

From: [Gutierrez Gabriel](#)
To: [PDR Land Use Admin](#)
Cc: [Kristin Gutierrez](#)
Subject: 5201 Sylvan Ct. / Richmond - special use permit concerns
Date: Tuesday, June 17, 2025 10:49:03 AM
Attachments: [Ord. No. 2025-132.pdf](#)

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Alyson Oliver/Richmond City Planning Commission,

We are writing to share our concerns regarding a proposed special use permit for 5201 Sylvan Court in Richmond that is scheduled as part of this evening's 6pm public hearing at City Hall (see attached).

We live at 5206 Dorchester Road and there is currently a vacant, wooded property on the other side of our backyard fence, that address is 5201 Sylvan Court. The owner of the lot has applied for a special use permit to be allowed to build a large 2,284 square foot home on a parcel that does not have the required improved public street frontage. The lot is 50 feet wide and is only 5,729 square feet of area, which is less than the 60-foot minimum lot width and much smaller than the 7,500 square foot lot area requirement of the zoning district.

It is our opinion that the vacant lot size at 5201 Sylvan Ct. is too small to be developed for a large 2,284 square foot house and, if approved, would negatively impact the home environment of the neighborhood and those of us who live adjacent to all sides of the proposed home. This vacant lot that is situated adjacent to our back yard currently has several tall oak trees and other plant life and animals like deer, owls, rabbits, fox, etc. that are part of the neighborhood ecosystem. Building such a large house on such a small parcel will not only introduce loud, disruptive noise and street congestion during the building process, but will also eliminate the reasonable backyard privacy that all of the adjacent neighbors of this peaceful and quiet community have enjoyed, going back to the oldest adjacent home that was built in 1939.

Thank you for your consideration of our concerns. We welcome any questions and comments that you may have.

Gabriel and Kristin Gutierrez
5206 Dorchester Road
ph. (415) 310-4218