

## Saunders, Richard L. - PDR

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**From:** Brown, Jonathan W. - PDR  
**Sent:** Tuesday, November 30, 2021 10:38 AM  
**To:** Saunders, Richard L. - PDR  
**Cc:** Ebinger, Matthew J. - PDR  
**Subject:** FW: 3415A Floyd Avenue Infill Project - "Crenshaw Mews" - W0001596050

Rich,  
Below is another opposition letter for 3415A Floyd Ave. I've saved all letters in my folder.

Jonathan W. Brown  
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**From:** Adele Nighman [<mailto:adele.nighman@gmail.com>]  
**Sent:** Monday, November 29, 2021 8:18 PM  
**To:** Addison, Andreas D. - City Council <[Andreas.Addison@richmondgov.com](mailto:Andreas.Addison@richmondgov.com)>; Brown, Jonathan W. - PDR <[Jonathan.Brown@richmondgov.com](mailto:Jonathan.Brown@richmondgov.com)>  
**Subject:** 3415A Floyd Avenue Infill Project - "Crenshaw Mews" - W0001596050

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Dorothy Adele Nighman  
3412 Ellwood Ave  
Richmond, VA 23221  
November 29, 2021

Andreas Addison  
City Council Member  
[Andreas.Addison@richmondgov.com](mailto:Andreas.Addison@richmondgov.com)

Jonathan Brown  
City Department of Planning and Development Review  
[Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)

RE: 3415A Floyd Infill Project "Crenshaw Mews" - W0001596050

I am writing in strong opposition to the Special Use Permit ("SUP") filed on behalf of Dante de Capri, Owner of In the Alley, LLC. As one of the property owners highly affected by this proposal, I ***strongly object*** to the SUP for the following reasons:

1. The height of the proposed structures in the SUP are taller than any of the other 27 surrounding buildings on properties located on Ellwood Ave., Crenshaw Ave., and Nansemond St. This will severely impact natural light and air flow to existing property owners.
2. The proposal suggests it will improve safety; however, Owners' privacy will be violated by the height of the buildings, additional overhead utility lighting and the addition of security cameras.
3. The 5' Setback requested in the SUP is inadequate for vehicles needed turning radius making the City's alley less navigable by residents' vehicles, emergency vehicles, trash and recycling vehicles.
4. The proposal calls for Zero Setback on the Crenshaw side putting current, existing property within mere feet of the proposed buildings which violates the yard, setback, lot coverage and improved street frontage requirements mandated for this Zone.
5. Alley access is limited for the garages planned for the Ellwood side of the proposed development. The proposal does not accurately reflect the Crenshaw entrances which have poor sight lines and an extremely tight turning radius onto part of the alley as well as when exiting onto Crenshaw Ave.
6. The alley on the Ellwood side narrows down to 10' and is difficult to navigate. Often, the alley exit is blocked on the Crenshaw side by parked cars on either side of the street as well as trash cans and recycling bins. These problems make this alley virtually impossible to navigate from end to end. Having an additional 11 cars (potentially) in this tightly constructed area will impact the ability to enter and exit my property considerably.
7. The proposed 11 parking spots run to the boundary line on this narrow alley. This does not allow for adequate turning for entering and exiting the area.
8. The city block that is impacted by the SUP is already dense with apartment rental property, owner-occupied dwellings, and business property. These additional buildings will add to the strain on parking, water and sewer and on the maintenance of the alleyways.
9. Increasing the population in this already crowded area also increases the noise and trash which makes the area less attractive, thereby decreasing the value of the homes for current Owner occupants, thus decreasing the tax base.
10. The proposal addresses none of the concerns brought forth by the neighborhood regarding fire and emergency crew access during the construction phase.
11. The proposal does not address the fact that construction debris will not only be unsightly but the real probability of damage to personal property (e.g., tires punctured by nails and other debris).
12. The Owner of In the Alley, LLC has assured the neighborhood that construction debris from this project will be removed regularly. However, past behavior is the best predictor of future behavior. At any given time, the Owner of In the Alley, LLC has green, plastic "dumpsters" in various parking spaces which are filled with debris. These "dumpsters" sit for days, weeks, months without being removed. Debris is found throughout the alleyway.

13. The noise created by the construction crew will be great. Given that many professionals are now working from home full time due to COVID-19, this will be a great burden for the neighborhood. The increased noise from additional tenants will only continue and further increase that burden.

14. The construction vehicles will cause damage to the alley, increasing the need for re-graveling at City expense.

15. The construction vehicles will block access to those who park in the back of their property (fronting this proposed complex). In an emergency, access to my vehicle parked on my property is imperative.

16. The proposal does not meet the purpose of our City's Zoning Ordinance (Sec. 30-100. Purpose). Specifically:

Section (2) Secure safety from fire, flood, panic and other danger;

Section (3) Promote health, sanitation and general welfare;

Section (4) Provide for adequate light, air and convenience of access;

Section (5) Prevent the overcrowding of land;

Section (6) Avoid undue concentration of population;

Section (7) Facilitate the creation of a convenient, attractive and harmonious community; and

Section (10) Expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements pursuant to and in accordance with the applicable sections of Code of Virginia, § 15.2-2280 et seq.

17. The architectural drawings do not reflect an "attractive and harmonious community" as the complex is not befitting the overall look of the current structures in the area.

There is **near unanimous opposition** to this SUP from those who live and work in this neighborhood. I invite you and all members of City Council, all members of the MDA Board and MDA Zoning Committee to come view this block in person. The drawings provided as a part of the SUP application do not adequately depict the space in which In the Alley, LLC wishes to build.

Thank you for your consideration.

Sincerely,

(Dorothy) Adele Nighman

Property Owner and Resident (since 2002)

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