

**Ebinger, Matthew J. - PDR**

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**From:** tjsingle61@aol.com  
**Sent:** Thursday, May 12, 2016 12:22 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Special Use Permit Amendment for 1617 and 1627 Monument Avenue

Dear Mr. Ebinger,

I wish to express my concerns about the subject proposal to amend the current ordinance, which would expand the day nursery and outdoor play area.

My home is directly behind 1627 Monument, and I have lived here for 9-1/2 years. During that time, the traffic in the Lombardy Place alley has increased significantly. In order for me and others to exit from the rear of our homes, we must access the southern part of the alley. It has become increasingly difficult, during weekdays especially, to access the alley from our garages or parking spaces in the back of our homes. I drive a small car, and I have been hit twice in the past three years by someone parked in the parking lot at 1627 Monument, as I was trying to enter my garage. It is also dangerous to walk out of our back gates, as the cars entering the parking lot seem not to be concerned about speed limits. Some of us are elderly, and others living here have young children.

I respectfully oppose the proposed expansion, as I believe it would make the Lombardy alley area very unsafe. It is not that I oppose nursery schools -- who doesn't like to hear children playing? But the traffic and noise engendered by this proposal would be intolerable and dangerous to those of us who make our homes here.

Thank you for your consideration.

Theresa Singleton  
1626 Park Avenue  
Richmond, VA 23220  
804-359-1225

## **Ebinger, Matthew J. - PDR**

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**From:** Alice Massie [alicemmassie@gmail.com]  
**Sent:** Wednesday, May 11, 2016 5:57 PM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** David & Cindy Wofford; Janet Heltzel; Will Massie; Melissa Schmitz; Michael; Jeff Brown; Bill.Gallasch@JoynerFineProperties.com  
**Subject:** Special Use Permit - Ordinance# 2016-133

Dear Matthew,

Thank you for returning my telephone call concerning Grace Covenant Church's request to add @60+ more pre-school students.

I support child care in the Fan District. The size of the school housed in two separate buildings doesn't bother me and Will, my husband. The play ground is small and could be expanded.

Our concern is the alley traffic; the alley is already over burdened.

Our residential alley is used to support two churches and their programs (week day and weekend), plus One Monument's parking deck. Any increase in car traffic needs a plan. Sixty more cars twice a day with no plan is not good planning.

The City would be permitting a street on the backside of our property; this will affect our real estate value. Please put forth a traffic plan to the neighbors.

thank you,  
Alice Massie  
1643 Monument Avenue

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Alice McGuire Massie  
[alicemmassie@gmail.com](mailto:alicemmassie@gmail.com)  
804-516-3233

## **Ebinger, Matthew J. - PDR**

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**From:** ainslie mclees [mcleesainslie@hotmail.com]  
**Sent:** Friday, May 13, 2016 3:29 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Zoning Variance 1627 Monument Avenue

Dear Mr. Ebinger;

Although the Post Office has apparently lost the certified letter you sent to us (our neighbors retrieved theirs successfully, but our was apparently misplaced) regarding the notification of a public hearing on the Zoning Variance request for 1617-27 Monument Avenue, I wish to express my deep concerns that an expansion of the playground and building would make our alley even more congested than it already is. When we purchased our home in 1985, there were two (2) alley accesses (north and south) into the parking lot from Allen Avenue and one from Lombardy St. Several years ago the south alley access was turned into private property--much to our distress since it limits access for regular users of the church parking lot creating much more intense use of the one remaining entrance on the Allen St. side, and it also, in my opinion, creates a serious fire danger to the houses nearby since fire engines can no longer enter directly down that south alley. The church parking lot is extremely busy with parked cars making it next to impossible for us to enter or exit our garage (the south alley is very narrow and in very poor condition). Stepping out of our back gate is extremely dangerous since cars drive up that alley at speeds upwards of 20 mph. By expanding the playground and building parking places will be lost and I fear that those of us with garages will be completely blocked in as has happened from time to time as the property stands now.

Please send the announcement of the public hearing to my husband since we have not received our certified letter: [jhmclees@gmail.com](mailto:jhmclees@gmail.com). He would like to attend the public hearing and would like to speak.

**Ebinger, Matthew J. - PDR**

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**From:** ainslie mclees [mcleesainslie@hotmail.com]  
**Sent:** Friday, May 13, 2016 3:31 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Signature for previous e-mail re: 1627 Monument Avenue

Sorry--our system sent the e-mail before I could sign it!

Ainslie McLees  
1628 Park Avenue  
Richmond, VA 23220  
Tel: (804) 353-0223

## **Ebinger, Matthew J. - PDR**

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**From:** James Wheat [jcw3vamt@comcast.net]  
**Sent:** Monday, May 16, 2016 11:18 AM  
**To:** Ebinger, Matthew J. - PDR  
**Cc:** jmullen@rothdonerjackson.com  
**Subject:** Grace Covenant expansion of DAY CARE Business zoning.

Mr. Ebinger,

I live at 1633 Monument Avenue. I am one house away from Grace Covenant Church. I am greatly concerned if there were to be any expansion of their day-care business. While I commend churches for providing these types of services when the infrastructure allows, the result of this particular business operation creates a large amount of traffic in the alley between Lombardy and Allen. I would estimate that well over 200 cars a day travel in that alley. ( I have a video camera that the planning commission is welcome to view my tapes on the portion of traffic that passes my garage). The rear of the church is the major drop off point for the children. At least 80% of the children who come in cars come through the alley. This creates a large amount of traffic on the alley in the morning and and between 5pm & 6pm or later. That goes on Monday through Friday. While I can understand Sunday traffic and that of the occasional wedding or funeral, this is well beyond the amount of traffic contemplated for the alley. As I understand it the Church's day-care Business has exceeded the number of children allowed under the zoning by over 25 children and now want to add 35 more. This situation which is already untenable to the neighbors would exacerbate the problems.

I would challenge the Planning Commission to find another alley in the city that has the amount of traffic on a constant basis. Can a business really have a pure alley access? Why can't they set up drop off on Monument avenue in front of the school? Obviously, they can't because it would create a major traffic problem on Monument. The only access from Monument that would be practical would be if they added two curb cuts & used the parking lot/playground as a U-Shaped drop-off & pick up. This still creates problems on Monument. Additionally, I am sure that when dropping off or picking up some parents park on Monument Avenue. This is the same time that residents are coming home and even though they are parking there only 10 or 15 minutes it creates a great inconvenience if one is looking for a space near one's home.

The traffic not only is an inconvenience to neighbors, it create a number of safety issues. My children & I have to be very cautious about pulling out of my garage. Because of the limited vision until the car is about half-way out of the garage we are unable to see traffic on the alley. Many times the cars just keep on going even though they see we are trying to pull out. There are at least 10 garages surrounding this high traffic area. If this was a normal alley in the fan that has one or two cars an hour at the most it wouldn't be so dangerous. We have all had instances when we walk out of our gate or garage to the alley and almost get run over by cars of parents in hurry to come & go. There is no sidewalk in the alley that allows us a cushion from traffic. When they take the children on walks they use the alley, but only do so at low traffic times. They know the high traffic times would be dangerous for the children. Further, the people (not all are parents) who are picking up & dropping off their children are somewhat disrespectful to the neighbors. Not only do many drive faster than a safe speed, several of us pay to park in places and the people park in our spots to pick up their children even when there is a sign noting it is reserved.

I am under the conception that churches enjoy a certain amount of latitude to engage in religious activities, including weddings & funerals, and even bazaars & flea markets to help fund operations. All of those have the commensurate needs that to affect traffic and parking which is acceptable on a periodic basis. But to operate a substantial business in a residential neighborhood five days a week with high traffic both morning & evening to the detriment of the neighbors should not be within a church's *modus operandi*.

Another related factor is that most churches that I have seen operate day care or other services to children or adults do so within the footprint of the church proper. The Grace Covenant day-care operates out what I believe was the old Collegiate School for Girls that houses both the day care and other unrelated businesses. I believe it was zoned for office space before the church made a Day Care out of a portion of it. If Churches around the city in residential neighborhoods expanded to adjacent properties convert to businesses, particularly those that cause substantial increase in traffic, it would undermine the residential fabric of the neighborhood. That is what the Grace Covenant Day Care business *has already done to our neighborhood already*. If anything it should be substantially reduced to the zoned size or eliminated for the good of the neighborhood. I am sure there are other areas of the city that such as Scott's Addition that would have sufficient space to accommodate a business like this, and utilize the staff. I do not want the day care put out of business just moved to a location suitable to its operation and the traffic demands.

All of us who live on the block between Monument and Park and Allen & Lombardy are adversely affected by the DAY CARE BUSINESS, emphasis on BUSINESS. Maybe the silver lining is the taxes they pay on the unrelated business income and the BPOL tax.

Respectfully Submitted

James C. Wheat, III  
1633 Monument Avenue  
Richmond, Virginia 23220

Office- 804 741 2190

## **Ebinger, Matthew J. - PDR**

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**From:** John Shaughnessy [papashag@verizon.net]  
**Sent:** Monday, May 16, 2016 1:43 PM  
**To:** Ebinger, Matthew J. - PDR  
**Subject:** Ordinance 2016-133

My wife and I live at 1630 Park Avenue. The area involved in the ordinance is directly behind our home. For the most part, the church has been a good neighbor, but the amount of traffic in the alley has been increasing over the last few years. Some cars tend to drive too fast for the conditions in the alley; in fact several of our neighbors who have garages have either had near misses or actually had their cars hit. My wife has complained of cars narrowly missing her as she worked on plantings outside our yard. These reckless drivers also present a danger to small children and animals in the area. We cannot see how expanding the facilities at 1617 and 1627 Monument will improve conditions for us, and we do not support the proposed ordinance.

We are unable to attend the meeting tonight and ask that this email represent our voices.

John and Kathy Shaughnessy

Sent from my iPad