
From: John Austin <johnkaustin8@gmail.com>

Date: Friday, June 12, 2026 at 6:44 PM

To: marisa@bakerdevelopmentresources.com <marisa@bakerdevelopmentresources.com>, Rawley.Pieratt@gmail.com <rawley.pieratt@gmail.com>

Subject: Fwd: 5 North Colonial Avenue Rear SPU Permit

----- Forwarded message -----

From: **John Austin** <johnkaustin8@gmail.com>

Date: Fri, Jun 12, 2026 at 5:38 PM

Subject: 5 North Colonial Avenue Rear SPU Permit

To: <alyson.oliver@rva.gov>, Gail Austin <gaustin100@gmail.com>

We are writing to express our support for the SPU permit for 5 North Colonial Avenue Rear. We have reviewed the plans mailed to us and discussed the plan with our neighbors and believe that the upgraded modernization of the garage cluster will be an improvement for our block.

Sincerely,

John & Gail Austin

757-320-6406 303-261-6835

BRIAN W. SPENCER

10 N. Arthur Ashe Boulevard
Richmond, VA 23220
804.314.7440
brianwspencer@gmail.com

5 June 2026

To Whom It May Concern:

I am writing in support of SUP-175800-2025, the proposed reconstruction of the garage structure located behind 5 N. Colonial Avenue.

I have owned my home for approximately 20 years, and my property directly backs up to the proposed project site. During that time, I have observed the condition of the existing structure, which has been in a state of disrepair for many years. The deterioration of the building has been evident, and its condition has detracted from the appearance of the surrounding properties.

Based on the plans presented, I believe the proposed garage reconstruction will be a significant improvement to the site and the neighborhood. The new structure is thoughtfully designed, visually attractive, and appropriate in scale and character for its location. Replacing the deteriorated building with a well-constructed and maintained structure will enhance the appearance of the area and contribute positively to the overall quality of the neighborhood.

In addition, the proposed use of the structure is entirely appropriate for a residential setting. As a neighboring property owner, I do not anticipate any adverse impacts from the project. To the contrary, I believe the reconstruction will improve the property, promote continued investment in the neighborhood, and help preserve the character of the surrounding area.

For these reasons, I respectfully encourage approval of SUP-175800-2025.

Thank you for your consideration.

Sincerely,

Sincerely,



Brian W. Spencer

Bollin M. Millner, Jr.
Katherine A. Kelly

2817 Floyd Avenue
Richmond, Virginia 23221

June 3, 2026

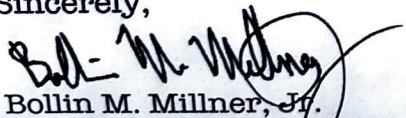
To Whom It May Concern:

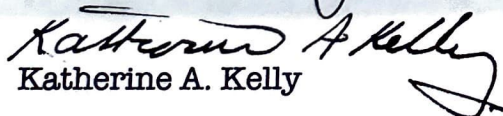
We are writing in support of Celeste Walker's and Rawley Pieratt's proposal to replace the existing garages behind the homes on 2800 Floyd Avenue with new garages. Our house is adjacent to the garages in question, and we use the alley around them regularly.

The existing garages are in poor condition, outdated, and too small to accommodate modern vehicles. After reviewing the proposed plans and discussing the project with the owners, we believe the new design is thoughtful, attractive, and well suited to the neighborhood. The replacement garages will significantly improve the appearance of the area while providing much-needed parking and helping to reduce on-street parking demand.

For these reasons, we support this project and respectfully encourage the City of Richmond to approve the proposal.

Sincerely,


Bollin M. Millner, Jr.


Katherine A. Kelly

Jeremy Koslow
2816 Ellwood Ave.
Richmond, VA 23221
6/4/2026

To whom it may concern,

My family has owned property on the 2800 block of Ellwood Ave since the 1970's. I was born on this block in the 80's, I moved back and have been living here for over ten years. This gives me a unique perspective on the neighborhood, as I have seen it grow and change over the decades.

I have reviewed the plans to replace the existing garages with a more modern and functional structure. The existing weather-beaten garages were built over a century ago, they were designed for different and smaller vehicles than we typically drive today, the new plans address this! The proposed design melds well with the architecture style of the surrounding buildings, and I think this project will be for the betterment of the block and add value to the neighborhood.

As far back as I can recall the garages have been used for storage, not really adding value to the neighborhood or immediate neighbors. I believe this project will change that. The neighborhood will directly benefit not only from the increased off street parking, this will be a more useful and aesthetically pleasing improvement over the current dilapidated structure.

The proposed plans improve both the functionality and aesthetics of the inner block, and I believe the architectural plans will complement the neighborhood and will add value for those who live around it.

I am excited to see this positive change, and fully support approval for this project.

Sincerely,
Jeremy Koslow

A handwritten signature in black ink, appearing to be 'JK' with a stylized flourish at the end.

June 10, 2026

Ashwin Mathew
2814 Elwood Avenue
Richmond, VA 23221

To Whom It May Concern,

As the owner and resident of 2814 Elwood Avenue, directly across from the proposed garage project, I am familiar with both the existing garage structure and the proposed plans for its replacement. I have reviewed the project with the property owner and am writing to express my full support for approval of the project as currently proposed.

The existing garage structure has reached the end of its useful life and no longer contributes positively to the appearance or functionality of the surrounding area. Replacing the deteriorated structure with a new, well-designed building will significantly improve the condition of the property while enhancing the overall character of the neighborhood.

In my opinion, the proposed garage is a thoughtful improvement that is consistent with the surrounding residential environment. The new structure represents a substantial upgrade over the existing conditions and will provide a more attractive, functional, and appropriately maintained building for the property.

I also believe the project will improve the appearance and usability of the adjacent alleyway. The replacement of an aging structure with a new building will help create a cleaner, safer, and more orderly environment along the alley while contributing positively to the overall streetscape. Improvements of this nature help strengthen the neighborhood and encourage continued investment in surrounding properties.

Importantly, I do not believe the project will have any adverse impact on neighboring properties or the character of the area. To the contrary, it replaces a deteriorated structure with a carefully considered improvement that benefits both the property itself and the broader neighborhood.

Based on my review of the proposed plans and discussions with the property owner, I respectfully support approval of the project as currently submitted and encourage the City to approve the proposed garage structure.

Thank you for your consideration.

Sincerely,

Ashwin Mathew
2814 Elwood Avenue
Richmond, VA 23221

Signature: _____

Date: _____

Ashwin Mathew
6-10-2026

June 28 2026

16 N. Arthur Ashe Boulevard

Richmond, VA 23220-4302

bettybooker@gmail.com

iPhone (804) 397-9155

Richmond City Council

Richmond City Hall

900 E. Broad Street, Suite 300

Richmond, VA 23219

Dear Council Members:

If ever there was a structure that needed to be replaced, it's the decayed garages in the western zero hundred block alley of North Arthur Ashe Boulevard.

I have lived at 16 North Arthur Ashe Boulevard for more than 50 years. Our back yard and its rear off-street parking area face the garage row. The view is crumbling mortar, chipped porous bricks, sagging garage doors, poorly applied roof membrane and leaking downpipes that gush water into the alley.

It has never looked like it belonged on the block. That's even more the case now as the homes and apartment buildings have been restored or upgraded into attractive, in-demand properties.

Those improvements have increased the city's real estate tax income significantly. The proposed garage structure will do the same while also providing a sound, architecturally sensitive building and much-needed secure parking.

My husband and I enthusiastically endorse the Pieratt-Walker project and request that City Council approve their plans.

Warm regards, *Betty Booker Morriss*

Betty Booker Morriss (Betty Burwell Booker Trust)