

From: [Melanie](#)
To: [PDR Land Use Admin](#)
Subject: RE: Opposition to Ordinance No. 2025-229 – Special Use Permit for 2111 Fairfax Avenue
Date: Thursday, October 30, 2025 3:45:27 PM

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Dear Members of the Planning Commission,
I would like to formally **rescind** my opposition to Ordinance No. 2025-229 - Special use Permit for 2111 Fairfax Avenue.

Sincerely,
Melanie Randall
2109 Fairfax Avenue

----- Forwarded Message -----

From: Melanie <melsmax@yahoo.com>
To: pdrlanduseadmin@rva.gov <pdrlanduseadmin@rva.gov>
Sent: Tuesday, October 21, 2025 at 11:19:49 AM EDT
Subject: Opposition to Ordinance No. 2025-229 – Special Use Permit for 2111 Fairfax Avenue

Dear Members of the Planning Commission,

I am writing to express my opposition to the proposed Special Use Permit (Ordinance No. 2025-229) for the property located at 2111 Fairfax Avenue. As the owner of a single-family investment property in this neighborhood, I am deeply concerned about the impact this zoning amendment would have on the character, safety, and value of the community.

This neighborhood is currently zoned R-5 Single-Family Residential and is home to a daycare center, a church, and a public park with basketball courts and playground equipment. It is a quiet, family-oriented area designed to support low-density residential living. The proposed addition of a duplex to the existing single-family dwelling—resulting in three separate households on a single lot—would significantly alter the fabric of the neighborhood. I respectfully urge the Commission to consider the following reasons for denying this request:

1. Increased Density and Traffic Hazards

The proposed development would triple the residential density on a lot designed for a single household. This increase in occupancy will inevitably lead to more vehicles, congestion, and parking challenges on Fairfax Avenue and surrounding streets. With a daycare center and park nearby, the added traffic poses a safety risk to children and pedestrians who regularly walk and play in the area.

2. Negative Impact on Property Values

The introduction of multifamily housing in a single-family zone may deter future buyers seeking a quiet, low-density neighborhood. This shift in land use could reduce the desirability of nearby properties and potentially lower property values, including my own investment. Investors and homeowners alike rely on zoning consistency to protect the long-term value of their assets.

3. **Erosion of Neighborhood Character**

The Oak Grove neighborhood is defined by its single-family homes and community-oriented atmosphere. Allowing a multifamily structure on a single-family lot sets a precedent that could lead to further zoning exceptions, gradually transforming the area into a patchwork of incompatible uses. This undermines the Richmond 300 Master Plan's vision for maintaining residential homogeneity and stability.

I appreciate the Commission's commitment to thoughtful urban planning and community engagement. I respectfully request that you recommend denial of this Special Use Permit and preserve the integrity of our single-family neighborhood.

Sincerely,

Melanie Randall
2109 Fairfax Avenue