

**From:** [Melissa Savenko](#)  
**To:** [Brown, Jonathan W. - PDR](#); [Philipsen, Sven J. - City Council](#); [Jordan, Katherine - City Council](#); [PDR Land Use Admin](#)  
**Cc:** [Trevor Daubenspeck](#); [Heather Ballentine](#); [Daniella White](#)  
**Subject:** 2315 Floyd - Accessory Dwelling Unit Special Use Permit  
**Date:** Tuesday, December 2, 2025 11:16:04 AM  
**Attachments:** [FDA Zoning Committee June 10 Agenda.pdf](#)  
[2315 Floyd Response to 2313 Floyd Neighbors June 11 2025.pdf](#)  
[2315 Floyd Daubenspeck Response with Acceptable Terms June 11 2025.pdf](#)  
[FDA Board August Minutes.pdf](#)  
[2315 Floyd Email to 2313 Neighbors September 10 2025.pdf](#)

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Dear Planning Commission:

My name is Melissa Savenko. I am the Chair of the FDA Zoning Committee. Based on allegations made, I feel it is necessary to provide you with additional context with respect to the application for an ADU at 2315 Floyd Avenue. This is in response to the letter objecting to the project submitted by the neighbors at 2313 Floyd Avenue.

Applicants are asked by the City to reach out to their neighborhood association as well as to their immediate neighbors. This applicant did that.

The applicant first reached out to the FDA in December 2024. Since that date the application has undergone multiple reviews by various departments in the City, the Planning Department, the FDA Zoning Committee, and the FDA Board. It is correct that the proposed building does not comply with several zoning requirements. This is why the applicant has filed an application for an SUP.

The FDA Zoning Committee met with this neighbor on June 10, 2025. A copy of the Agenda from that meeting is attached to this message as Exhibit A. We heard their objections to the project. We followed up with this neighbor after that meeting. A copy of that email is attached to this message as Exhibit B. The neighbor provided us with a list of changes that would be acceptable to them. A copy of that email is attached as Exhibit C. It was the Zoning Committee's conclusion that the proposed acceptable terms would make the project financially unfeasible. After careful consideration, and based on the facts of this matter and past precedent, both the FDA Zoning Committee and the FDA Board voted unanimously not to oppose this project. A copy of the FDA August Meeting Minutes are attached to this message as Exhibit D.

On September 10, the neighbor reached out with a specific question about the August Board vote. I explained our review process for SUPs. A copy of that email is attached to this message as Exhibit E. This neighbor could have attended the September, October, or November FDA Board meetings to raise concerns about the 2315 Floyd ADU. They did not.

Notice of this SUP has been provided to neighbors in numerous ways. The applicant reached out directly to the immediate neighbors, including this neighbor. In correspondence with me, the neighbor acknowledged receiving notice from the applicant on May 10, 2025. Additionally, the City mails notices to neighbors who live within 150' of the project. A blue "Zoning Change Pending" sign is posted in front of the property when the ordinance has been prepared by the City Attorney.

With respect to the specifics of this particular project, the implication is this is a 2,200 square foot house. This is not accurate and is misleading, at best. A significant amount of the square footage on the first floor is two (2) full-sized garage parking spaces. This is no different than numerous carriage houses and ADUs that are original to the Fan and/or have been approved over the last five (5) years. These garage spaces provide parking for the ADU unit, rather than imposing an additional parking burden on the neighbors.

Additionally, to the best of my recollection, this is the style of every single one of the ADUs that have been approved in the last five (5) years in the Fan - parking on the ground level with living space above. I cannot recall a single stand-alone ADU project that was not a two-story project with garage parking on the ground level.

Therefore, the actual heated and cooled living area of this ADU is the bedroom on the ground floor plus the 1,067 square feet of living space on the second floor.

I also note that this lot is unusually large for a Fan lot. It is 180' deep. Even with the existing house and a 1,067 square foot footprint for the new construction garage/ADU, the lot coverage percentage will still remain under 50%. This is below the 55% that is permissible by right.

The building height the neighbor objects to and claims is a third floor is only clerestory, to accommodate the stair run to the roof deck. It is not living space. Other than this clerestory, the building height is a normal two-story carriage house height.

With respect to the rear deck, the applicant has oriented the roof deck to face towards the alley and the rear of Main Street, rather than into the much more pleasant rear yard, to address the neighbor's concerns about privacy. In the opinion of the FDA Zoning Committee, that was a significant concession by the applicant.

If you have concerns or questions you would like me to address directly, please feel free to reach out to me at (804) 986-3993 or [zoning@fdaboard.org](mailto:zoning@fdaboard.org).

Best regards,  
Melissa Savenko

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