

**From:** [eddy.rubio](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** ORD 2024-146  
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To whom it may concern,

My name is Carlos Eduardo Rubio, together with my wife, we own 2418 3rd Ave, Richmond, VA 23222, the lot next door to the proposed zoning change.

I am writing to express how strongly opposed I am to the proposed zoning change.

The entire reason for this hearing is to issue a special use permit allowing a dwelling to be built that would normally be restricted to lot sizes at least 6,000 sq ft and at least 50' wide. The lot in question is about 2/3 that minimum standard set by the city. This is a case of over-development and greed on the part of the developer. To house 2 families on a lot not big enough to support the building they are looking to construct is nothing short of a money grab that is seen all too frequently in larger cities.

My wife and I moved to RIchmond just over 6 months ago for the charm and warmth this city offers and to escape the ongoing cramming of people into smaller and smaller spaces. I have no doubt that attempting to squeeze a 2 family detached dwelling into an undersized lot will not only rob the community of a sense of charm and character but also negatively impact the surrounding property values, none more so than my own as this construction is set to be an arms length from my own bedroom.

I request this committee to deny the special request for the reasons stated and thank you for your consideration and time.

- Carlos Eduardo Rubio