



MUSEUM
DISTRICT
ASSOCIATION

MDA zoning@museumdistrict.org
P.O. Box 7186, Richmond VA 23221
www.museumdistrict.org

August 19, 2023

VIA EMAIL

Rodney Poole, Esquire
Chair
Richmond Planning Commission, Room 511
900 E. Broad St.
Richmond, VA 23219 USA

Re: SUP-130325-2023 (Amendment) for 3301 & 3303 Park Avenue

This letter is in regard to the Special Use Permit Amendment application for the properties known as 3301 & 3303 Park Avenue.

The MDA Zoning and Land Use Committee has met with the applicant, reviewed the amendment, and provided a unanimous recommendation to the MDA Board of Directors. After review and consideration, the MDA Board of Directors unanimously voted to advise that we:

X A. Do not oppose this request, as presented in the attached amended architectural plans
B. Oppose this request

Sincerely,

Janine Doyle
President, Museum District Association

Cc: Andreas Addison, 1st District City Councilman
Whitney Brown, 1st District City Council Liaison
Jonathan Brown, Senior Planner - Land Use Administration
Matthew Ebinger, Secretary- City Planning Commission
Robert Englander, Park Tilden LLC

From: artrierites@gmail.com
To: [PDR Land Use Admin](#)
Cc: cicialdridge@gmail.com
Subject: ordinance 2023-232; 3301-3303 Park Ave
Date: Tuesday, August 15, 2023 7:18:53 AM

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.

Dear Land Use Administration;

I have two concerns about the above ordinance, both relate to closing the alley behind the properties listed above during the construction. 1. Our garage entrance at 3302 Patterson Ave. is directly across the alley from 3303 Park Ave. If the alley is closed for construction we will be unable to get our vehicles in and out of our garage. We pay the city substantial taxes for the garage property which would then be unusable. 2. Our heat and hot water power is provided by fuel oil. Our storage tank is in our basement with the fill in the backyard. Our property ends at the sides of the house, so there is not a way to fill the tank from the front of the house, it needs to be filled from the alley, through our garage. We generally fill the tank 3 times per year depending on the weather. I have spoken to our Quarles oil truck driver, and he tells me he cannot access the alley from Roseneath Rd., the other end of the block, due to the divider in Roseneath not leaving him adequate room to make the turn into the alley. He needs to be able to enter the alley from Tilden St. in order to fill our tank, pulling the hose through our garage. Please do not leave us without heat or hot water by closing the alley, leaving our fuel supplier unable to access our storage tank. I just had spinal surgery August 11, so I will be unable to attend your meeting in person.

Arthur Cassanos

From: Brian Stamas <stamasbj@gmail.com>
Sent: Thursday, August 17, 2023 6:48 PM
To: PDR Land Use Admin; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR; Roakes, Raymond A. - PDR; mdapresident@museumdistrict.org; Museum District Association Zoning
Cc: Boz Boschen
Subject: SUP plan for 3301-3303 Park Ave.

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.

I again state my opposition to this project as a resident of this block for 39 years.

Previous feedback from neighbors/residents was unambiguous in its opposition, for a wide variety of factors and concerns.

Please protect the character of my neighborhood.

Thanks,
Brian Stamas
3329 Park Avenue
Richmond VA 23221

Sent from my iPhone
Please use:
stamasbj@gmail.com

From: artrierites@gmail.com
Sent: Friday, August 18, 2023 6:41 AM
To: Rodney@thewiltonco.com; lawmanchem@yahoo.com;
jack@tredegarconstruction.com; Saunders, Lincoln - CAO; Addison, Andreas
D. - City Council; egreenfield@hbar.org; bpinnock@baskervill.com;
murthyvg@gmail.com; max.hepp.buchanan@gmail.com;
syoun@astyra.com
Cc: Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR; Roakes, Raymond A. - PDR
Subject: FW: ordinance 2023-232; 3301-3303 Park Ave

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.

Dear Planning Commission;

Below is the email I sent to the PDR Land Use Administration August 15. If you allow the developer to close the alley behind our garage, directly opposite 3303 Park Ave., we will be unable to use our garage. More importantly we have fuel oil powered heat and hot water, we require 3-4 deliveries per year to keep heat in the house and prevent our water pipes from freezing. The fill for the storage tank is in the back of the house, the fuel oil driver has informed me, that because of the divider in Roseneath Rd., at the other end of the alley, he cannot make the turn into the alley from Roseneath Rd. He needs to access our tank from the alley, entering from Tilden St. Please do not allow the developer to close the alley, and deprive us of heat and hot water.

Arthur Cassanos
3302 Patterson Ave

FroAttachm: artrierites@gmail.com <artrierites@gmail.com>
Sent: Tuesday, August 15, 2023 7:19 AM
To: PDRLandUseAdmin@rva.gov
Cc: cicialdridge@gmail.com
Subject: ordinance 2023-232; 3301-3303 Park Ave

Dear Land Use Administration;

I have two concerns about the above ordinance, both relate to closing the alley behind the properties listed above during the construction. 1. Our garage entrance at 3302 Patterson Ave. is directly across the alley from 3303 Park Ave. If the alley is closed for construction we will be unable to get our vehicles in and out of our garage. We pay the city substantial taxes for the garage property which would then be unusable. 2. Our heat and hot water power is provided by fuel oil. Our storage tank is in our basement with the fill in the backyard. Our property ends at the sides of the house, so there is not a way to fill the tank from the front of the house, it needs to be filled from the alley, through our garage. We generally fill the tank 3 times per year depending on the weather. I have spoken to our Quarles oil truck driver, and he tells me he cannot access the alley from Roseneath Rd., the other end of the block, due to the divider in Roseneath not leaving him adequate room to make the turn into the alley. He needs to be

able to enter the alley from Tilden St. in order to fill our tank, pulling the hose through our garage. Please do not leave us without heat or hot water by closing the alley, leaving our fuel supplier unable to access our storage tank. I just had spinal surgery August 11, so I will be unable to attend your meeting in person.

Arthur Cassanos

From: Art Seidenberg <kakies12@gmail.com>
Sent: Friday, August 18, 2023 9:27 AM
To: rodney@thewiltonco.com; lawmanchem@yahoo.com;
jack@tredegarconstruction.com; Saunders, Lincoln - CAO; Addison, Andreas
D. - City Council; egreenfield@hbar.org; bpinnock@baskervill.com;
murthyvg@gmail.com; max.hepp.buchanan@gmail.com;
syoun@astyra.com
Cc: PDR Land Use Admin; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR;
Roakes, Raymond A. - PDR
Subject: New SUP plan for 3301/3303 Park Avenue

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Good morning,

I want to add my opposition to this new, different SUP Plan for 3301/3303 Park Avenue. Again, to remind you that the Planning Commission AND City Council approved the first plan that is permitting a developer to build FOUR new single-family residences on two lots intended for TWO residences. I believed the PC and City Council erred in approving this. NOW, the developer is back with changes that do not meet our guidelines and require a number of variances.

PLEASE:

1. Put this request on the regular agenda.
2. Vote against this.

Thank you very much,

Art Seidenberg
a Museum District tax payer, 3300 Patterson Avenue.

Sent from [Mail](#) for Windows

From: Bunny Wilks <bhwilks@gmail.com>
Sent: Friday, August 18, 2023 7:42 AM
Cc: PDR Land Use Admin; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR; Roakes, Raymond A. - PDR; Addison, Andreas D. - City Council
Subject: 3301/3303 Park Avenue

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Dear Honorable Members of the Planning Commission, City Council Members and Relevant City Employees,

My name is Bunny Wilks and my husband and I have lived in the Museum District since 1995. We live right around the corner from 3301 Park Avenue.

I have voiced my opposition before to this development of 3301/3303 Park Avenue last year. After attending and listening to these meetings in the past, it has become quite evident that this developer continues to make changes that ***STILL*** do not meet the West of the Boulevard design overlay guidelines nor does it meet the goals of Richmond 300, mainly Historic Preservation, Urban Design and Planning Engagement.

We implore you to **vote NO** on these proposed changes!

Thank you!

B. Wilks

From: [PDR Land Use Admin](#)
To: [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)
Subject: FW: Still against the SUP plan for 3301-3303 Park Ave
Date: Friday, August 18, 2023 1:27:36 PM

From: Ephraim Seidman [mailto:eseidman1@gmail.com]

Sent: Friday, August 18, 2023 10:08 AM

To: Rodney@thewiltonco.com; lawmanchem@yahoo.com; Mr. Jack Thompson <jack@tredegarconstruction.com>; Saunders, Lincoln - CAO <Lincoln.Saunders@rva.gov>; Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Ms. Elizabeth Greenfield <egreenfield@hbar.org>; Mr. Burt Pinnock <bpinnock@baskervill.com>; Mr. Vik Murthy <murthyvg@gmail.com>; Mr. Max Hepp-Buchanan <max.hepp.buchanan@gmail.com>; syoung@astyra.com

Cc: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Vonck, Kevin J. - PDR <Kevin.Vonck@rva.gov>; Brown, Jonathan W. - PDR <Jonathan.Brown@rva.gov>; Roakes, Raymond A. - PDR <Raymond.Roakes@rva.gov>

Subject: Still against the SUP plan for 3301-3303 Park Ave

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.

Dear Members of the Planning Commission,

The community most impacted by the SUP plan for 3301-3303 Park Ave has essentially been against this project from the start. Changes were initially made to try and cover up the offenses of not abiding by community building guidelines. I was very disappointed that the Planning Commission went along with the Developer and seemingly ignored the objections of citizens and approved this project.

Now changes are being proposed again. And as I understand it, this recent batch of changes are currently included in the consent agenda for this Monday's (Aug 21, 2023) meeting wrapped up with a whole bunch of other items. I hope that is not so it can easily be passed while no one is looking. As controversial as this was when it first came up, and other than the two signs on site mentioning some plans, this is NOT the way for the Developer and the Planning Commission to get this through. At the very, very least, it should be voted on separately so citizens can view the votes of the Planning Commission.

But let me remind you that this project did not meet guidelines and required an extreme number of variances. For starters, we will have 4 single family residences on land designed for 2 single family residences. The existing plan already **exceeded the maximum height** of our guidelines by using some slight of hand using a two-story cornice height (rather than actual building height) to reduce scrutiny and circumvent the intent of design guidelines. And what I think will be a first for our neighborhood, we will now have a first-floor garage space prioritized over first-floor living space.

And at this very late stage in the process, I am shocked to see there possibly might be a rooftop deck and rooftop elevator access? And Juliet balconies are now in the plans? Was this

classic bait & switch by getting the initial plans pushed through and then making the changes the Developer wanted all along? **This Developer never did try to meet the intent of our community guidelines.** Furthermore, we have no faith in the Developer - how was the house ever taken down using an expired permit?

So we have to rely on the Planning Commission to protect our neighborhood. But that is your job after all! All the residents that are impacted by this project are asking for is a building plan that conforms to our existing guidelines.

I implore you to respect the guidelines (that you as the Planning Commission are supposed to follow!) and oppose these additional changes. **I only wish it was not too late to oppose the entire project!!**

Regards,
ER Seidman
eseidman1@gmail.com
804.334.2224
3220 Patterson Ave
Richmond, VA 23221

From: Jennifer Fidura <jennifer@vnppinc.org>
Sent: Saturday, August 19, 2023 8:53 PM
To: Rodney@thewiltonco.com; lawmanchem@yahoo.com;
jack@tredegarconstruction.com; Saunders, Lincoln - CAO; Addison, Andreas
D. - City Council; egreenfield@hbar.org; bpinnock@baskervill.com;
murthyvg@gmail.com; max.hepp.buchanan@gmail.com;
syoun@astyra.com
Cc: PDR Land Use Admin; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR;
Roakes, Raymond A. - PDR
Subject: Consideration of the SUP for 3301-3303 Park Ave

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As I am unable to submit comments in person at the meeting on Monday, I appreciate your consideration of this input on the proposed special use permit for the property at 3301-3303 Park Ave. While there have been modifications to the original design, it is still in its basic design four single family homes crowded onto two lots:

- which exceed the height of the adjacent property and
- apparently will offer an "option" for a rooftop deck and rooftop elevator access, above the already exceeded maximum height of our guidelines

While parking for the potential of two cars per household would be an issue; the use of first floor space for garages rather than living space is partially responsible for the excessive height.

I hope you deny the application and require additional modifications to meet the existing Museum District guidelines.

Jennifer G. Fidura
3304 Park Ave
Richmond, VA 23221

From: George Collier <gccampix@gmail.com>
Sent: Sunday, August 20, 2023 9:48 PM
To: Rodney@thewiltonco.com; lawmanchem@yahoo.com;
jack@tredegarconstruction.com; Saunders, Lincoln - CAO; Addison, Andreas
D. - City Council; egreenfield@hbar.org; bpinnock@baskervill.com;
murthyvg@gmail.com; max.hepp.buchanan@gmail.com;
syoun@astyra.com; PDR Land Use Admin; Vonck, Kevin J. - PDR; Brown,
Jonathan W. - PDR; Roakes, Raymond A. - PDR
Cc: Boz Boschen
Subject: SUP plan for 3301-3303 Park Avenue

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August 20, 2023

Dear honorable members of the Planning Commission and relevant City employees,
I'm writing to you my 5th letter in opposition to the pending Special Use Permit for the property at 3301 Park Ave and the adjacent lot at 3303 Park Ave that will be reviewed during this week's meeting. I live in the 3100 block of Monument Ave, about 4 blocks from the 3301 & 3303 Park Ave location. I pass it regularly walking to the Cary and Thompson shopping areas.

I have viewed a recent drawing pdf of this project and am struck by the persistent incongruence of this structure relative to the rest of the block and immediate surrounding area. I was able to attend an early meeting last year but cannot attend this one.

The street elevation image reveals a startlingly large building on the corner, totally out of scale to the rest of the buildings on the street, in plan and height. The cornice height, as pointedly indicated by the developer on the site fence notice, may indeed be in compliance, but is more than overshadowed by the hulking dormer area and roof ridge above it. So one of the quantified codes is met, while violating the spirit of it.

I also notice, as in other recent announced projects, almost total consumption of available green space. We know by now the value these areas have in reducing heat absorption, and stormwater runoff to the city sewer system, already taxed by current downpours. Is this urban planning at its best in Richmond? I understand and agree with the city's need to increase tax base (and residential housing), but please consider a comparison:

- A compliant plan of renovating the existing house (3301 Park) and infilling the empty lot with a similar structure, the city would have gained 2 tax "units".
- The proposed multifamily project would add 2 additional units to the city's tax base (offset by the additional infrastructure that the city would need to provide and maintain over time).

So, for a tiny relative increase in tax base over the scale of the city, the neighborhood would bear an increase in density of people, traffic, and activity. The trade-off is quite disproportional and makes no sense to me. There are more appropriate locations in the city in areas of much higher activity, such as 5 blocks North at Tilden and Broad, and it's on the Pulse line.

My last comment would be about a seeming unstated inclination to approve this project (just my own feeling and observation). Why would a project violating as many guidelines and zoning codes reach this point in the process? Why do we continue doing this?

Respectfully yours,
George Collier
3123 Monument Ave
Richmond, VA 23221
Residing since January 1989

From: justin perry <justinperryrva@gmail.com>
Sent: Sunday, August 20, 2023 9:00 PM
To: Rodney@thewiltonco.com; lawmanchem@yahoo.com;
jack@tredegarconstruction.com; Saunders, Lincoln - CAO; Addison, Andreas
D. - City Council; egreenfield@hbar.org; bpinnock@baskervill.com;
murthyvg@gmail.com; max.hepp.buchanan@gmail.com;
syoun@astyra.com
Cc: PDR Land Use Admin; Vonck, Kevin J. - PDR; Brown, Jonathan W. - PDR;
Roakes, Raymond A. - PDR
Subject: 3301 - 3303 Park

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Good Evening,

I am writing in opposition to the 3301-3303 SUP that is again in front of the Planning Commission (after the last set of plans approved by this body as well as Council made their way to the UDC).

This proposed development is significantly taller and denser than the others homes in the vicinity and the addition of the rooftop decks in the latest set of plans makes this proposed development even worse. The logic that this body has utilized in reviewing these plans thus far is faulty. Just because there are a few 3 story homes in the Museum District, or a few homes with very dense lots, or a few homes with little front setback does not mean that we should allow all of these features in a single development. Four homes placed on lots meant for two that tower over the neighbors homes are not features of appropriate development in this neighborhood.

I urge you to reject these plans until the developer puts forth a project that fits the character of this neighborhood and does not require a litany of zoning exemptions.

Justin Perry
3330 Park Ave

From: Janine Doyle <janine.doyle@museumdistrict.org>
Sent: Monday, August 21, 2023 10:02 AM
To: Brown, Jonathan W. - PDR
Cc: Ebinger, Matthew J. - PDR; Addison, Andreas D. - City Council; Brown, Whitney H. - City Council Office; mdazoning@museumdistrict.org; Stephen Versen
Subject: Re: 3301 & 3303 Park Avenue SUP Amendment - Museum District Association

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Hello again,

I wanted to send another message in advance of the meeting today as, based on emails from neighbors, I'm now expecting that our stance is going to be strongly criticized and potentially misconstrued.

- As always, the MDA's vote to "not oppose" is not an endorsement.
- The MDA understood that the purpose of this current ordinance is to consider the amendment alone, not reopen discussion on the SUP that was already passed.
- Due to this being an amendment, we did not feel it was necessary to do as much outward community engagement as is typical for us when an SUP is introduced. We had 10 people officially reach out in opposition to the original SUP and were fully aware that they opposed the amendment as well, so we took that into consideration as we normally would with all community feedback.

The MDA does not have a representative available to attend today's meeting, so it felt important to me that I clear up these points.

Best,
Janine

On Sat, Aug 19, 2023 at 3:56 PM Janine Doyle <mdapresident@museumdistrict.org> wrote:

Hello all,

A letter is attached from the Museum District Association regarding our board's vote of "not opposed" to the 3301 & 3303 Park Avenue SUP Amendment application.

Thank you,
Janine

--

Janine Doyle
[Museum District Association](#)
Board President

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Janine Doyle

[Museum District Association](#)

Board President