

**From:** Duane Ferrell <duaneferrell@yahoo.com>  
**Sent:** Monday, November 29, 2021 5:18 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:** 3400 Block Floyd Avenue Infill Project

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

I am a resident in the 3400 block of Ellwood Avenue. I'm writing in stark opposition to the infill project proposed to the interior alley of the 3400 block of Floyd and Ellwood.

I have concerns regarding the safety of this structure and also see several issues with its accessibility. When you see this alley space, you will be better able to see what I mean by this. This alleyway has only three entrances, one of which prevents trash trucks, emergency vehicles or any other such large vehicles from entering. The proposed structure is too large for such a small space in our alley. Again, once you see this space, I believe you'll see what I mean. This strikes me as a serious concern for the safety of not only our residents, but the residents who would dwell in this proposed living space. Also, the construction of this building would prevent me and my neighbors from access to this alley and would cause disruption to our day to day living routines - not to mention the shear noise and hassle of the construction itself.

The height of the proposed structure is also extremely concerning to the residents here. Not only would it be a cosmetic eyesore, it would change the properties of the light that our residences receive. I should also point out that the population on our block is already higher than other blocks in the Museum District. Our waste water system here is routinely overflowed. More residents would exacerbate this problem as well. I should also say that I've reported this waste water problem to the city and have yet to receive a resolution looking into the problem.

Many residents here would be seriously impacted by such an expansion to a space that just isn't big enough for it. I cannot understand why this individual, this single entrepreneur seeks to cause so much havoc among a community of people for private gain. Regardless, the fact of the matter is that the space in this alley, this proposed "site" for development, is not capable of supporting a structure of this magnitude.

I urge you to please consider these points in regards to this project.

Thank you so much for your time, and please reach out if I can be of any help.

-Michael Duane Ferrell  
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Richmond, VA 23221