

From: [Rob Smith](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: FW: Opposition to Zoning Request- 2526 Floyd Avenue and 105 N. Robinson
Date: Wednesday, January 29, 2025 8:57:06 PM

You don't often get email from rsmith@chartwellcapital.net. [Learn why this is important](#)

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.

The email on the zoning notice bounced back. I'd appreciate it if you could confirm that you got this email and it will be circulated to the Planning Commissioners. Thank you.

From: Rob Smith
Sent: Wednesday, January 29, 2025 8:45 PM
To: PDRLLANDUSEAdmin@rva.gov
Subject: Opposition to Zoning Request- 2526 Floyd Avenue and 105 N. Robinson

Dear Ms. Oliver:

I live at 2518 Floyd Avenue. I received a notice about the proposed zoning change to 2526 Floyd Avenue and 105 N. Robinson. I did not think the notice of public hearing was very informative. I have done a number of rezonings both as a lawyer and a developer. It is my experience that the applicant contacts the neighbors and informs the neighbors of his plans. I'm not aware that this has been done, and thus it causes open questions and concerns. The notice does not list who the applicant is.

The latest restaurant use (Mike's Jazz Club) was a disturbance to the neighborhood. Patrons would often mingle in the street in front of the residences, and be very loud and use bad language. There were times when loud music was played inside which vastly exceeded the city's maximum decibel level, causing my whole house to feel like it was vibrating.

I know that the restaurant's current special use permit requires that the restaurant fulfill its parking requirement offsite. This condition needs to stay, and any new uses under the R-63 use also must have off site parking. Street parking for existing residences should be the priority and there is already congested parking on Floyd Avenue due to nearby restaurants, where patrons park on Floyd and walk 2-3 blocks away.

I'm also concerned about what potential uses might be employed in the properties. There's a big difference between a dress shop and another bar/restaurant that will disturb the tranquility of the neighborhood, and possibly bring bad actors and loud noise to the block. There were two shootings on New Year's Day 2024 right in front of my house where the "bad guys" had come from one of the neighboring restaurants. Shell casings were on the sidewalk, where

children often play. I'm not aware of any conditions placed on the R-63 uses that would put time constraints on hours of operations and/or limit certain uses that are not compatible with the neighborhood. Certainly, the developer knows what uses he plans for the property.

With all of these unanswered questions, I am opposed to the rezoning. I will be out of town on business on February 4, but believe strongly that the request should be rejected or at least deferred until some of these questions can be answered,

Thank you,

Rob Smith



Robert Coleman Smith
Chartwell Capital Advisors
Robert C. Smith, PLC
2518 Floyd Avenue
Richmond, Virginia 23220
804-357-5977

NOTICE: This message and its attachments are confidential and may be protected by the attorney/client privilege. If you have received it in error, please notify the sender immediately by e-mail and delete and destroy this message and its attachments. IRS Circular 230
Disclosure: Any statements regarding federal tax law contained in this communication (including any attachments) are not intended or written to be used, and cannot be used, for the purpose of avoiding penalties that may be imposed by the IRS on the taxpayer or for promoting, marketing or recommending to another party any transaction or tax-related matter addressed herein