

To Whom It May Concern,

My name is Andre Phillips, and I have lived next door to 1103 Willow Lawn Drive for many years, including when Mark and Tina resided there and throughout the time the home has been rented (since 2015).

During that entire period, they have consistently been respectful, responsible neighbors and conscientious property owners. The home has been well maintained, and any issues that have arisen have been handled promptly and professionally. As landlords, they have taken care to ensure the property is managed in a way that supports the quality and character of our neighborhood.

I have also reviewed and discussed their plans for 1003 Baywood Court. I am supportive of the proposal to split the lot and thoughtfully add density to the neighborhood. I believe the addition of housing will benefit the community while maintaining the character and integrity of the area.

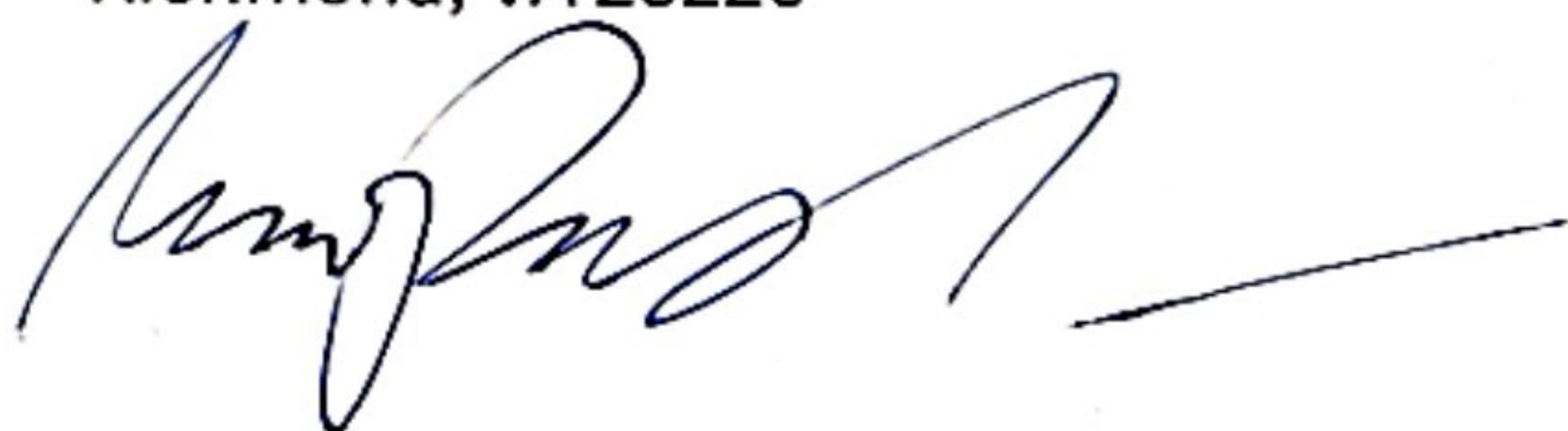
In my experience, the Wallers have been good neighbors and good stewards of the community, and I have no hesitation in supporting them and their efforts on Baywood Court.

Sincerely,

Andre Phillips

1101 Willow Lawn Drive

Richmond, VA 23226

A handwritten signature in blue ink, appearing to read 'Andre Phillips', followed by a long horizontal line.

3/1/26

1001 Baywood Court
Richmond, VA 23226
2 April 2026

Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

RE: 1003 Baywood Court, Richmond, VA 23226
Application for special use permit

Dear Sir or Madam,

We were notified recently that the new owners of the property at 1003 Baywood Court, Mark and Christina Waller, intend to seek a special use permit to divide the property and to construct a new multifamily dwelling on the resulting half lot.

We are writing in opposition to this application.

The planned property division and construction are out of character for this neighborhood, will result in overcrowding, and will place considerable additional burdens on the existing infrastructure and residents.

Baywood Court is a small semicircular neighborhood adjacent to Willow Lawn Drive between Monument and Patterson Avenues. Like many of the surrounding neighborhoods, Baywood Court consists of Cape Cod style houses built in the 1950s. The single-family homes are all set back from the street on relatively large, partially-wooded lots. The residents are all owners or long-term renters, and include families with babies, young children, teenagers, younger adults, and seniors.

The proposed duplex at what will presumably be "1003 ½" Baywood Court would shoehorn a much larger building directly between two of these houses on a much smaller, treeless lot, approximately 12 feet forward of the existing house at 1003 Baywood Court. At a height of almost 30 feet, it will tower over all of the other houses in the neighborhood (which are all closer to 20' tall), and will be visible from almost everywhere on Baywood Court because of its placement so close to the street. The proposed design using all vinyl siding will also contrast sharply with the brick construction of the other houses in the neighborhood.

The proposed expansion also poses a significant threat to our neighborhood's aging infrastructure. Given the frequent power outages and the recent water crisis, we are concerned that the existing grid lacks the capacity to support the equivalent of two additional multi-bedroom units. Additionally, as the design includes no plans for off-street parking, this many more residents will result in substantially increased traffic on the circle, congestion, and competition for parking.

Finally, this new property's planned use will substantially alter and degrade the character and general welfare of the neighborhood. The renovated house and the planned duplex are all planned to be used as rental units, and -- based on the miniscule yard and minimal interior living space (aside from bedrooms) -- the duplex units appear designed for maximum occupancy rather than comfortable family accommodation. This strongly suggests to us that the new units may be intended to be used as "Airbnbs" or other short-term rentals, which raises further concerns regarding congestion, transience, noise, and safety.

For these reasons, we ask that you deny the special use permit allowing the subdivision of 1003 Baywood Court and the placement of a large new multi-unit rental on the subdivided property.

Thank you for your time.

Sincerely,

Handwritten signatures of Michael and Terenia Guill. The signature for Michael is on the left and Terenia's is on the right, both in cursive.

Michael and Terenia Guill

(504) 866-6452
(504) 914-5149

Cc: Mark and Christina Waller