

July 7, 2026

Subject: Ordinance # 2026-153-SPECIAL USE PERMIT-2502 4th Ave; Re-zoning of 2502 4th Ave from RESIDENTIAL to BUSINESS (Daycare)

Dear Members of the Richmond City Planning Commission and City Council,

I have received a letter notification a week ago about the possibility to authorize a special use of the property known as 2502 4th Avenue for the purpose of a day nursery for up to 12 children, upon certain terms and conditions in an R-6 Single-Family Attached Residential District.

Because citizens were encouraged to provide their feedback on this matter, I would like to share my concerns with You today.

1. The daycare has been operating since the end of December 2025; however, neighbors have not been provided neither official nor unofficial notice of it.
2. The house at 2502 4th Avenue is located on a small lot, with only a small outdoor space, and a proper privacy fence has not been installed around it yet for the safety of the children and the comfort of the neighbors.
3. 4th Avenue is a street with buses regularly driving on it and with limited on street parking for drop off and pick up, this can create unsafe circumstances and obstacles for drivers and people alike.
4. I am concerned about the loss of value of adjacent properties as many would not consider buying a house next to a business in a residential zone.
5. It was indicated in the mail we received that the special use permit has "certain terms and conditions". I would like to get more information on these terms and conditions. I would also like to know whether the special permit stays with the property upon sale or it would revert back to its original zoning conditions. There is a chance that after a zoning change, future buyers would be interested in the property entirely for the business aspect of it, and the property could remain a business indefinitely.

Thank you for Your time, your service to our city, and the consideration of the points I brought up today when making recommendations or a decision on this application.

Sincerely,

Judit Wood