborhood.

It is my understanding that the developer applying for the SUP was at one point on the very planning committee that grants these permits. That conflict of interest in our local government decision making is viewed poorly by residents.

I strongly oppose the special use permit proposal for 3618 Hawthorne Ave.

Sincerely,

Roland Karnatz

3807 Hawthorne Ave

**From:** Linda Hook <ljhook1@icloud.com>  
**Sent:** Tuesday, February 11, 2025 4:09 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** SUP for 6 townhouses at 3618 Hawthorne Ave

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I live in the 3800 block of Hawthorne, and despite the fact that I walk the dog past 3618 every day, I never noticed the little sign in front of the property, and wasn't really focused on what was proposed for the site until another neighbor mentioned it last Friday. I have recently reached out to both Kenya Gibson and Melody Imburg to express my concerns; hopefully it is not too late to drastically modify, if not stop, this proposal. My concerns are, first and foremost, that it will establish a horrible precedent for subdividing these properties to create more, and thus denser, housing. The entire reason I purchased in Ginter Park when I retired was because I love the lot sizes; after decades of living in Northern Virginia, I finally live in a neighborhood where I am close enough to know neighbors, but not so close that I can look right into their homes from the street or from my back yard. I am particularly concerned because I live at 3803, and am fearful that the owner of 3801 is going to want to do the same thing, leaving me looking at the backside of a row of townhouses from my deck and back yard.

I am also concerned about traffic and parking implications. From the mock-up pictures in the plans, it looks like the egress from the townhouses will be onto Laburnum, which as I'm sure you know is divided. Thus, people leaving the townhouses will have to turn right on Laburnum. To get turned around to get back to Chamberlayne, or to I64, they will probably be making a U-turn at Hawthorne and Laburnum, thereby making a more congested, dangerous situation at that intersection. Further, 11 parking spaces are not going to be sufficient for 6 additional housing units, and the overflow is going to be parked along Hawthorne. I can't speak to the parking situation in the 3600 block, but in the 3800 block, due to the way the driveways are laid out and how narrow and sharply curbed they are, it can be difficult getting in and out of them when there is a car parked on the street opposite the driveway. That is only an issue right now with the occasional contractor or guest; everyone else tends to park in their driveways. I would really hate to see constant parking along Hawthorne Ave. Had I wanted to look out my front windows and see cars instead of yards and trees I would have bought in the Fan.

I apologize for contacting you with my concerns so late in the game. I had heard rumblings about someone wanting to do this, but had no idea that an SUP allowing it was so imminent. This neighborhood is so very special because of the lot sizes and the architecture; I would hate to see that ambiance ruined by a developer who wants to come in, make a ton of money, and forever change the character of Ginter Park. I think the reason there has not been an uproar about this project before now is that like me, no one really knew about it. A few years back, I had to request a variance to replace a run down shed on my property with a proper garage. The original footprint was too close the property line, and could not be moved inward without taking out a beautiful crepe myrtle, which I did not want to do. As part of getting the permitting to build that garage, I had to send letters to all the adjacent properties, including those diagonally near me. It boggles my mind that someone could be getting an

SUP to build 6 townhouses in this neighborhood without informing the owners of nearby properties of the plans and the dates and times of the approval meetings. I implore city council to not facilitate the ruination of Ginter Park.

**From:** David Shanklin <dshanklin@verizon.net>  
**Sent:** Wednesday, February 19, 2025 12:17 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Concern about changing zoning of Ginter neighborhood property

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Dear Mr. Brown,

I am very concerned about one of my neighbors deciding to seek a zoning change to his single family residence in order to cash in on his property, at the expense of everyone living around him. I am referring to 3618 Hawthorne seeking a zoning waiver in order to build 6 attached townhouses in his back yard. Since when does the city begin destroying classic neighborhoods in the name of high density fill-in? A final insult is the addition of more turning traffic on one of the most congested blocks of Laburnum in our neighborhood. I hope you will consider the opinions of citizens who invested in this area precisely because it is a family-oriented community protected by the city through straight-forward zoning restrictions. This should not be seriously considered.

Sincerely yours,

David Shanklin  
3608 Noble Avenue  
Richmond

**From:** Susan Harris <[smozleyharris@gmail.com](mailto:smozleyharris@gmail.com)>  
**Sent:** Monday, March 17, 2025 4:37 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** 3618 Hawthorne Avenue

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Dear Mr. Brown:

My address is 3803 Moss Side Avenue and I have lived here since 1987. While the City has mostly enforced the zoning ordinance and respected the single family residential designation, it has not always been the case. I am opposed to a special use permit for the property at 3618 Hawthorne Avenue. Even with four tenements(which I wonder how there was ever City approval),the property and the property next to it is a terrible eyesore. Six tenements would be even worse. The shopping cart I mentioned with someone's belongings in the last two emails, has now been turned over and debris is all over the sidewalk. I saw it on the way to the office this morning. The street is not designed for a transient population. Ginter Park needs as much order and stability as possible. That is why we have a zoning ordinance. Please do not help approve this SUP. I suggest the City take this idea to Windsor Farms and see how it succeeds over there. Thanks. Susan Harris

Sent from my iPhone



**From:** David Shanklin <dshanklin@verizon.net>  
**Sent:** Wednesday, February 19, 2025 12:17 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Concern about changing zoning of Ginter neighborhood property

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Sincerely yours,

David Shanklin  
3608 Noble Avenue  
Richmond

**From:** Melanie Day <mkday@vcu.edu>  
**Sent:** Wednesday, February 12, 2025 3:38 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Fwd: Fw: proposed SUP 3618 Hawthorne Ave

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Dear Mr Brown,

I am writing to voice my opposition to the proposed building (via a Special Use Permit) of six additional townhomes on the property at 3618 Hawthorne Avenue.

That development is completely outside the character of our neighborhood. It extends the high density of Chamberlayne Avenue into an R-1 Zoning District, increasing the resident count on that footprint to the population that 8 dwellings can hold. Two people per unit can make 16 cars. There is no room. The proposed vehicle access does not include car spaces for the current dwellings. Access to the proposed dwellings - 100 yards away from the intersection with Chamberlayne - whether from Hawthorne Ave, or Laburnum Avenue - will make an already extremely busy area even more dangerous.

The issues arising from high density housing units will detract from the characteristics of our neighborhood. If this SUP is granted, it creates a precedent and high density construction will ooze its way down Laburnum turning it into the twenty first century version of what city planners did on Chamberlayne Avenue.

At some point you will receive a petition which every resident on our block signed. No one wants this in our neighborhood.

It is my understanding that the developer applying for the SUP was at one point on the very planning committee that grants these permits. That conflict of interest in our local government decision making is viewed poorly by residents.

I strongly oppose the special use permit proposal for 3618 Hawthorne Ave.

Sincerely,

Melanie Kohn Day-3807 Hawthorne Ave.

Brian Imburg  
3616 Hawthorne Avenue  
Richmond, VA 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

**Subject: Opposition to Special Use Permit Amendment for [Property Address]**

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully express my opposition to the Special Use Permit Amendment for 3616 Hawthorne Avenue. While I acknowledge the staff's findings regarding alignment with the Master Plan and proposed safeguards, I firmly believe that approving this amendment would have negative consequences for our neighborhood.

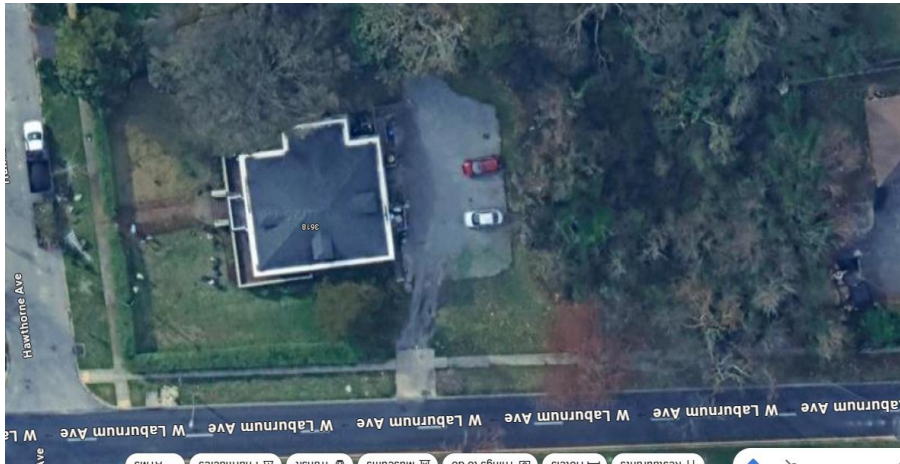
**1. Preservation of Single-Family Zoning Intent**

The staff report emphasizes that the proposed development incorporates single-family dwellings, but it overlooks the fundamental fact that these proposed dwellings are **attached units**, which differ significantly from the detached single-family homes traditionally permitted in R-1 zoning. These units are at best 1000 square feet in a neighborhood that has most houses over 2500 square feet. Allowing this Special Use Permit sets a precedent that undermines the R-1 zoning protections, leading to gradual densification that is not in line with the neighborhood's established character.

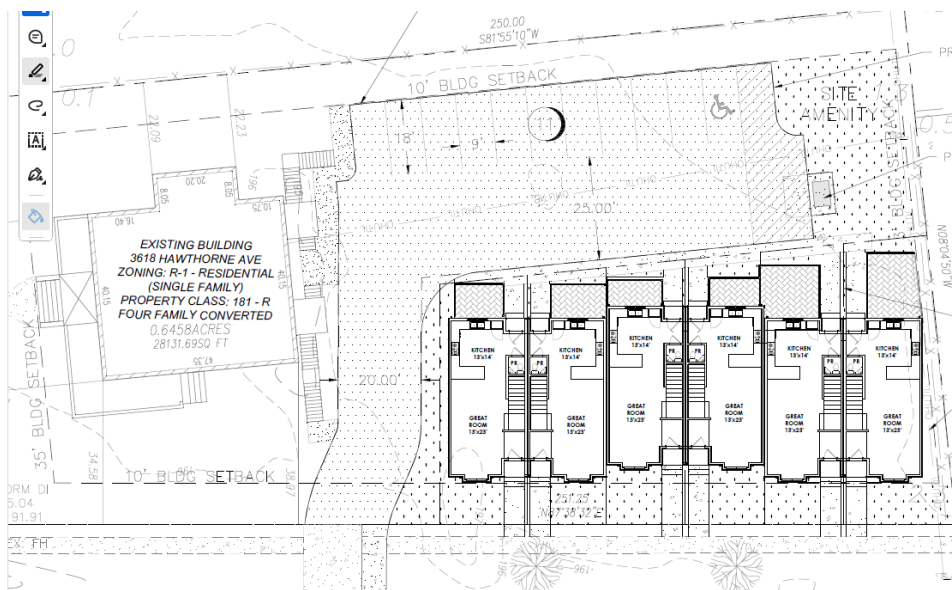
How does this new layout get subdivided? Does each unit owner own their unit and who is responsible for taking care of the common areas (the parking area and the garbage area)?

## 2. Traffic and Parking Impacts

While staff has concluded that the project will not create congestion, increasing the number of necessary parking units on this property. We find that this assentation is factually wrong. The current tenants park behind the existing unit as demonstrated by this Google map picture.



The project documentation we have been provided shows new parking behind the apartments, and the entrance way being where the current tenants park.



As you can see, the entrance way will wipe out any parking available to the tenants in the existing building.



West Laburnum Avenue is already a major residential street with limited on-street parking on the west side of Brook Road. There is no off street parking to the east of Chamberlayne Avenue where this project is proposed. These new dwellings will significantly **increase parking demand beyond what the property can accommodate**. Overflow parking onto adjacent streets could cause congestion, inconvenience for existing residents, and potential safety concerns for pedestrians and cyclists.

### 3. Incompatibility with Surrounding Development

The justification that the proposed project is adjacent to an R-48 Multifamily District does not necessarily mean that a “step down in density” is appropriate. The existing R-1 neighborhood is **not** an extension of the multifamily district and should not be treated as one. Maintaining the single-family zoning as originally intended is critical to preserving the character and appeal of the area.

#### **4. Potential Impact on Property Values and Community Stability**

Densification through special-use allowances can have long-term effects on property values, particularly when zoning modifications result in a shift toward higher-density developments. Homeowners in the area invested in R-1-zoned properties with the expectation of neighborhood stability, and this proposal introduces uncertainty that could negatively impact long-term property values and community cohesion.

#### **5. Alternative Solutions Should Be Explored**

Rather than approving a Special Use Permit that circumvents existing zoning regulations, the applicant should be encouraged to pursue a project that fully complies with R-1 zoning restrictions. If increased density is desired, a broader community discussion about appropriate zoning modifications should take place instead of granting a one-off exemption that alters the area's character.

#### **Conclusion**

For the reasons outlined above, I urge the Planning and Zoning Commission to **reject** this Special Use Permit Amendment. The proposed development is inconsistent with the long-standing intent of R-1 zoning, raises legitimate concerns about parking congestion and neighborhood character, and could set a precedent that weakens zoning protections across the city.

Thank you for your time and consideration. I appreciate the Commission's commitment to thoughtful urban planning and community engagement.

**Sincerely,**  
Brian Imburg

bimburg@comcast.net

Melody Imburg  
3616 Hawthorne Avenue  
Richmond, VA, 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 51  
Richmond, VA 23219  
Richmond[, VA, 23219C

Subject: Opposition to Special Use Permit Amendment for **3618 Hawthorne Avenue**

Dear Members of the Planning and Zoning Commission,

I am writing to express my **strong opposition** to the Special Use Permit Amendment for **3618 Hawthorne Avenue**. While the applicant claims consistency with the Richmond 300 Master Plan, I believe that this request misinterprets key aspects of the plan and would **negatively impact the surrounding neighborhood** for the following reasons:

### **1. Misalignment with the Existing Neighborhood Scale and Character**

The Richmond 300 Master Plan calls for a variety of housing types **consistent with the scale, density, and design of the existing neighborhood**. However, the proposed development exceeds the established character of the surrounding single-family homes. While two-family and small multi-family units may be "recommended" under specific circumstances, the **actual implementation must respect neighborhood context**, which this proposal fails to do.

### **2. Increased Density and Traffic Congestion**

Laburnum Avenue is already a heavily traveled corridor, and adding additional housing units will inevitably increase vehicle traffic. While the applicant highlights multi-modal transportation options, **public transit and pedestrian infrastructure in this area are insufficient to fully mitigate additional vehicular use**. This will **strain existing roadways, increase congestion, and potentially create safety hazards for both drivers and pedestrians**.

### **3. Parking Strain on Surrounding Streets**

The proposed development **does not adequately account for parking demand**, and relying on on-street parking will **negatively impact current residents**. The surrounding neighborhood is primarily single-family homes with driveways and limited street parking availability. Approving this amendment could lead to **overflow parking onto neighboring streets, creating congestion and accessibility issues** for existing homeowners.

### **4. Precedent for Further Zoning Erosion**

Approving this Special Use Permit would set a dangerous precedent, opening the door for **further zoning exemptions** that erode the intent of R-1 zoning protections. The long-term impact could **lead to piecemeal upzoning** that undermines neighborhood stability, property values, and homeowner expectations.

## **Conclusion**

While I support responsible growth and development, I believe this proposal does **not align with the true intent of the Richmond 300 Master Plan** and poses **significant risks to neighborhood character, traffic conditions, parking availability, and long-term zoning stability**.

I urge the Planning and Zoning Commission to **reject this Special Use Permit Amendment** and instead encourage development that fully respects existing R-1 zoning protections and the character of our community.

Thank you for your time and consideration.

Melody Imburg  
President Ginter Park Residents Association



**From:** Kyle Cortez <kyle.a.cortez@gmail.com>  
**Sent:** Monday, February 24, 2025 9:23 AM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Ord. No. 2025-014

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Jonathan Brown,

I am writing this with concern regarding the special use permit proposal for the property of 3618 Hawthorne Avenue. I currently reside on the 3800 block of Hawthorne Avenue--been there since 2018. My spouse, neighbors and I were not aware of this proposal until very recently. We never got a chance to voice our concerns for this project and hope to attend the meeting with Melody Imberg this Tuesday in opposition to the proposal.

I am against this proposed development (Ord. No. 2025-014) for several reasons.

- 1) It would create more of a bottleneck near the intersection of Chamberlayne and Laburnum Avenues. Traffic is already congested and it won't make sense to exacerbate it by cramming multiple families into a small city lot.
- 2) The aesthetics don't align with the rest of the neighborhood. It's out of place and out of touch with the surrounding environment.
- 3) An overlooked issue is drainage. The surrounding area has very little slope and consists of clay. Another apartment building will add to the problem. The lowest point where water will flow is the street where it will sit for a while, then it will slowly trickle down into the antiquated sewer system.

We all take pride in what Richmond is known for--its diversity. It's not only varied in its people and culture but also in its cityscape. We can't allow for new construction to muddle the diverse character of historic neighborhoods such as Ginter Park.

I ask that you consider the aforementioned points and the folks who live in the immediate vicinity of the proposal. Thank you.

Sincerely,

Kyle Cortez

**From:** Allana John <ajohn1253@gmail.com>  
**Sent:** Thursday, February 13, 2025 7:03 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** Proposed Project at 3618 Hawthorne Ave

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*Dear Mr. Brown,*

*I am the owner of 3802 Hawthorne Ave and I am writing to you to express my opposition to the proposed building (via a Special Use Permit) of six additional townhomes on the property at 3618 Hawthorne Avenue.*

*That development is completely outside the character of our neighborhood. It extends the high density of Chamberlayne Avenue into an R-1 Zoning District, increasing the resident count on that footprint to the population that 8 dwellings can hold. Two people per unit can make 16 cars. The proposed vehicle access does not include car spaces for the current dwellings. Access to the proposed dwellings - 100 yards away from the intersection with Chamberlayne - whether from Hawthorne Ave, or Laburnum Avenue - will make an already extremely busy area even more dangerous.*

*The issues arising from high density housing units will detract from the characteristics of our neighborhood. If this SUP is granted, it creates a precedent for other high density construction on Laburnum. We already have a very high density situation on Chamberlayne Ave and want to maintain our neighborhood as a single family neighborhood. Thank you so much for your consideration.*

**From:** Roland Karnatz <rolandkarnatz@yahoo.com>  
**Sent:** Wednesday, February 12, 2025 2:16 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** proposed SUP 3618 Hawthorne Ave

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Dear Mr Brown,

I am writing to voice my opposition to the proposed building (via a Special Use Permit) of six additional townhomes on the property at 3618 Hawthorne Avenue.

That development is completely outside the character of our neighborhood. It extends the high density of Chamberlayne Avenue into an R-1 Zoning District, increasing the resident count on that footprint to the population that 8 dwellings can hold. Two people per unit can make 16 cars. There is no room. The proposed vehicle access does not include car spaces for the current dwellings. Access to the proposed dwellings - 100 yards away from the intersection with Chamberlayne - whether from Hawthorne Ave, or Laburnum Avenue - will make an already extremely busy area even more dangerous.

The issues arising from high density housing units will detract from the characteristics of our neighborhood. If this SUP is granted, it creates a precedent and high density construction will ooze its way down Laburnum turning it into the twenty first century version of what city planners did on Chamberlayne Avenue.

At some point you will receive a petition which every resident on our block signed. No one wants this in our neighborhood.

It is my understanding that the developer applying for the SUP was at one point on the very planning committee that grants these permits. That conflict of interest in our local government decision making is viewed poorly by residents.

I strongly oppose the special use permit proposal for 3618 Hawthorne Ave.

Sincerely,

Roland Karnatz

3807 Hawthorne Ave

**From:** Linda Hook <ljhook1@icloud.com>  
**Sent:** Tuesday, February 11, 2025 4:09 PM  
**To:** Brown, Jonathan W. - PDR  
**Subject:** SUP for 6 townhouses at 3618 Hawthorne Ave

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I live in the 3800 block of Hawthorne, and despite the fact that I walk the dog past 3618 every day, I never noticed the little sign in front of the property, and wasn't really focused on what was proposed for the site until another neighbor mentioned it last Friday. I have recently reached out to both Kenya Gibson and Melody Imburg to express my concerns; hopefully it is not too late to drastically modify, if not stop, this proposal. My concerns are, first and foremost, that it will establish a horrible precedent for subdividing these properties to create more, and thus denser, housing. The entire reason I purchased in Ginter Park when I retired was because I love the lot sizes; after decades of living in Northern Virginia, I finally live in a neighborhood where I am close enough to know neighbors, but not so close that I can look right into their homes from the street or from my back yard. I am particularly concerned because I live at 3803, and am fearful that the owner of 3801 is going to want to do the same thing, leaving me looking at the backside of a row of townhouses from my deck and back yard.

I am also concerned about traffic and parking implications. From the mock-up pictures in the plans, it looks like the egress from the townhouses will be onto Laburnum, which as I'm sure you know is divided. Thus, people leaving the townhouses will have to turn right on Laburnum. To get turned around to get back to Chamberlayne, or to I64, they will probably be making a U-turn at Hawthorne and Laburnum, thereby making a more congested, dangerous situation at that intersection. Further, 11 parking spaces are not going to be sufficient for 6 additional housing units, and the overflow is going to be parked along Hawthorne. I can't speak to the parking situation in the 3600 block, but in the 3800 block, due to the way the driveways are laid out and how narrow and sharply curbed they are, it can be difficult getting in and out of them when there is a car parked on the street opposite the driveway. That is only an issue right now with the occasional contractor or guest; everyone else tends to park in their driveways. I would really hate to see constant parking along Hawthorne Ave. Had I wanted to look out my front windows and see cars instead of yards and trees I would have bought in the Fan.

I apologize for contacting you with my concerns so late in the game. I had heard rumblings about someone wanting to do this, but had no idea that an SUP allowing it was so imminent. This neighborhood is so very special because of the lot sizes and the architecture; I would hate to see that ambiance ruined by a developer who wants to come in, make a ton of money, and forever change the character of Ginter Park. I think the reason there has not been an uproar about this project before now is that like me, no one really knew about it. A few years back, I had to request a variance to replace a run down shed on my property with a proper garage. The original footprint was too close the property line, and could not be moved inward without taking out a beautiful crepe myrtle, which I did not want to do. As part of getting the permitting to build that garage, I had to send letters to all the adjacent properties, including those diagonally near me. It boggles my mind that someone could be getting an

SUP to build 6 townhouses in this neighborhood without informing the owners of nearby properties of the plans and the dates and times of the approval meetings. I implore city council to not facilitate the ruination of Ginter Park.

**From:** [Tim P](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [Brown, Jonathan W. - PDR](#); [Vonck, Kevin J. - PDR](#); [Rebecca Rowe](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** Planning Commission hearing re: 2025-014 3618 Hawthorne Ave  
**Date:** Tuesday, February 4, 2025 11:55:30 AM

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Members of Planning Commission and PDR staff: I am writing to express opposition to the above-referenced SUP request which will be heard this evening. In support of our Ginter Park neighbors, I consider the request to place 10 SF housing units on a lot that was built for and is adjacent to other SF homes is extreme and I fail to understand how we just spent 2 years coming to consensus that ADUs should be limited to one per primary residence, yet this request is supported by staff. I'm also concerned re: the precedent this could set for other large lots along Laburnum, including in Bellevue and beyond.

Tim Pfohl, Immediate Past President, Bellevue Civic Association  
1511 Bellevue Ave  
804-840-6999

Brian Imburg  
3616 Hawthorne Avenue  
Richmond, VA 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

**Subject: Opposition to Special Use Permit Amendment for [Property Address]**

Dear Members of the Planning and Zoning Commission,

I am writing to respectfully express my opposition to the Special Use Permit Amendment for 3616 Hawthorne Avenue. While I acknowledge the staff's findings regarding alignment with the Master Plan and proposed safeguards, I firmly believe that approving this amendment would have negative consequences for our neighborhood.

**1. Preservation of Single-Family Zoning Intent**

The staff report emphasizes that the proposed development incorporates single-family dwellings, but it overlooks the fundamental fact that these proposed dwellings are **attached units**, which differ significantly from the detached single-family homes traditionally permitted in R-1 zoning. These units are at best 1000 square feet in a neighborhood that has most houses over 2500 square feet. Allowing this Special Use Permit sets a precedent that undermines the R-1 zoning protections, leading to gradual densification that is not in line with the neighborhood's established character.

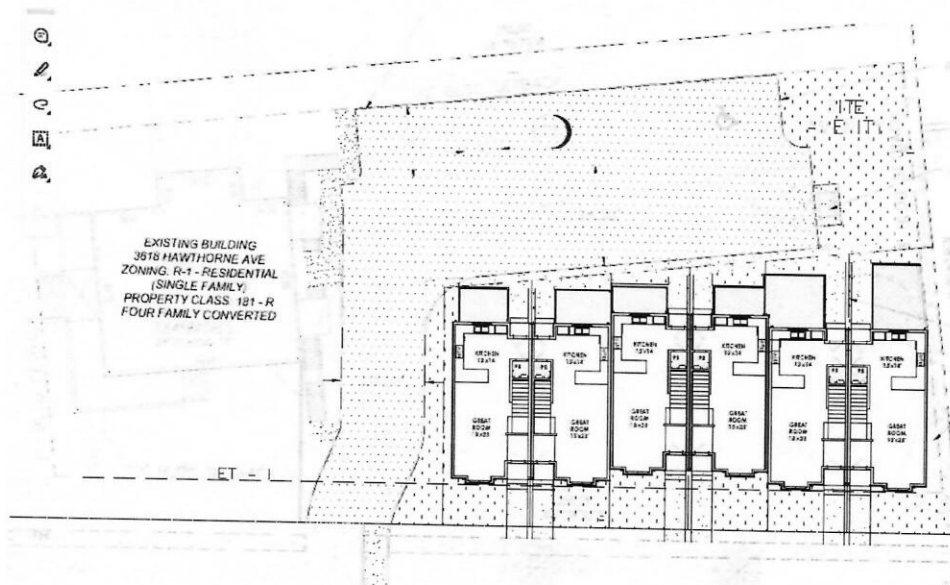
How does this new layout get subdivided? Does each unit owner own their unit and who is responsible for taking care of the common areas (the parking area and the garbage area)?

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While staff has concluded that the project will not create congestion, increasing the number of necessary parking units on this property. We find that this assertion is factually wrong. The current tenants park behind the existing unit as demonstrated by this Google map picture.

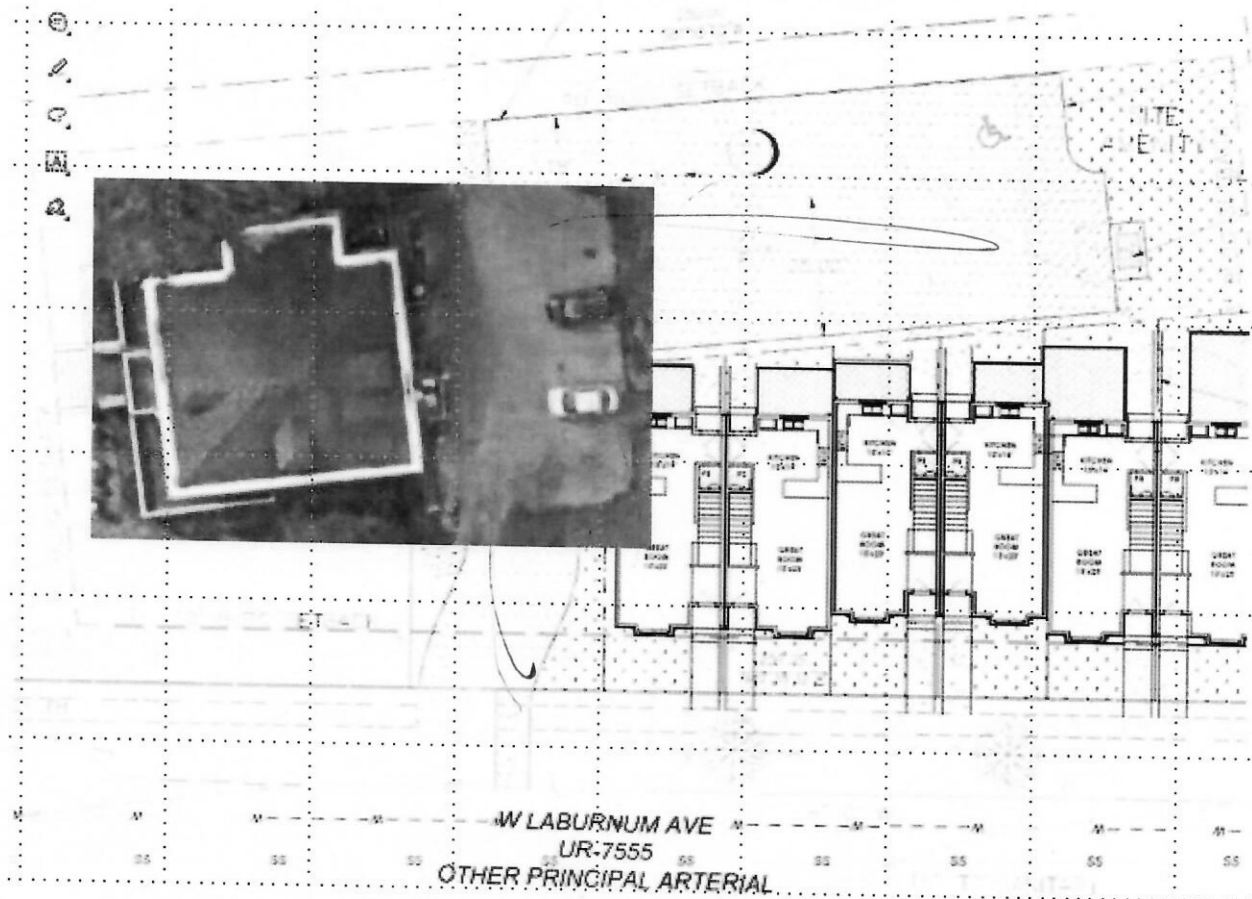


The project documentation we have been provided shows new parking behind the apartments, and the entrance way being where the current tenants park.





As you can see, the entrance way will wipe out any parking available to the tenants in the existing building.



West Laburnum Avenue is already a major residential street with limited on-street parking on the west side of Brook Road. There is no off street parking to the east of Chamberlayne Avenue where this project is proposed. These new dwellings will significantly **increase parking demand beyond what the property can accommodate**. Overflow parking onto adjacent streets could cause congestion, inconvenience for existing residents, and potential safety concerns for pedestrians and cyclists.

### 3. Incompatibility with Surrounding Development

The justification that the proposed project is adjacent to an R-48 Multifamily District does not necessarily mean that a "step down in density" is appropriate. The existing R-1 neighborhood is **not** an extension of the multifamily district and should not be treated as one. Maintaining the single-family zoning as originally intended is critical to preserving the character and appeal of the area.

#### 4. Potential Impact on Property Values and Community Stability

Densification through special-use allowances can have long-term effects on property values, particularly when zoning modifications result in a shift toward higher-density developments. Homeowners in the area invested in R-1-zoned properties with the expectation of neighborhood stability, and this proposal introduces uncertainty that could negatively impact long-term property values and community cohesion.

#### 5. Alternative Solutions Should Be Explored

Rather than approving a Special Use Permit that circumvents existing zoning regulations, the applicant should be encouraged to pursue a project that fully complies with R-1 zoning restrictions. If increased density is desired, a broader community discussion about appropriate zoning modifications should take place instead of granting a one-off exemption that alters the area's character.

#### Conclusion

For the reasons outlined above, I urge the Planning and Zoning Commission to **reject** this Special Use Permit Amendment. The proposed development is inconsistent with the long-standing intent of R-1 zoning, raises legitimate concerns about parking congestion and neighborhood character, and could set a precedent that weakens zoning protections across the city.

Thank you for your time and consideration. I appreciate the Commission's commitment to thoughtful urban planning and community engagement.

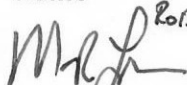
Sincerely,


Brian Imburg [bimburg@comcast.net](mailto:bimburg@comcast.net)

Susan Elliott 3614 Hawthorne Ave [sustew@gmail.com](mailto:sustew@gmail.com)

We the undersigned oppose the Special Use Permit Amendment for **3618 Hawthorne Avenue**

Name	Address	email
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Michael Ferras	3610 Hawthorne Ave	<a href="mailto:michael.ferras@gmail.com">michael.ferras@gmail.com</a>
Rob Elliott	3614 Hawthorne Ave	<a href="mailto:ROBERT.ELLIOTT@GMAIL.COM">ROBERT.ELLIOTT@GMAIL.COM</a>
	3619 Hawthorne	<a href="mailto:MR.UTROSE68@gmail.com">MR.UTROSE68@gmail.com</a>

	3621 Hawthorne	<a href="mailto:lessleyjane@gmail.com">lessleyjane@gmail.com</a>
Donald McBurney		<a href="mailto:neocars@me.com">neocars@me.com</a>

Mary S. Monroe	3615 Hawthorne Ave	<a href="mailto:msmonroe@rcu.cda">msmonroe@rcu.cda</a>
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Lisa D'Alessio	3611 Hawthorne Ave	<a href="mailto:ldalesio@gmail.com">ldalesio@gmail.com</a>
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Joshe Beth	3609 Hawthorne Ave	<a href="mailto:umstotbetts@gmail.com">umstotbetts@gmail.com</a>
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Kristi E. Jenlegaard	3607 Hawthorne	<a href="mailto:kellejem@gmail.com">kellejem@gmail.com</a>
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Garry Yohai	3601 Hawthorne	<a href="mailto:garyyohai@aol.com">garyyohai@aol.com</a>
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Ron Yohai	3601 Hawthorne Ave	<a href="mailto:ron.yohai@aol.com">ron.yohai@aol.com</a>
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Charles Brock	3608 Hawthorne Ave	<a href="mailto:cbrock@lylfindat.com">cbrock@lylfindat.com</a>
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Melody Imburg  
3616 Hawthorne Avenue  
Richmond, VA, 23222  
February 3, 2025

Planning and Zoning Commission  
900 E. Broad St., Room 511  
Richmond, VA 23219

Subject: Opposition to Special Use Permit Amendment for **3618 Hawthorne Avenue**

Dear Members of the Planning and Zoning Commission,

I am writing to express my **strong opposition** to the Special Use Permit Amendment for **3618 Hawthorne Avenue**. While the applicant claims consistency with the Richmond 300 Master Plan, I believe that this request misinterprets key aspects of the plan and would **negatively impact the surrounding neighborhood** for the following reasons:

### **1. Misalignment with the Existing Neighborhood Scale and Character**

The Richmond 300 Master Plan calls for a variety of housing types **consistent with the scale, density, and design of the existing neighborhood**. However, the proposed development exceeds the established character of the surrounding single-family homes. While two-family and small multi-family units may be "recommended" under specific circumstances, the **actual implementation must respect neighborhood context**, which this proposal fails to do.

### **2. Increased Density and Traffic Congestion**

Laburnum Avenue is already a heavily traveled corridor, and adding additional housing units will inevitably increase vehicle traffic. While the applicant highlights multi-modal transportation options, **public transit and pedestrian infrastructure in this area are insufficient to fully mitigate additional vehicular use**. This will **strain existing roadways, increase congestion, and potentially create safety hazards for both drivers and pedestrians**.

### **3. Parking Strain on Surrounding Streets**

The proposed development **does not adequately account for parking demand**, and relying on on-street parking will **negatively impact current residents**. The surrounding neighborhood is primarily single-family homes with driveways and limited street parking availability. Approving this amendment could lead to **overflow parking onto neighboring streets, creating congestion and accessibility issues** for existing homeowners.

### **4. Precedent for Further Zoning Erosion**

Approving this Special Use Permit would set a dangerous precedent, opening the door for **further zoning exemptions** that erode the intent of R-1 zoning protections. The long-term impact could **lead to piecemeal upzoning** that undermines neighborhood stability, property values, and homeowner expectations.

## Conclusion

While I support responsible growth and development, I believe this proposal does **not align with the true intent of the Richmond 300 Master Plan** and poses **significant risks to neighborhood character, traffic conditions, parking availability, and long-term zoning stability.**

I urge the Planning and Zoning Commission to **reject this Special Use Permit Amendment** and instead encourage development that fully respects existing R-1 zoning protections and the character of our community.

Thank you for your time and consideration.

Susan Elliott 3614 Hawthorne Ave  
sustew@gmail.com

Melody Imburg

President Ginter Park Residents Association

We the undersigned oppose the Special Use Permit Amendment for **3618 Hawthorne Avenue:**

Name	Address	email
Jessica LaRose	3619 Hawthorne Ave	jessica.g.larose@gmail.com
Marc LaRose	3619 Hawthorne Ave	mrlarose68@gmail.com
PATRICIA McCURNIN	3621 Hawthorne Ave	essleyjane@gmail.com
DONALD McCURNIN	3621 Hawthorne Ave	neocars@me.com
Mary S. Monroe	3615 Hawthorne Ave	msmonroe@vcu.edu
Lisa D'Akossia	3611 Hawthorne Ave	ldakossia@gmail.com
Joshua Betts	3609 Hawthorne Ave.	unsubt@bets@gmail.com
Kristi E. Jemtegaard	3607 Hawthorne Ave.	kellejen@gmail.com
Catherine Byrnes	3601 Hawthorne Ave	rocyohai@aol.com
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Michael Thorne-Beyla	3603 Hawthorne Ave	mbeyland@icloud.com
Ashley Leveski	3606 Hawthorne Ave	ashley.leveski
Charlie Brock	3608 Hawthorne Ave	lythrob@gmail.com
SUSIE BROCK	3608 Hawthorne Ave	SUMBROCK15@gmail.com
Rob Elliott	3614 Hawthorne Ave	FRBERTTELLT@icloud.com