

To whom it may concern, My name is Robin Nyhart and I am in opposition of Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue. I live on this block, and I am very concerned about the proposed development of this site. I would coin this an over-development. I want to see this area continue to grow, blossom, and thrive for future generations and families that love this part of Richmond. I have seen this area make great headway in this direction. Since I bought my house last year, I am concerned about some things that I am witnessing. I have seen all the people and companies buying up properties just to "flip" them in the cheapest way possible. In fact, my house was not properly renovated on it's flip and it is costing me handsomely. The lot in question had this happen. Now this property is inhabited by person that are part of drug rehab programs. There is a constant stream of new individuals there and the emergency services are frequently there. I am sure this for drug OD scenarios. Sometimes the people are outside and allow their squabbles to come out to the front of the house. There is cussing and nose pollution. It is averse to the environment that we have created in our neighborhood and dangerous for the children on the street. There has been an active event of gun violence in front of the house last year with two individuals with automatic weapons. This was all captured on the neighbors Ring Cam on the house directly across. The police have given little feedback to the homeowner that captured this on video and had their car shot up. The property owners do not care about the community, they only use the property for profit. By someone wanting this lot to become 5 dwellings should tell you all the property owners care about is that they are trying to fit as many rentals as possible in one spot to maximize their profits. This does nothing for the community. Not only this, but there is already a speeding issue on this section of 2nd ave. I have asked 3 separate times for a speed hump between Front and Burnes because of the dangerous speeds people reach before they get to the next block. We have had a kitten run over already this year. Again, there are children on the block. How is smashing 5 more dwellings in this area going to help our congested parking and keep people safe? I implore you... please do not allow this lot and street I live on to be ruined. Thank you for taking the time to read this and considering my thoughts on the matter.

Robin Nyhart

3117 2nd Ave.

Richmond, Va 23222

From: [Shannon Leichnetz](#)
To: [PDR Land Use Admin](#)
Subject: Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue
Date: Wednesday, April 16, 2025 1:36:12 PM

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To whom it may concern,

My name is Shannon Leichne and I am in opposition of Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue. I live a few houses down from this property. I am a homeowner and a member of this community. This community does not need to continue to be over developed by people and developers that are not members of this community. The Sindhu Investment Group is not adding value to the community, in fact I would argue that they are devaluing the Highland park community. I have watched them flip several houses, including 3122 2nd Avenue, cheaply while throwing their garbage all over the sidewalks and streets without cleaning up after themselves, leaving a dangerous mess for me and the rest of our community to navigate. They flip houses so poorly that no one in their right mind would buy them so they end up renting the house out. While people need places to live we hope that new community members will want to be a part of the community and take responsibility in the space they occupy. If we have developers come into our community and flip or build houses of poor quality, why would someone care about their living space or the community they occupy enough to take care of it. Help us cultivate a community that cares about the space we occupy and our fellow community members by not letng money grabbing developers expand further into our neighborhood. Please do not let this investment group continue to crowd and trash our community with cheap housing. Our community deserves better. Thank you for taking the time to read a very concerned community member's thoughts.

Shannon Leichnetz
3212 2nd Ave

From: [Mj Parr](#)
To: [PDR Land Use Admin](#)
Subject: Proposed Development / Highland Park
Date: Tuesday, April 29, 2025 8:08:53 PM

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I'm a homeowner on the 3100 block of 2nd Avenue, and I strongly oppose the proposed development at 3122 2nd Avenue, which I believe is unsafe overdevelopment for our neighborhood.

Since moving here three years ago, I've seen homes—including mine—flipped quickly and poorly, leading to long-term problems and a lack of accountability. The property in question now operates as a transitional rehab site, bringing constant disturbances, frequent emergency responses, and even a shooting involving automatic weapons last year—caught on a neighbor's security camera and damaging their car. These events have made our block feel less safe for everyone, especially families with children. In addition, we now regularly see clearly intoxicated or unstable individuals circling our home multiple times a day. It's unsettling and impacts our sense of safety in our own yards.

Speeding is another serious problem. Despite multiple requests, no traffic calming measures have been added. Since new housing has gone in, several neighbors' pets have been hit and killed by speeding cars. With more units proposed, this problem will only get worse.

To make matters worse, my property taxes have gone up by \$800, contributing to the displacement of elderly and Black residents—many of whom have lived here for over 50 years. This kind of development benefits outside investors, not the community that calls this neighborhood home.

Please consider the safety, stability, and long-term well-being of our community and deny this permit.

Sincerely,

Mj and Joe Irek

3115 2nd ave Richmond va 23222

Thanks Maryjane

From: [Maryjane Parr](#)
To: [PDR Land Use Admin](#)
Subject: Zoning concerns
Date: Monday, May 5, 2025 5:27:43 PM

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To whom this may concern,

I'm a homeowner on the 3100 block of 2nd Avenue, and I strongly oppose the proposed development at 3122 2nd Avenue, which I believe is unsafe overdevelopment for our neighborhood.

Since moving here three years ago, I've seen homes-including mine-flipped quickly and poorly, leading to long-term problems and a lack of accountability. The property in question now operates as a transitional rehab site, bringing constant disturbances, frequent emergency responses, and even a shooting involving automatic weapons last year-caught on a neighbor's security camera and damaging their car.

Overdoses even yesterday 5/4/25

These events have made our block feel less safe for everyone, especially families with children. In addition, we now regularly see clearly intoxicated or unstable individuals circling our home multiple times a day. It's unsettling and impacts our sense of safety in our own yards.

Speeding is another serious problem.

Despite multiple requests, no traffic calming measures have been added. Since new housing has gone in, several neighbors' pets have been hit and killed by speeding cars.

With more units proposed, this problem will only get worse.

To make matters worse, my property taxes have gone up by \$800, contributing to the displacement of elderly and Black residents

-many of whom have lived here for over 50 years. This kind of development benefits outside investors, not the community that calls this neighborhood home.

Please consider the safety, stability, and long-term well-being of our community and deny this permit.

Sincerely,
Mj and Joe Irek
3115 2nd ave Richmond va 23222

Thank you,
Maryjane

From: [Mj Parr](#)
To: [PDR Land Use Admin](#)
Subject: Zoning concerns for our neighborhood
Date: Tuesday, May 6, 2025 5:51:23 PM

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Hello,

To whom this may :

I'm a homeowner on the 3100 block of 2nd Avenue, and I strongly oppose the proposed development at 3122 2nd Avenue, which I believe is unsafe overdevelopment for our neighborhood.

Since moving here three years ago, I've seen homes-including mine-flipped quickly and poorly, leading to long-term problems and a lack of accountability. The property in question now operates as a transitional rehab site, bringing constant disturbances, frequent emergency responses, and even a shooting involving automatic weapons last year-caught on a neighbor's security camera and damaging their car. These events have made our block feel less safe for everyone, especially families with children. In addition, we now regularly see clearly intoxicated or unstable individuals circling our home multiple times a day. It's unsettling and impacts our sense of safety in our own yards.

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To make matters worse, my property taxes have gone up by \$800, contributing to the displacement of elderly and Black residents

-many of whom have lived here for over 50 years. This kind of development benefits outside investors, not the community that calls this neighborhood home.

Please consider the safety, stability, and long-term well-being of our community and deny this permit.

Sincerely,

Mj and Joe Irek

3115 2nd ave Richmond va 23222

Thanks Maryjane

From: [Watson, David F. - PDR](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: Special Use Permit at 3122 Second Avenue
Date: Wednesday, May 14, 2025 10:45:47 AM

From: Bobbi Kelly-Sewell <kellysewelb@vcu.edu>
Sent: Wednesday, May 14, 2025 10:36 AM
To: Watson, David F. - PDR <David.Watson@rva.gov>
Subject: Special Use Permit at 3122 Second Avenue

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David,

I am writing to formally oppose the Special Use Permit (SUP) application for the property at 3122 Second Avenue.

This property is currently operating as a boarding house, and it is not the only such property owned by this developer in our neighborhood. While the owner has not clearly communicated his intentions, the current use and proposed redevelopment of 5-7 additional houses on 1 lot do not reflect a vision I support for our community.

The current proposal includes densely packed residential units, with no documented plans to address the impact on infrastructure, parking, or long-term livability. Additionally, there has been no formal effort to engage the community most directly affected by the redevelopment.

Personally, I live across the street from one of the transitional housing properties and have seen everything from overdoses and cop visits to various visitors who speed up and down the street without regard to the neighbors.

I have young children and want to see our neighborhood continue to grow and be a place built on history and community.

I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3122 Second Avenue.

Bobbi Kelly-Sewell

From: [Watson, David F. - PDR](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: 3122 Second Avenue objection
Date: Wednesday, May 14, 2025 8:05:58 AM

-----Original Message-----

From: Yahoo <sejhanna55@yahoo.com>
Sent: Tuesday, May 13, 2025 6:58 PM
To: Watson, David F. - PDR <David.Watson@rva.gov>
Subject: 3122 Second Avenue

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The current proposal includes densely packed residential units, with no documented plans to address the impact on infrastructure, parking, or long-term livability. Additionally, there has been no formal effort to engage the community most directly affected by the redevelopment.

I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3122 Second Avenue.

Sarah Maitra
3100 block Enslow Ave

From: [Watson, David F. - PDR](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: 3122 Second Ave
Date: Tuesday, May 13, 2025 8:13:01 AM

From: Lauren DeLuca <deluca.lauren@gmail.com>
Sent: Monday, May 12, 2025 4:42 PM
To: Watson, David F. - PDR <David.Watson@rva.gov>
Subject: 3122 Second Ave

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David,

I am writing to formally oppose the Special Use Permit (SUP) application for the property at 3122 Second Avenue.

This property is currently operating as a boarding house, and it is not the only such property owned by this developer in our neighborhood. While the owner has not clearly communicated his intentions, the current use and proposed redevelopment of 5-7 additional houses on 1 lot do not reflect a vision I support for our community.

The current proposal includes densely packed residential units, with no documented plans to address the impact on infrastructure, parking, or long-term livability. Additionally, there has been no formal effort to engage the community most directly affected by the redevelopment.

I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3122 Second Avenue.

Thanks

Lauren DeLuca
2216 4th Ave, Richmond, VA 23222

From: [Watson, David F. - PDR](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: 3122 Second Avenue
Date: Tuesday, May 13, 2025 8:16:23 AM

-----Original Message-----

From: Tiffani Willis <tiff.will89@gmail.com>
Sent: Tuesday, May 13, 2025 6:20 AM
To: Watson, David F. - PDR <David.Watson@rva.gov>
Subject: 3122 Second Avenue

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David,

I am writing to formally oppose the Special Use Permit (SUP) application for the property at 3122 Second Avenue.

This property is currently operating as a boarding house, and it is not the only such property owned by this developer in our neighborhood. While the owner has not clearly communicated his intentions, the current use and proposed redevelopment of 5-7 additional houses on 1 lot do not reflect a vision I support for our community.

The current proposal includes densely packed residential units, with no documented plans to address the impact on infrastructure, parking, or long-term livability. Additionally, there has been no formal effort to engage the community most directly affected by the redevelopment.

I respectfully request that the Planning Commission and City Council deny the Special Use Permit for 3122 Second Avenue.

Sincerely,
Tiffani Guenther

From: [Watson, David F. - PDR](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: 3122 SECOND HAVE, Opposition to SUP
Date: Monday, May 12, 2025 3:26:38 PM

From: Tamara Barker <tamara.barker@hergrants.com>
Sent: Monday, May 12, 2025 3:17 PM
To: Watson, David F. - PDR <David.Watson@rva.gov>; Danielle Leek <danielle.r.leek@gmail.com>; Robertson, Ellen F. - City Council <Ellen.Robertson@rva.gov>
Subject: 3122 SECOND HAVE, Opposition to SUP

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David,

I am writing to express my formal opposition to the proposed redevelopment at 3122 Second Avenue. Let me be absolutely clear: I support responsible, community-centered development and fully recognize the urgent need to address Richmond's housing crisis. What I cannot support is the continued exploitation of working-class and marginalized neighborhoods by absentee landlords whose only objective is profit—not community improvement.

At the recent public meeting, the property owner failed to disclose that 3122 Second Avenue is currently operating as a boarding house, with individual rooms rented for profit. This tactic—commonly used to maximize revenue while skirting the responsibilities of ethical property management—raises serious concerns about safety, zoning compliance, and the long-term stability of our neighborhood.

Even more concerning was the owner's refusal to engage with the community, his dismissal of public input, and the fact that he was granted a continuation without making any meaningful changes to the proposal. This lack of transparency and accountability is unacceptable and deeply damaging to public trust.

During the meeting, the owner referred to himself as an "asset" to the neighborhood and claimed the house was among the nicest in the area. Yet his renovation at 3122 Second Avenue tells a different story—featuring removal of the house's original character, undersized windows, and low-cost vinyl siding. It was a slapdash effort that lacked care or vision.

Worse still, this same project failed inspection **17 out of 20 times**, according to Richmond's public permit portal. This isn't just a concern for city inspectors—it's a red flag for renters, neighbors, and future homeowners. These are not safe, dignified homes designed for people to thrive in. They are hastily assembled units meant to extract as much profit as possible, with minimal investment or accountability.

The current proposal reflects that same extractive mindset: densely packed units, no meaningful infrastructure planning, and no real consideration for long-term livability. There has been zero transparency, zero community collaboration, and zero accountability.

If you believe in fair, community-led development...

If you believe housing should be built with integrity, not for exploitation...

If you want Richmond to grow *with* its residents—not around or over them...

Then I urge you to reject this Special Use Permit.

Thank you for your time and consideration.

Sincerely,

Tamara Barker, MPA

Grant Consultant

+1 757-951-3890 // [LinkedIn](#)

From: [Watson, David F. - PDR](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: Opposition to SUP for 3122 2nd Ave
Date: Tuesday, May 13, 2025 8:15:36 AM

From: Kristina Nell Weaver <kristina.nellweaver@gmail.com>
Sent: Monday, May 12, 2025 6:01 PM
To: Watson, David F. - PDR <David.Watson@rva.gov>
Subject: Opposition to SUP for 3122 2nd Ave

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Hi, David,

I am writing as a homeowner resident on 2nd Ave in North Highland Park. I have seen that there is a Special Use Permit (SUP) application for the property at 3122 2nd Ave, and having researched the property I would like to register my opposition to approval of the permit.

Like many of my engaged neighbors, I am a YIMBY and enthusiastically support higher density development when it actually promotes sustainability, affordability, and equity, such as the recent and ongoing construction near the 6 points intersection on Brookland Park Ave. However, in the case of 3122 2nd Ave I am concerned that the intended development will prove to be predatory and unsustainable, which is counter to the vision of community-based organizing that has been active in the neighborhood.

The property is currently operating as a boarding house and often appears to be in disrepair. The owner has not clearly communicated his intentions, but the plan to cram 5-7 additional houses on one lot is not aligned with the community's vision for North Highland Park and nor is it sensitive to current infrastructure gaps and challenges. For example, 2nd Ave has significant issues with stormwater management and drainage as well as refuse dumping in the street and alley, and we remain a food desert. Given the neighborhood's history of predatory rentals and increasing vulnerability to displacement through gentrification, it is imperative that we undergo transparent, thoughtful, and equitable development. If the proposed dramatic transformation of the lot were accompanied by thoughtful engagement of neighbors such that the property owner's intentions could be understood and queried, that would be one thing. But in the absence of that kind of community connection one can only assume this is about maximizing profits for an absentee owner / landlord who appears to be failing to maintain the current property and provide safe housing for tenants.

For these reasons, I respectfully ask that the Planning Commission and City Council deny the SUP for 3122 2nd Ave.

Thank you for considering my comment.

Kind regards,

Kristina

--

Kristina Weaver, PhD

757-846-6603

3010 2nd Ave / Richmond VA 23222

Oliver, Alyson E. - PDR

From: Alex Demas <mccuealex@yahoo.com>
Sent: Monday, May 5, 2025 11:21 AM
To: PDR Land Use Admin
Subject: Ordinance No. 2025-052 Special Use Permit 3122 2nd Ave.

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To whom it may concern,

My name is Alexandra Demas and I am once again in opposition of Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue. I live a few houses down from this property. I am a homeowner, a member of this community & I am raising my family here.

This community does not need to continue to be over developed by people and developers that are not members of this community. The Sindhu Investment Group is not adding value to the community, in fact I would argue that they are devaluing the Highland park community. I have watched them flip several houses, including 3122 2nd Avenue, cheaply while throwing their garbage all over the sidewalks and streets without cleaning up after themselves leaving a dangerous mess for my small children, myself and the rest of our community to have to navigate. They flip houses so poorly that no one in their right mind would buy them so they end up turning them into halfway houses. I respect that all people need safe places to live but I argue that these developers are putting money into their pockets while making it unsafe for young children to be brought up in this community. Are these people sex offenders, are these people walking up and down the neighborhood while on drugs or inebriated in some way? While people need places to live we hope that new community members will want to be apart of the community and take responsibility in the space they occupy while also being safe members of this community. Would you want one or more halfway houses on your block? I surely don't feel comfortable raising my child around so many people that need a place like a halfway house. My family and my neighbors don't feel comfortable having so many different people coming and going every week. This is a community that we should feel safe in and not surrounded by a handful of new strangers every week.

If we have developers come into our community and flip or build houses of poor quality why would someone care about their living space or the community they occupy enough to take care of it. Help us cultivate a community that cares about the space we occupy and our fellow community members by not letting money grabbing developers expand further into our neighborhood. It is more beneficial for the community and the city of Richmond to have well taken care of homes and properties along with people who will become long standing residents. Please do not let this investment group to continue to crowd and trash our community with cheap housing and literal garbage everywhere. Our community deserves better. Thank you for taking the time to read a very concerned community member's thoughts.

Thank you,
Alexandra Demas

From: [Thomas Demas](#)
To: [PDR Land Use Admin](#)
Subject: opposition of Ordinance No. 2025-052
Date: Sunday, May 4, 2025 10:01:35 AM

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To whom it may concern,

I am in opposition of Ordinance No. 2025-052. I have written two previous emails about this. I want to reiterate how this ordinance will not help or improve this community. Since receiving the first letter I could not believe that the city was even considering this ordinance change. The investment group that wants to add more buildings on an existing property should be red flags for the city. You should know better that an investment group is never ever any good for a community, they only are doing things for their own profit. You should also know better than to try and cram as many buildings into a property than there needs to be. Not only would this be a huge eyesore but it will not bring growth to this community. This ordinance should never be allowed to pass because not a single person who lives on this block wants this. I have spoken to most of my neighbors and even they cannot believe that the city is trying to allow this. What the city should be doing is not allowing any of these homes to become rentals or be allowed to be flipped, but should be helping families purchase these properties. If you want to see significant improvements and Richmond residents happy then invest in the communities and not investment groups. Please, for the good of this block and the surrounding community please do not allow this ordinary to pass.

Thank you,

Thomas Demas

From: [Thomas Demas](#)
To: [PDR Land Use Admin](#)
Subject: Opposition of Ordinance No. 2025-052
Date: Sunday, May 4, 2025 9:48:31 AM

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To whom it may concern,

My name is Thomas Demas and I am in opposition of Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue.

I have lived in Richmond since 2007 and have lived on this block since 2021, am a homeowner in my forever home, raising a child with my wife, and absolutely love being a part of this community. I want to see this area continue to grow, blossom, and thrive for future generations and families that love this part of Richmond. I have seen this area make great headway in this direction. I have also seen all of the people and companies buying up properties just to “flip” them in the cheapest way possible, list them for sale but never sell, and turn them into a rental property or halfway house. This lot recently had this happen. I watched the property get bought, was illegally demoed with no permits, and had garbage all over the sidewalks only for the people who own surrounding properties (myself being one of those individuals) to have to pick it up for months. The property owners do not take care of the property, I have had to report the overgrown grass on many occasions to 311 because my daughter and I can't walk on the sidewalk. There is a giant piece of the old roof of this house stuck in the tree visible from the sidewalk and a huge eyesore, this had been there over a year. The front gate to the property had a broken lock for months which cause it to never close and was also blocking the sidewalk. Currently the property is being used as a halfway house. There are many surrounding this area and we do not need more, especially more on the same lot. It will be crowded and a nuisance to the surrounding homeowners as well as the community. The city should not approve this ordinance as it does not help, it truly only will hinder this block and surrounding community. The property owners do not care about the community, they only use the property for profit. By someone wanting this lot to become 5 dwellings should tell you all the property owners care about is that they are trying to fit as many rentals in one spot to maximize their profits. This does nothing for the community. I implore you... please do not allow this lot and street I live on to be ruined. Thank you for taking the time to read this and considering my thoughts on the matter.

Sincerely,
Thomas Demas

Oliver, Alyson E. - PDR

From: Alex Demas <mccuealex@yahoo.com>
Sent: Monday, April 14, 2025 10:41 AM
To: PDR Land Use Admin
Subject: Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue

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To whom it may concern,

My name is Alexandra Demas and I am in opposition of Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue. I live a few houses down from this property. I am a homeowner, a member of this community & I am raising my family here. This community does not need to continue to be over developed by people and developers that are not members of this community. The Sindhu Investment Group is not adding value to the community, in fact I would argue that they are devaluing the Highland park community. I have watched them flip several houses, including 3122 2nd Avenue, cheaply while throwing their garbage all over the sidewalks and streets without cleaning up after themselves leaving a dangerous mess for my small children, myself and the rest of our community to have to navigate. They flip houses so poorly that no one in their right mind would buy them so they end up renting the house out. While people need places to live we hope that new community members will want to be apart of the community and take responsibility in the space they occupy. If we have developers come into our community and flip or build houses of poor quality why would someone care about their living space or the community they occupy enough to take care of it. Help us cultivate a community that cares about the space we occupy and our fellow community members by not letting money grabbing developers expand further into our neighborhood. Please do not let this investment group to continue to crowd and trash our community with cheap housing. Our community deserves better. Thank you for taking the time to read a very concerned community member's thoughts.

Thank you,
Alexandra Demas

Oliver, Alyson E. - PDR

From: Thomas Demas <demasta@vcu.edu>
Sent: Sunday, April 13, 2025 8:00 PM
To: PDR Land Use Admin
Subject: Opposition to ordinance No. 2025-052

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To whom it may concern,

My name is Thomas Demas and I am in opposition of Ordinance No. 2025-052 - Special Use Permit - 3122 2nd Avenue. I live on this block, am a homeowner in my forever home, raising a child with my wife, and love being a part of this community. I want to see this area continue to grow, blossom, and thrive for future generations and families that love this part of Richmond. I have seen this area make great headway in this direction. I have also seen all of the people and companies buying up properties just to “flip” them in the cheapest way possible, list them for sale but never sell, and turn them into a rental property. This lot recently had this happen. I watched the property get bought, was illegally demoed with no permits, and had garbage all over the sidewalks only for the people who own surrounding properties (myself being one of those individuals) to have to pick it up for months. The property owners do not take care of the property, I have had to report the overgrown grass on many occasions to 311 because my daughter and I can’t walk on the sidewalk. There is a giant piece of the old roof stuck in the tree visible from the sidewalk and a huge eyesore, this had been there over a year. The front gate to the property had a broken lock for months which cause it to never close and was also blocking the sidewalk. I could go on but I think you get the picture. The property owners do not care about the community, they only use the property for profit. By someone wanting this lot to become 5 dwellings should tell you all the property owners care about is that they are trying to fit as many rentals in one spot to maximize their profits. This does nothing for the community. I implore you... please do not allow this lot and street I live on to be ruined. Thank you for taking the time to read this and considering my thoughts on the matter.

Sincerely,

Thomas Demas