

Saunders, Richard L. - PDR

From: Leah Bondy <frommeratc@gmail.com>
Sent: Monday, March 8, 2021 10:31 AM
To: Saunders, Richard L. - PDR; Wagner, Daniel M. - City Council Office; Addison, Andreas D. - City Council
Subject: rezoning of 3800 grove avenue

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Mr. Saunders, Mr. Wagner, Councilman Addison,

I am writing to oppose the special use permit for 6 family style attached units to be built at 3800 Grove Avenue. This is a heavily used pedestrian and cycling area and the increased traffic from 6 new units would create great dangers for walkers and cyclists. Not to mention that the parcel proposed for development is small and any attempt to put more than one unit on that parcel would greatly impact the traffic in the area.

As a resident of the Museum District who frequently walks over the Grove Avenue bridge, I strongly oppose this special use permit.

Thank you
Leah Bondy
303 Roseneath Road

Saunders, Richard L. - PDR

From: Ebinger, Matthew J. - PDR
Sent: Thursday, July 15, 2021 11:59 AM
To: Saunders, Richard L. - PDR
Subject: FW: Planning Commission Meeting July 19, 2021-Ref: Ordinance No. 2021-194

Matthew J. Ebinger, AICP

Principal Planner - Land Use Administration | Secretary to the Planning Commission | Department of Planning & Development Review | City of Richmond | Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: PDR Land Use Admin
Sent: Thursday, July 15, 2021 11:55 AM
To: Ebinger, Matthew J. - PDR <Matthew.Ebinger@Richmondgov.com>
Subject: FW: Planning Commission Meeting July 19, 2021-Ref: Ordinance No. 2021-194

From: Cabell West [<mailto:desda346@aol.com>]
Sent: Thursday, July 15, 2021 10:28 AM
To: PDR Land Use Admin <PDRLandUseAdmin@richmondgov.com>
Subject: Planning Commission Meeting July 19, 2021-Ref: Ordinance No. 2021-194

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Ordinance. Number: 2021-194
JT West LLC
317 Charmian Road
Richmond, VA 23226

Dear Members of the Richmond City Planning Commission,

I am writing to oppose the special use, as presented, of the the property listed as 3800 Grove Ave. The proposal is for the purpose of placing six single family attached dwellings and a parking area on this property.

I am the owner of a single family home at 3801 Hanover Ave., adjacent to the property at 3800 Grove Ave. The developer has not contacted me, the closest address, and therefore I have not seen the proposed plan. You have contacted me for my input, he has not!

I request that you conform to the Master Plan that clearly states the primary use for this location is for a single family home and open space. Note the lot area of 11,125 square feet. This proposal seems to be overbuild!

I further ask that you look closely at what appears to be an overdeveloped lot creating parking issues and possibly water and garbage problems.

As the adjacent neighbor, why have I not been contacted? You contacted me!

Sincerely,
John Thomas West, IV
(804)356-0259

Saunders, Richard L. - PDR

From: spennej <spennej@gmail.com>
Sent: Sunday, March 21, 2021 2:54 PM
To: Ebinger, Matthew J. - PDR; Saunders, Richard L. - PDR; RVAfirstdistrict@gmail.com; Mayor Levar Stoney
Subject: Objection to Special Use Permit W0001773001 SUP-087366-2021

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March 20, 2021

SUBJECT: Special Use Permit Application, 3800 Grove Avenue, W0001773001 SUO-087366-2021

TO WHOM IT MAY CONCERN:

We are opposed to the granting of Special Use Permit Application, 3800 Grove Avenue, W0001773001 SUO-087366-2021.

Our names are Joseph and Therese Spenneberg, and we own and reside at 3901 Hanover Avenue in the City of Richmond, VA. We are the closest house to the lot at 3800 Grove Avenue that is occupied by the owners and not renters and we stand to be impacted the most by the proposed zoning change.

The first reason we object to the zoning change is a matter of trust in the process. When the most recent zoning change to the lot at 3800 Grove Avenue was made in 2020, we were not formally apprised of the meeting via certified mail until two weeks AFTER the meeting. This lack of due diligence is an indication that no one involved with advocating this most recent proposed change has any interest in the potential negative impact on us or other current homeowners. Secondly, Lee Ann Ruby does not represent us as the President of the now defunct Grove Crest Colonial Place Civic Association, and we have not given her permission to represent us in this matter.

The second reason we object is that it will negatively affect the value of the existing homes and we disagree with the applicant's contention that it poses no detriment to the safety, health, morals or general welfare of the community. The applicant cites no evidence to support these assertions. The homes in the area defined by Hamilton Avenue, Grove Avenue, Hanover Avenue, and Lafayette Avenue are single family homes with large lots behind them. The proposed apartment building will be inconsistent with the existing architecture and will greatly increase the population density in an area zoned to allow for space between neighbors. The presence of a three-story structure will adversely affect sight lines and the privacy that we currently enjoy because currently only our neighbor at 3903 Hanover Avenue can see into our backyard.

The third reason we object is the adverse effect of construction. There is no parking on Hamilton Avenue and Grove Avenue is heavily trafficked and has bike lanes so Reveille Avenue will have to be used for access to the lot and for parking of construction vehicles. Reveille Avenue is a narrow roadway and there are already signs that limit the size of vehicles allowed to transit. Because of the size of the proposed development construction is likely to take over a year and we simply do not want to deal with the excess noise, air pollution, and trash.

There are likely to be power and water outages and other inconveniences that occur that we would like to avoid due to medical reasons.

Our fourth objection is with the urban design and the lack of sufficient infrastructure capacity for a neighborhood designed in the 1920's, when our house and those in our neighborhood were constructed. The presence of a six-unit development increases the potential density on the five lots defined by 3800 and 3900 Grove Avenue and 3801, 3803, and 3901 Hanover Avenue by 250%. We do not believe that the current infrastructure was designed to accommodate such a large demand on water, sewage, parking, drainage, garbage, and traffic on Reveille Avenue and that the neighborhood will be adversely affected on a continuous basis.

In conclusion, we believe that the problems resulting from the construction of the proposed development will cause problems for us and our existing neighbors that far outweigh any advantages of increasing urban density. We will be made to suffer while the developers and new occupants reap the benefits of moving into an established and stable community. We do not think it is good policy to adversely affect the lives of current inhabitants for the benefit of future, unknown occupants.

Please let us know about any related rezoning proposal meetings.

Sincerely,

Joseph and Therese Spenneberg

3901 Hanover Avenue

Richmond, VA 22321

703-625-7283

spennej@gmail.com

Saunders, Richard L. - PDR

From: Helen Ilnicky <helen@haberdashercorporateapparel.com>
Sent: Saturday, July 17, 2021 2:54 PM
To: Saunders, Richard L. - PDR
Cc: Ebinger, Matthew J. - PDR; PDR Land Use Admin
Subject: opposition to special use permit for 3800 Grove Avenue

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Richard,

As a 29 year resident of this neighborhood, I'd like to add my voice to those who vehemently oppose this special use permit. The proposed increase in density to six units is absurd for that small lot on a busy corner. And the three-story proposed development is not even remotely in keeping with the current building style in this area of primarily detached two-story homes.

However, the precedent that would be set by allowing this permit is perhaps the issue that I am most concerned with - this would not only be a dramatic leap in density for that plot, but would open the door to other developers wishing to make big money who don't care about the 100 year history of detached single family development in this well established neighborhood.

Please send me the link to the July 19 meeting.

Also please advise as to why no letters in opposition are available as attachments to the agenda? I know you have received them from many of my neighbors. There is a letter of support linked there, but no letters expressing opposition.

Thank you,
Helen Ilnicky
3902 Hanover Avenue

Helen M. Ilnicky
Owner and Chief Financial Officer
Haberdasher Corporate Apparel
P: 804-955-9470
F: 804-658-3458
helen@haberdashercorporateapparel.com



Saunders, Richard L. - PDR

From: Mary Meadows <mmeadows3903@verizon.net>
Sent: Sunday, February 28, 2021 4:47 PM
To: Saunders, Richard L. - PDR; andreas@addisonforcouncil.com
Cc: yosematsam@aol.com; bbowden.va@verizon.net; drgnlde@verizon.net; daj2turner@aol.com; jolee.kenney@verizon.net; charles.kenney@verizon.net; helen@haberdashercorporateapparel.com; scott@haberdashercorporateapparel.com
Subject: Opposition to Special Permit use for 3800 Grove Ave

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Mr Saunders,

I just learned yesterday, 2/27/21, of the request for a Special Use Permit for 3800 Grove Ave.

This lot was **recently rezoned** from a small 1 story professional dental office to allow for professional office use by someone other than a dentist like insurance sales or landscaper.

It was my understanding the footprint of the building would not change and the roof would not be raised.

Now I see Mr John Nolde/Stockbridge is requesting a special permit for 6 townhomes 3 stories high and a lot for parking with 6 spaces. NO WAY!

The area is zoned for Single Family Residential.

It is clear from even casual visual observation that the area west of Hamilton Ave and north of Grove Ave is predominately single-family residential with plenty of green space.

This project would change the character of the neighborhood dramatically and we believe could serve as a domino in future requests to rezone existing neighborhood property for multifamily or townhome use.

We recognize property owner's right to make improvements within existing zoning requirements. This project would be well beyond that scope.

Further, we recognize and welcome the City of Richmond's need to allow reasonable future development including multifamily and townhome projects. This is not the place for that development.

Just a few blocks away there are multiple projects in Scott's Addition and in the 3900 block of Broad Street including higher density projects on traffic corridors that can support such use.

In recent months the City has reduced (not increased) traffic capacity in the immediate area by creating bike lanes. It makes no sense to add residential density in an area that is predominately single family development.

Also Mr Nolde's letter was addressed to a Lee Ann Ruby, President of Grove Crest Colonial Place Civic Association. **This Association has been inactive for many, many years.** My husband, Thomas Meadows, was an active member of the association. He passed away in 2004. The Grove Crest Colonial Place Civic Association appears to have become inactive somewhere close to his passing.

We feel the developer of this project, Mr John Nolde/Stockbridge, may be trying to give the appearance of approval without having made any effort to reach out to the property owners in the immediate area. This is very regrettable. Also as I stated earlier it was the neighbors understanding that the recent rezoning was for use as a small professional office with minimal changes to the existing structure and grounds.

We oppose and we believe others will oppose this zoning request once they actually have the opportunity to understand what the developer is trying to do.

We are NOT in agreement to a higher density on the lot 3800 Grove Ave.

**3901 Hanover Ave -- Mr and Mrs Joseph Speeneberg
3903 Hanover Ave -- Mrs Mary Meadows
3905 Hanover Ave -- Mr Ralph Bowden
3909 Hanover Ave -- Mr and Mrs Philip Noonan
3911 Hanover Ave -- Mr and Mrs Jerry Turner
3902 Hanover Ave -- Mr and Mrs Scott Illnicky
3908 Hanover Ave -- Mr and Mrs Charles Kenny**

**Mary Meadows
3903 Hanover Ave Richmond VA 23221
804-840-7591
Home owner 3903 Hanover Ave since 1996**

Saunders, Richard L. - PDR

From: Victoria Holm <victoriaholm14@gmail.com>
Sent: Monday, July 19, 2021 9:21 AM
To: Saunders, Richard L. - PDR
Subject: OPPOSITION LETTER: ORD. 2021-194

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Hello Richard,

I own the property at 3904 Grove Avenue a few lots down, and I oppose the special use of the property listed as 3800 Grove Ave. I think the planned density of units will cause serious issues in the neighborhood with parking, trash and recycling, water, septic, safety, etc. The property and plans do not convince me that it can support such a sizable build - not to mention the congestion in the neighborhood the construction will cause.

Additionally, as my other neighbors have expressed, we have seen lack of due diligence in previous zoning projects that have fostered a lack of trust. As they have also stated, Lee Ann Ruby does not represent us as the President of the now defunct Grove Crest Colonial Place Civic Association, and we have not given her permission to represent us in this matter.

I also believe this project will decrease the value of surrounding homes and the overall neighborhood. The design is not cohesive with the other charming homes, many nearly a century old. Along with being an eye-sore, our infrastructure established a century ago can't support this structure. I do not see any benefits to this project for our neighborhood and community and think there are other neighborhoods this developer can go to that are more appropriate for this type of project. I sincerely hope the city puts a whole neighborhood of citizens that have made this neighborhood their home for years before one developer's profit-driven wishes.

Thank you,

Victoria Holm
3904 Grove Avenue
Richmond, VA
23221

Saunders, Richard L. - PDR

From: Carleen Griffin <carleenpgriffin@yahoo.com>
Sent: Friday, March 12, 2021 3:44 PM
To: Addison, Andreas D. - City Council
Cc: Wagner, Daniel M. - City Council Office; Saunders, Richard L. - PDR
Subject: 3800 Grove Ave Proposal

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 Councilman Addison, I am writing to you concerning the application for a special use permit/rezoning of 3800 Grove to construct six, three-story single-family attached homes. I am a resident at 3906 Grove Avenue and I am vehemently opposed to this proposal. The lot size is completely incompatible to the size of the proposed homes; the density and height does not fit the surrounding area. The area does not support space for parking, trash collection, and will cause congestion of streets and alleyways. In addition, Revelle Street is VERY narrow, even now you have to pull over to let another car pass. It is my hope that this application will not be approved. Thank you,

Carleen Griffin
3906 Grove Avenue
804-564-6705

Saunders, Richard L. - PDR

From: Erin Sexton <sextonerin1@gmail.com>
Sent: Sunday, March 7, 2021 9:14 PM
To: Saunders, Richard L. - PDR
Subject: Special Use Permit/Rezoning of 3800 Grove

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 Mr. Saunders,

I am writing to you concerning the application for a special use permit/rezoning of 3800 Grove to construct six single-family attached homes.

I am a resident at 3917 Hanover Avenue and I am vehemently opposed to this proposal.

The lot size is completely incompatible to the size of the proposed homes; the density and height does not fit the surrounding area. The area does not support space for parking, trash collection, and will cause congestion of streets and alleyways.

It is my hope that this application will not be approved.

Thank you,
Erin Sexton
571-216-0530

Saunders, Richard L. - PDR

From: Helen Ilnicky <helen@haberdashercorporateapparel.com>
Sent: Friday, July 16, 2021 10:09 AM
To: 'Mary Meadows'; Ebinger, Matthew J. - PDR; PDR Land Use Admin; Saunders, Richard L. - PDR
Cc: jolee.kenney@verizon.net; charles.kenney@verizon.net; carleenpgriffin@verizon.net; yosematsam@aol.com; bbowden.va@verizon.net; drgnlde@verizon.net; daj2turner@aol.com; scott@haberdashercorporateapparel.com; dina804rva@gmail.com
Subject: RE: rezonin --againstg/special permit 3800 Grove Ave

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Mr. Ebinger,

I'd like to add my voice to those who vehemently oppose this special use permit. I agree with all of Mary Meadow's excellent points. And Scott Ilnicky's comment and concern over precedent is extremely important as well. And precedent is perhaps the issue that I am most concerned with - this would not only be a dramatic leap in density for that plot, but would open the door to other developers wishing to make big money who don't care about the 100 year history of detached single family development in this established neighborhood. Please send me the link to the July 19 meeting.

Thank you,
Helen Ilnicky
3902 Hanover Avenue – I've been a resident in this neighborhood for 29 years

Helen M. Ilnicky
Owner and Chief Financial Officer
Haberdasher Corporate Apparel
P: 804-955-9470
F: 804-658-3458
helen@haberdashercorporateapparel.com



From: Mary Meadows <mmeadows3903@verizon.net>
Sent: Thursday, July 15, 2021 4:05 PM
To: matthew.ebinger@richmondgov.com; PDRLandUseAdmin@richmondgov.com; richard.saunders@richmondgov.com
Cc: jolee.kenney@verizon.net; charles.kenney@verizon.net; carleenpgriffin@verizon.net; yosematsam@aol.com; bbowden.va@verizon.net; drgnlde@verizon.net; daj2turner@aol.com; scott@haberdashercorporateapparel.com; helen@haberdashercorporateapparel.com; dina804rva@gmail.com
Subject: rezonin --againstg/special permit 3800 Grove Ave

Mr Ebinger,

I hope to be able to attend the zoom meeting on Monday 7/19/21 at 1 :30p.

In case my tech skills do not allow I still want my voice heard.

I live close to 3800 Grove Ave. I can see it from my back deck. I live at 3903 Hanover Ave.

I am against the request for a special permit for a number of reasons.

1. Single family lot.

The builder is asking to go from a single family to 6 townhomes. The density on this small lot on this busy intersection is a dramatic jump. I am against because of the density.

Parking for 6 townhomes in a small lot with 6 spaces. This will will dramatically increase the cars parking on Reveille.

Super cans for 6 town homes and recycle cans for the townhomes. I do not see room in the design space for the trash/recycle cans.

2. Safety.

The builder is stating the set back on Hamilton and Reveille is 5 feet.

The builder has the front doors opening on to Hamilton. This is a busy intersection with a stop light. I am concerned for the residents walking out the front doors onto Hamilton as well as the drivers on Hamilton.

The back doors will open on to Reveille. I am concerned for the residents and the drivers.

I sent an email some time ago voicing my concerns. I am against the special permit use for 3800 Grove Ave.

Thank you.

Mary Meadows 3903 Hanover Ave

Saunders, Richard L. - PDR

From: Scott Ilnick <scott@haberdasherapparel.com>
Sent: Thursday, July 15, 2021 4:33 PM
To: 'Mary Meadows'; Ebinger, Matthew J. - PDR; PDR Land Use Admin; Saunders, Richard L. - PDR
Cc: jolee.kenney@verizon.net; charles.kenney@verizon.net; carleenpgriffin@verizon.net; yosematsam@aol.com; bbowden.va@verizon.net; drgnlde@verizon.net; daj2turner@aol.com; helen@haberdasherapparel.com; dina804rva@gmail.com
Subject: RE: rezonin --againstg/special permit 3800 Grove Ave

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I am most concerned with the precedent. If we allow this builder to do this, before long we'll have other builders buying single-family homes with the same intention – get it rezoned and build high-density housing.

From: Mary Meadows <mmeadows3903@verizon.net>
Sent: Thursday, July 15, 2021 4:05 PM
To: matthew.ebinger@richmondgov.com; PDRLandUseAdmin@richmondgov.com; richard.saunders@richmondgov.com
Cc: jolee.kenney@verizon.net; charles.kenney@verizon.net; carleenpgriffin@verizon.net; yosematsam@aol.com; bbowden.va@verizon.net; drgnlde@verizon.net; daj2turner@aol.com; scott@haberdasherapparel.com; helen@haberdasherapparel.com; dina804rva@gmail.com
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Super cans for 6 town homes and recycle cans for the townhomes. I do not see room in the design space for the trash/recycle cans.

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The builder is stating the set back on Hamilton and Reveille is 5 feet.

The builder has the front doors opening on to Hamilton. This is a busy intersection with a stop light. I am concerned for the residents walking out the front doors onto Hamilton as well as the drivers on Hamilton.

The back doors will open on to Reveille. I am concerned for the residents and the drivers.

I sent an email some time ago voicing my concerns. I am against the special permit use for 3800 Grove Ave.

Thank you.

Mary Meadows 3903 Hanover Ave

Saunders, Richard L. - PDR

From: Mary Meadows <mmeadows3903@verizon.net>
Sent: Thursday, July 15, 2021 4:05 PM
To: Ebinger, Matthew J. - PDR; PDR Land Use Admin; Saunders, Richard L. - PDR
Cc: jolee.kenney@verizon.net; charles.kenney@verizon.net; carleenpgriffin@verizon.net; yosematsam@aol.com; bbowden.va@verizon.net; drgnlde@verizon.net; daj2turner@aol.com; scott@haberdashercorporateapparel.com; helen@haberdashercorporateapparel.com; dina804rva@gmail.com
Subject: rezonin --againstg/special permit 3800 Grove Ave

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I sent an email some time ago voicing my concerns. I am against the special permit use for 3800 Grove Ave.

Thank you.

Mary Meadows 3903 Hanover Ave

Saunders, Richard L. - PDR

From: Mary Meadows <mmeadows3903@verizon.net>
Sent: Thursday, March 4, 2021 5:56 PM
To: Saunders, Richard L. - PDR; Ebinger, Matthew J. - PDR
Cc: bbowden.va@verizon.net; charles.kenney@verizon.net; jolee.kenney@verizon.net; yosematsam@aol.com; helen@haberdashercorporateapparel.com; scott@haberdashercorporateapparel.com; drgnlde@verizon.net; daj2turner@aol.com
Subject: 3800 Grove Ave Special permit request another issue

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Mr Saunders, Mr Ebinger,

We have another issue with 3800 Grove special permit request.

Right of way including but not limited to : Utilities, 6 trash cans, 6 recycle cans and truck pick up accessibility

Thank you.

Mary Meadows
3903 Hanover Ave Richmond VA 23221
Home owner of 3903 Hanover Ave since 1996
804-840-7591

Saunders, Richard L. - PDR

From: Kelly Turk <kseturk@gmail.com>
Sent: Monday, July 19, 2021 9:57 AM
To: PDR Land Use Admin
Subject: Fwd: 3800 Grove Ave SUP Civic notice/input for today's meeting

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From: Kelly Turk <kseturk@gmail.com>
Date: July 19, 2021 at 9:41:23 AM EDT
To: PDRLandUseAdmin@richmondgov.com
Subject: 3800 Grove Ave SUP Civic notice/input for today's meeting

Hello-

Please be advised that as a nearby resident I am opposed to the special use permit for 3800 Grove Ave.

Traffic counts are about 1,000 cars traveling on nearby roads according to CoStar. Although one reading is over 20,000 cars that is the 195 access point from the opposing side of the median and not consistent with other traffic count readings.

The project is positioned sideways on the .26 acre lot with the rear of the project and thus garbage cans storage facing single family residential zoning. This is not done anywhere else in the surrounding area and a bad precedence to start. All other homes in the area have alleys and/or sidewalks surrounding their homes. This plan eliminates large trees and sidewalks and reduces setbacks.

The plan has three stories and rooftop decks which will peer over residential streets, single family homes and their private backyards. Why is this allowed? This is not Scott's Addition. The sun sets along Grove Ave. Without large trees the rooftops will be hot. If an owner or renter decides to have umbrellas or tarps to shield the sun on the third floor everyone in the west end will see it on Grove Ave (along with the 12 garbage and recycling cans).

Parking for visitors to the units is not accommodated.

Residents with carriage houses are not allowed to install a second kitchen in their carriage houses/garages to build them out for housing. Why is this special permit, for a nonresident who is flipping the property solely for the benefit of their pocketbook, being considered to have 6 kitchens on a quarter acre lot?

This special permit is not in line with the overall plan that the City has already spent thousands developing. The plan states small business rentals are in need. This eliminates a small business site during a pandemic when small, separate rental spaces are needed most as businesses

transition from large downtown spaces that have higher densities.

The plan has wording that the developer has the right to change material preferences. This is too much leverage for a non-resident who has no interest in the neighborhood other than profiting off of the investments that the single family residents have made to their properties over the years. This development is more in line with Scott's Addition near Broad Street or near Staples Mill development.

Thank you,
Kelly

Kelly Turk