

Saunders, Richard L. - PDR

From: Christy Austin <christyaustinlcsw@gmail.com>
Sent: Wednesday, October 20, 2021 8:58 AM
To: PDR Land Use Admin
Subject: Support for Special Use Permit - Ordinance M. 2021-299

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

I am writing in support for Special Use Permit - Ordinance M. 2021-299. The business location at 111B N Lombardy St. is right next door to my home (115 N Lombardy). I would be one of the people who is most impacted by this establishment moving into the neighborhood. However, this is already a mixed use neighborhood with other restaurants and coffee shops, and I would welcome the use of this property as a retailer/restaurant. Given the small size of the space I do not think it will take up too much extra parking (and there is usually plenty of overflow parking available on neighboring streets), and it will be closed at a reasonable time so I have no concerns about excessive noise. I really look forward to having a nice spot to learn about new wines and having a cafe so close by. I FULLY SUPPORT THIS BUSINESS MOVING IN.

--



Christy Austin, LCSW
Therapist
1900 Byrd Ave Suite 200
Richmond, VA 23230
P: (804) 592-6311
www.richmondcreativecounseling.com
pronouns: she/her/hers

Saunders, Richard L. - PDR

From: Jenny Resetar <jennydent8@gmail.com>
Sent: Thursday, October 28, 2021 11:34 AM
To: PDR Land Use Admin; Saunders, Richard L. - PDR
Cc: celladorawines@gmail.com; Scott Resetar
Subject: Ord 2021-299

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear City of Richmond,

I live at 32 N Lombardy St with my husband and 3 month old baby and I would like to put in my full support towards the opening of Celladora at 111 N Lombardy st. The best part of our urban neighborhood is the mix of residential homes, small restaurants, and shops that all coexist in a beautiful way. That's the charm of the Fan! The proximity to these unique businesses is one of the primary reasons why we chose to live where we did. We are so thrilled that Megan has sought this location because our east end of the fan does not currently seem to have as many little corner restaurants and shops as does the more western part, and we are so excited to welcome her. As stated above, we have a 3 month old baby living nearly catty corner from the property in question, and we are **not at all** concerned that a boutique wine shop/cafe with a maximum capacity of 15 people will cause too much noise, light, trash, or compromise the safety of our little resident. Please feel free to reach out via email with any further questions.

Sincerely,

Jenny Resetar

Saunders, Richard L. - PDR

From: Melissa Mannon <melissa.p.mannon@gmail.com>
Sent: Thursday, October 28, 2021 10:01 AM
To: PDR Land Use Admin
Cc: Megan Hopkins
Subject: Re: Support for Celladora (Ord 2021-299)

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Certainly!

101 N Stafford Ave, Apt. 6, Richmond, VA 23220

On Thu, Oct 28, 2021, 9:27 AM PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com> wrote:

Thank you Ms. Mannon. I will include this with the Planning Commission agenda. Can you provide your address for the records?

Richard L. Saunders III

Planner, Land Use Administration Division

Secretary to the City Planning Commission

Dept. of Planning & Development Review

City of Richmond, VA

Phone: 804-646-5648

Email: Richard.Saunders@rva.gov

From: Melissa Mannon [mailto:melissa.p.mannon@gmail.com]
Sent: Wednesday, October 27, 2021 4:47 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>

Cc: celladorawines@gmail.com

Subject: Support for Celladora (Ord 2021-299)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear members of the planning commission,

I am writing in support of Celladora and support the approval of their special use permit (Ord 2021-299).

The Fan is an interesting, dynamic, and vibrant place to live and work precisely because of the mix of small businesses, restaurants, and residential spaces. Celladora will add to the rich tapestry of the Fan.

Celladora has been clear about their vision to primarily be a local bottle shop with the expertise of the owner to facilitate casual discussions about wines. With the addition of food such as seasonal salads, cheese/charcuterie boards, steak tartare/fish crudo/sashimi, and other light fare, Celladora will be a nice neighborhood spot to grab a snack, try some wines, and take a bottle home. With a capacity of 15 (maximum) and dimmable lights, Celladora will be a small, cozy spot for Fan residents to enjoy and get to know their neighbors.

Celladora plans to close at 9 pm most nights, which will limit the potential of noise at night in the neighborhood. The limited food menu will reduce potential food waste and trash.

Speaking as a resident of the Fan, this will be a fantastic place to walk to after work or on the weekends. Most small businesses similar to Celladora in the Fan are patroned by folks who walk or ride their bikes; I've witnessed this time after time supporting other local Fan spots. As a resident of the Fan, I am not concerned about parking with the addition of Celladora and their 15 person capacity.

Celladora has put an immense amount of time, effort, and resources to make this this thoughtful addition to the neighborhood and I think the business deserves the chance to succeed. I strongly recommend the special use permit (Ord 2021-299) be approved.

Sincerely,

Melissa Mannon

Saunders, Richard L. - PDR

From: lindseyprather <lindseyprather@gmail.com>
Sent: Thursday, October 28, 2021 12:13 PM
To: PDR Land Use Admin
Subject: 111B N Lombardy

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon,

I am writing to voice my support for the zoning change to allow a wine shop to operate at 111b N. Lombardy. I'm an RPS teacher, and I house/pet sit for several families in the neighborhood. I would love to see a new business in the area.

Thank you!
Lindsey Beekman
Homeowner at 518 N 1st St.

Saunders, Richard L. - PDR

From: Rodes Brown <rodesbrown@gmail.com>
Sent: Friday, October 29, 2021 10:19 AM
To: PDR Land Use Admin
Subject: Celladora

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom It may concern,

I am a neighbor of Celladora, the new proposed wine shop on Lombardy avenue, and I am familiar with the plans for the shop, and I fully support and welcome this new addition to our neighborhood.

Sincerely,

Rodes Brown
1517 Grove Avenue
Richmond, Va. 23220
(804) 980 0766

Saunders, Richard L. - PDR

From: Rodes Brown <rodesbrown@gmail.com>
Sent: Friday, October 29, 2021 10:19 AM
To: PDR Land Use Admin
Subject: Celladora

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Sincerely,

Rodes Brown
1517 Grove Avenue
Richmond, Va. 23220
(804) 980 0766

Saunders, Richard L. - PDR

From: jodyespraker@gmail.com
Sent: Thursday, October 28, 2021 2:33 PM
To: PDR Land Use Admin
Subject: SUP, Ord 2021-299

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

As a homeowner at the intersection of Lombardy and Grove, I want to express my support for the Special Use Permit at 111B N Lombardy St. We moved to this area in large part because it is a vibrant, walkable neighborhood with businesses like Celladora Wines.

Thank you,
Jody Spraker
1521 Grove Ave

Sent from my iPhone

Saunders, Richard L. - PDR

From: Lindsay Cox <lindsayhoppenjans@gmail.com>
Sent: Thursday, October 28, 2021 2:16 PM
To: PDR Land Use Admin
Subject: Support for SUP at 111 N Lombardy St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

I'm writing to express my complete support for the Special Use Permit for the future wine shop (Celladora) at 111 N Lombardy St.

My husband and I live around the corner from this new shop (at 1613 Floyd Ave, between Lombardy & Vine St) and we could not be more excited about the prospects of having this shop nearby. As avid wine drinkers & appreciators, we are thrilled to have a place so close where we can discover and learn about new wines, to have a glass and some snacks, or to grab a bottle to go.

The joy of living in The Fan is having shops, cafes, and restaurants within walking distance. That's what draws so many to living in and exploring this neighborhood, and I wholeheartedly believe this wine shop will further enhance the neighborhood.

As a nearby resident, I do not have any concerns about this business getting the special use permit required by the city to open the shop. It is planned to be a small, upscale establishment with operating hours that do not exceed 9 pm on weekdays and 10 pm on weekends.

Thank you in advance for helping to make The Fan a great place to live by approving this permit.

Please feel free to contact me if you have any questions or need any additional information.

Best,
Lindsay Cox (757-651-3124)

1613 Floyd Avenue
Richmond, VA 23220

Saunders, Richard L. - PDR

From: Felipe Nascimento <edgatech@yahoo.com>
Sent: Thursday, October 28, 2021 3:04 PM
To: PDR Land Use Admin
Subject: Re: Support for Ord 2021-299

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2101 Park Ave, 23220

On Thursday, October 28, 2021, 02:51:05 PM EDT, PDR Land Use Admin <pdrlanduseadmin@richmondgov.com> wrote:

Thank you Felipe. I will attach this to the Planning Commission agenda for the Commissioners and public to read. Can you please confirm your address for the record?

Richard L. Saunders III

Planner, Land Use Administration Division

Secretary to the City Planning Commission

Dept. of Planning & Development Review

City of Richmond, VA

Phone: 804-646-5648

Email: Richard.Saunders@rva.gov

From: Felipe Nascimento [mailto:edgatech@yahoo.com]
Sent: Thursday, October 28, 2021 2:23 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Support for Ord 2021-299

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Planning Commission, as someone who has lived in the Fan on Park Ave for over 12 years, I'd like to express my full support for the special use permit on 111 B North Lombardy Street. An integral part of having a strong, vibrant neighborhood is a healthy mix of residential and varied businesses woven into the neighborhood fabric.

A small cafe/bar is an excellent addition to our neighborhood, allowing for more choices in shared spaces.

Issues of parking are irrelevant in a dense neighborhood such as ours where walking, biking, and public transportation are the primary means of transportation.

Please pass this Special Use Permit and continue making our neighborhood healthier and stronger.

Thank you,

Felipe Nascimento

Saunders, Richard L. - PDR

From: Benjamin Helms <benjamin.clay.helms@gmail.com>
Sent: Thursday, October 28, 2021 2:52 PM
To: PDR Land Use Admin
Subject: Re: Comment in support of special use permit at 111 B North Lombardy St.

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Certainly. I live at:

2223 Floyd Ave
Richmond, VA 23220

Thanks,

Ben

On Thu, Oct 28, 2021 at 2:51 PM PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com> wrote:

Thank you Mr. Helms. Can you please provide your address for the record?

Richard L. Saunders III

Planner, Land Use Administration Division

Secretary to the City Planning Commission

Dept. of Planning & Development Review

City of Richmond, VA

Phone: 804-646-5648

Email: Richard.Saunders@rva.gov

From: Benjamin Helms [mailto:benjamin.clay.helms@gmail.com]
Sent: Thursday, October 28, 2021 2:28 PM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Comment in support of special use permit at 111 B North Lombardy St.

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

My name is Benjamin Helms, and I am a resident of the Fan. I am writing to express my support for the approval of a special use permit at 111 B North Lombardy St. for Celladora Wines. I believe that this will be a great community asset for the Fan, making it a more complete and walkable neighborhood. This permit would also support the creation of small local businesses.

Best,

Benjamin Helms

Saunders, Richard L. - PDR

From: Charles F <charlesaf3@gmail.com>
Sent: Friday, October 29, 2021 11:19 AM
To: PDR Land Use Admin
Subject: 111B North Lombardy Support

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am writing in support of the special use permit for the wine bar on North Lombardy.

This is exactly the sort of thing the city needs, and why I live in the city. It will provide taxes and employment and be an amenity for residents.

Given it is a city, it should not have any parking restrictions or requirements.

Charles Frankenhoff
3100 Monument Ave, Richmond, VA 23221

Saunders, Richard L. - PDR

From: James Blanton <jamespblanton@gmail.com>
Sent: Friday, October 29, 2021 1:15 PM
To: PDR Land Use Admin
Subject: Special Use Permit at 111B North Lombardy St

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi,

I recently saw someone bring up this proposal, and I just wanted to voice my support for it. I'm excited by the idea of their being able to open a small wine bar. One of the joys of the Fan is easy walking access to amazing small restaurants like this one.

Thanks

Saunders, Richard L. - PDR

From: freeman.caleb90 <freeman.caleb90@gmail.com>
Sent: Thursday, October 28, 2021 6:48 PM
To: PDR Land Use Admin
Subject: 111B N Lombardy

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello, I'm reaching out to show my complete support for the wine store and bar Celladora. I live directly across from the property and I am very excited for this wonderful new small business opening up right in the fan!

Saunders, Richard L. - PDR

From: Melissa Mannon <melissa.p.mannon@gmail.com>
Sent: Wednesday, October 27, 2021 4:47 PM
To: PDR Land Use Admin
Cc: celladorawines@gmail.com
Subject: Support for Celladora (Ord 2021-299)

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Dear members of the planning commission,

I am writing in support of Celladora and support the approval of their special use permit (Ord 2021-299).

The Fan is an interesting, dynamic, and vibrant place to live and work precisely because of the mix of small businesses, restaurants, and residential spaces. Celladora will add to the rich tapestry of the Fan.

Celladora has been clear about their vision to primarily be a local bottle shop with the expertise of the owner to facilitate casual discussions about wines. With the addition of food such as seasonal salads, cheese/charcuterie boards, steak tartare/fish crudo/sashimi, and other light fare, Celladora will be a nice neighborhood spot to grab a snack, try some wines, and take a bottle home. With a capacity of 15 (maximum) and dimmable lights, Celladora will be a small, cozy spot for Fan residents to enjoy and get to know their neighbors.

Celladora plans to close at 9 pm most nights, which will limit the potential of noise at night in the neighborhood. The limited food menu will reduce potential food waste and trash.

Speaking as a resident of the Fan, this will be a fantastic place to walk to after work or on the weekends. Most small businesses similar to Celladora in the Fan are patroned by folks who walk or ride their bikes; I've witnessed this time after time supporting other local Fan spots. As a resident of the Fan, I am not concerned about parking with the addition of Celladora and their 15 person capacity.

Celladora has put an immense amount of time, effort, and resources to make this this thoughtful addition to the neighborhood and I think the business deserves the chance to succeed. I strongly recommend the special use permit (Ord 2021-299) be approved.

Sincerely,

Melissa Mannon

Saunders, Richard L. - PDR

From: Ward Wood <tww1192@gmail.com>
Sent: Thursday, October 28, 2021 3:09 PM
To: PDR Land Use Admin
Subject: Celladora Wine

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello!

My family and I live a block away on Allen Ave in the Fan and we SUPPORT the opening of Celladora wines on Lombardy!

We can't wait for it to open and are very excited for the small business opportunity in our neighborhood.

Thank you,
Ward Wood

Thomas Ward Wood Jr.
m: (804) 357-1619