

**From:** [Alessandro Ragazzi](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [MarkBaker](#)  
**Subject:** Fwd: 3704 Lawson St  
**Date:** Tuesday, April 16, 2024 1:28:50 PM  
**Attachments:** [image002.png](#)  
[image001.png](#)  
[2nd Civic Notice.pdf](#)  
[02 Applicants Report REV 20230719 3704 Lawson.pdf](#)

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You don't often get email from [alessandro@bakerdevelopmentresources.com](mailto:alessandro@bakerdevelopmentresources.com). [Learn why this is important](#)

**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 Alyson.

I hope you are well. Please see the below email from the Swansboro West Civic Association detailing their non-opposition to the SUP at 3704 Lawson. Could you please include it in the case file for the request?

Thanks,  
Alessandro

----- Forwarded message -----

From: **Swansboro West** <[rvaswansborowest@gmail.com](mailto:rvaswansborowest@gmail.com)>  
Date: Fri, Apr 12, 2024 at 9:15 AM  
Subject: Fwd: 3704 Lawson St  
To: William Gillette <[will@bakerdevelopmentresources.com](mailto:will@bakerdevelopmentresources.com)>, Alessandro Ragazzi <[alessandro@bakerdevelopmentresources.com](mailto:alessandro@bakerdevelopmentresources.com)>

Good Morning,

Thank you both for your time and patience last night. I appreciate the time you took with all of the questions. Because we have opposing sides on this issue the civic association will not take a position for or against this project. However personally my husband and I support this project. My only requests ( as I have stated to you already) are to be a part of the community in volunteering and participating. Plant native plants and trees to keep our tree canopy ( what little we have ) alive and well. To keep the 3 mature trees on the property from destruction during the construction of these homes. I met a wonderful group at an open house last weekend for native plants. They are a Richmond born native plant only landscapers. They are future habitats. They specialize in insuring natives planted when landscaping. We look forward to the project moving forward. As I mentioned last night. If you do not already know there is a 2 mile rails to trails park going in at the end of that street. A big bonus for the neighborhood.

Sincerely  
Denise Payne

----- Forwarded message -----

From: **Brown, Jonathan W. - PDR** <[Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)>

Date: Wed, Apr 10, 2024 at 11:01 AM

Subject: 3704 Lawson St

To: [rvaswansborowest@gmail.com](mailto:rvaswansborowest@gmail.com) <[rvaswansborowest@gmail.com](mailto:rvaswansborowest@gmail.com)>

Cc: Will Gillette <[will@bakerdevelopmentresources.com](mailto:will@bakerdevelopmentresources.com)>, MarkBaker <[MarkBaker@bakerdevelopmentresources.com](mailto:MarkBaker@bakerdevelopmentresources.com)>

April 10, 2024

Swansboro West - Hull Street/Midlothian Civic Association

Denise Payne, President

52 East 32nd Street

Richmond, VA 23224

[rvaswansborowest@gmail.com](mailto:rvaswansborowest@gmail.com)

(804) 754-5400

RE: Special Use Permit

3704 Lawson Street

Richmond, VA 23224

S0002905010

SUP-130923-2023

Dear Denise Payne,

We have received a Special Use Permit Amendment application for the above referenced property, which is located in an R-5 Single Family Residential District. The applicant has requested a Special Use Permit to construct four, two-family dwellings which are currently are not permitted within the R-5. Please find enclosed a copy of the Applicant's Report for your review. The petitioner should contact you regarding this proposal, if they have not done so already. The petitioner is:

Will Gillette

Baker Development Resources

530 East Main Street, Suite 730

Richmond, Virginia 23219

[Will@bakerdevelopmentresources.com](mailto:Will@bakerdevelopmentresources.com)

An ordinance was introduced to City Council and is slated for the following public hearings:

**Planning Commission: May 7, 2024, 900 E. Broad St., City Hall, 5th Floor, at 6:00 p.m.**

**City Council: May 13, 2024, 900 E. Broad St., City Hall, 2nd Floor, Council Chambers, at 6:00 p.m.**

PLEASE NOTE: These meetings will also be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public. Meeting details can be found on the City's Legislative web-site: <https://richmondva.legistar.com/Calendar.aspx>

If you have any questions about this proposal or about the Special Use permit process, please do not hesitate to contact me at 804-646-5734 or [Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)

Sincerely,

Jonathan Brown

Senior Planner

cc: William Gillette

Jonathan W. Brown

Planner



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

804-646-5734

[jonathan.brown@rva.gov](mailto:jonathan.brown@rva.gov)

[rva.gov/planning-development-review](http://rva.gov/planning-development-review)

900 E. Broad St., Room 511, Richmond, Va. 23219-1907

How am I doing? Please contact my supervisor [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)