

From: Shannon Carr <carr.shannon.e@gmail.com>
Sent: Sunday, November 28, 2021 3:21 PM
To: Ebinger, Matthew J. - PDR; Brown, Jonathan W. - PDR; Addison, Andreas D. - City Council; Wagner, Daniel M. - City Council Office; MDAzoning@museumdistrict.org; Karen Headley
Subject: Special Use Permit - 3415 Floyd Infill Project

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To the Museum District Association Zoning Committee, City Council Members and City Planner,

I am a 22 year resident and homeowner in the 3400 block of Ellwood Avenue, and I'm writing to voice my opposition to the infill project proposed to the interior alley of the 3400 block of Floyd and Ellwood.

I have several concerns about this infill project.

The first is in regards to my concern about safety and access. The alley structure in this block does not follow a normal grid-pattern. The alley entrance closest to Ellwood and Nansemond is only 10 feet wide, private, and provides an easement only to those homes directly adjacent to it. This leaves only three points of access to the proposed infill. The entrance on the opposite end of Ellwood is "dog-legged," which prevents vehicles of any size such as trash trucks, emergency service vehicles, construction vehicles, etc. from entering via that route. Of the two remaining entrances, only one is large enough to consistently provide passage for the large vehicles mentioned above; the other leads out onto a narrow road where parked cars usually make it impossible for large vehicles to safely turn out of the alley. The limitation of having only one reliable alley access point will put residents in the proposed apartments at risk due to access issues in the event of fire and/or other emergencies.

This project would also limit access of homeowners to their homes during construction or during any maintenance. Over half the residents on the Ellwood side of this block access their homes from the alley side. Construction of this kind would require that the alley be blocked off, thus blocking residents from reaching their homes. It would also interfere with Floyd residents' access and place an undue burden on the law office which has parking immediately adjacent to the property in question.

The proposed height of the project exceeds the height of homes on Ellwood Avenue, thus dramatically affecting the air and light of properties on Ellwood Avenue as well as the homes on Crenshaw Avenue. The height of this project is excessive and unnecessary. Furthermore, the setback for the proposed project is inadequate.

Additionally, the population density of this block is already higher than that of many other blocks in the Museum District. This will add to the disparity in density and add to the challenges such as parking and traffic that already exist.

Recently, we've also seen stress on the waste water removal capacity in this area. As a result of that overburden, the homes on this block had flooding this year in which water came up through

the drains in the basements of many homes. This problem is one that we reported to the city and is still pending resolution. Additional housing would further tax the waste water system in this immediate area.

In essence, this project would put an undue and consistent burden on homeowners. It would not enhance our quality of life in the Museum District, but it would erode it.

I hope that you will visit the site of the proposed project and see that it is a poor fit for the space in which it is proposed. Thank you for your time and consideration.

Shannon Carr
3434 Ellwood Avenue
Homeowner and Resident