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BY ELECTRONIC DELIVERY

Secretary to the Planning Commission
Department of Planning & Development Review
City of Richmond, VA
Email: PDRLandUseAdmin@richmondgov.com

RE: Special Use Permit Request: 3415A Floyd Avenue (W0001596050)

To Whom it may concern:

We are writing to you regarding the proposal filed with the Planning Commission for approval of a project which will develop the interior of the 3400 block of Floyd and Ellwood Avenue. We feel very strongly that the proposed development is not appropriate for this area and will negatively impact us, our neighbors and the character of the neighborhood that we have lived in for over 20 years.

There are several areas of particular concern to us:

Density and the Master Plan

Under the city's current Master Plan, Medium Density Single Family usage is recommended for this area. Adding these residential units in the center of the block will clearly result in higher density. In our opinion, this private project does not present a compelling reason to stray from the usage set forth in the Master Plan.

Impact on Neighborhood

The planned project does not provide for setbacks on two sides of the property. The proposed three story buildings have an elevated porch on one side. The combination of these two factors means that the neighbors to the north will suffer both crowding and a significant loss of privacy.

Parking

We have noticed a negative impact on parking as a result of the development at 10 N. Nansemond. The new project within the 3500 block of W. Cary Street will no doubt mean that there is additional congestion in the area. We know that the proposed plan for 3415A Floyd Avenue provides for some parking, but it is very reasonable to expect that there will be additional demand for parking on the already crowded nearby streets.

Safety

This property can only be accessed through the alleyways – there is no public street access. It would be extremely difficult for fire, rescue and other emergency vehicles to navigate the narrow alleyways in the event of an emergency. There is no access to a fire hydrant in the center of the block and the nearest one would not be useful in the event of a fire. This prevents a safety risk to anyone who might reside in the development as well as the homes on Floyd and Ellwood Avenues.

Infrastructure

Upgrading the alleyways, including moving power lines and telephone poles, would require quite a bit of initial work and ongoing expense. We would rather see the City of Richmond use funds to repair and maintain our existing streets rather than using them to provide access for this development. The City has already been working for months to update the water lines as part of the preparation for the shopping center being built in the 3500 block of W. Cary Street and we are still waiting for this work to be completed in front and beside our house. It seems that the City has more important projects to focus on at this time.

We have invested a great deal of our time and money in our home and we take great pride in our neighborhood. During the years we have lived on Floyd Avenue, we have seen our neighbors do the same. For the reasons noted above, we believe that if the petitioner is allowed to move forward with this development, it will have a detrimental impact on our neighborhood and the quality of life of those of us who reside here.

Thank you for your consideration of our opposition to the approval of this Special Use Permit.

Sincerely,

Jeff and Andrea Wilson

Copy:

Andreas Addison, Daniel Wagner