

**From:** Vonck, Kevin J. - PDR  
**Sent:** Sunday, January 22, 2023 8:56 PM  
**To:** Sara Montgomery  
**Cc:** Brown, Jonathan W. - PDR; Ebinger, Matthew J. - PDR  
**Subject:** RE: 3600 Grove Avenue

Thank you for reaching out with your concerns. We are working with the developer on a number of changes before introducing the ordinance for the special use permit for consideration.



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

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**From:** Sara Montgomery <[sarayorkemontgomery@gmail.com](mailto:sarayorkemontgomery@gmail.com)>  
**Sent:** Thursday, 12 January, 2023 15:06  
**To:** Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Vonck, Kevin J. - PDR <[Kevin.Vonck@rva.gov](mailto:Kevin.Vonck@rva.gov)>  
**Subject:** 3600 Grove Avenue

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Dear Mr. Ebinger and Dr. Vonck,

I'm writing in opposition of the SUP for 3600 Grove Avenue and ask that you not approve it. As a neighbor, I understand that it is a high-demand area, but the scale of the proposed project is far too large. Furthermore, the design is unsightly and diminishes the quaint beauty of the area - beauty that is a primary reason for the neighborhood's appeal and resulting demand.

Ideally for many neighbors, the existing building, formerly the Windsor Memory Care Home, could be renovated and used for a boutique hotel/or restaurant, but realistically I understand that for a developer, high density apartments are seen as the best use of space. As a neighbor, my interest would be in a lower density, improved design that respects the nature of its surroundings, and perhaps engaging street-level spaces.

We don't live in Scott's Addition or Manchester for a reason. This is a quaint area with lovely architecture. The scale and design of the proposed project are not fitting for the area.

I hope that you will hear these concerns, as they are felt by many!

Thanks for your time,  
Sara Montgomery  
3915 Floyd Avenue