



**The Fan District Association of Richmond, Virginia  
208 Strawberry Street, Richmond, Virginia 23220**

August 5, 2014

Joe Cafarella, Owner/Admin  
Ms. Babs' Nursery School  
2319 Grove Ave  
Richmond, VA 23220

RECEIVED  
SEP 2 2014  
LAND USE ADMINISTRATION

Dear Sir:

**Subject: Request for Waiver to Parking Space Requirements for Space Expansion  
Ms. Babs' Nursery School, 2319 Grove Ave.**

I am writing on behalf of the Fan District Association (FDA) to express no objection your request for a waiver from the requirement to provide three off-street parking spaces that would be a part of an expansion of your facility. I understand that most employees live in proximity, so they may walk or bike. There is sufficient on-street parking such that the expansion would not stress parking availability. Most important, off-street parking would be taken from a children's play area, which is an essential part of your school's development program.

We appreciated your attendance at the FDA Zoning and Parking Committee meetings. You were able to provide at these meeting documentation of your existing facilities and proposed expansion, explaining the importance of the play area and how off-street parking would adversely affect it. You also provided documentation of the availability of parking in the proximity of the building and fact that most employees either walk or bike to work.

Please keep in mind that the FDA position is based on the information we received and may change if you alter your plans. Feel free to call or email our Zoning Committee chair Bennette Burks if you have any questions, concerns, or issues or contemplate any changes. We appreciate your working with the FDA on your application.

Sincerely,

Matthew P. Stanley  
President

cc Willy Thompson