

**Watson, David F. - PDR**

---

**From:** Brittany Jobes <bkjobes@gmail.com>  
**Sent:** Wednesday, September 28, 2022 4:19 PM  
**To:** Robins, Amy E. - City Council Office; Watson, David F. - PDR; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office  
**Subject:** Project at 401 S. Stafford / ORD 2022-268

**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.

Hello!

I live with my husband and daughter in the Byrd Park neighborhood on South Meadow Street, a few blocks from the proposed 401 S. Stafford project. I'm writing to say that we are very excited to have a new option for food and drink that we can walk to and enjoy with neighbors and friends. It would be very cool to see an old commercial storefront put to good use once again.

Please do what you can to push this project forward as we are all eagerly awaiting for it to be completed! Thank you for your time and hard work.

Brittany Jobes  
806 S Meadow St, Richmond, VA 23220

**Watson, David F. - PDR**

---

**From:** Emalee Shea <emalee.shea@gmail.com>  
**Sent:** Wednesday, September 28, 2022 4:42 PM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** Support for 401 S. Stafford Ordinance 2022-268

**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.

Hello,

I live with my husband and child at Rosewood Ave a few blocks from the proposed 401 S. Stafford project and we are very excited for this project to continue and thrive. I believe Byrd Park is missing this key element to cement itself as a wonderful family neighborhood amenity.

Ideally this project will be comparable to Shields Market in the Fan and Little Green Grocery in Bellevue and those markets are vital to those neighborhoods.

Please support the owner in this venture!

Thank you for your time.

--  
Emalee Shea

**Watson, David F. - PDR**

---

**From:** Emily Larson <elarlo5@gmail.com>  
**Sent:** Wednesday, September 28, 2022 4:23 PM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** SUPPORT for Ordinance Number 2022-268

**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.

Hello,

I live in the Byrd Park Neighborhood (Maplewood Ave) and I would like to express my support for the project at 401 S. Stafford Ave. I do not understand the current opposition from members of the public who a) do not live in the neighborhood and b) do not live in the City of Richmond. The proposal is to turn a currently unused and vacant building into something that would benefit the community and those currently living in Byrd Park. I support the approval of the special use permit to allow this development.

Thank you,  
Emily Larson

## Watson, David F. - PDR

---

**From:** igor martic <igormartic09@gmail.com>  
**Sent:** Tuesday, September 27, 2022 9:31 AM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** In Support of 401 S. Stafford Project!

**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.

Hello,

I live with my wife and child in the Byrd Park neighborhood on Rosewood ave a few homes from the proposed 401 S. Stafford project. I just want to say that my family and I are **very excited** for this project to continue on. We would love to have something like this in the community - it's long time coming!

I know I speak for dozens of my neighbors when I say we're disappointed to see that the project has taken a pause - we saw some activity onsite happening at one point but haven't seen anything new in months. Please do what you can to push this project forward as we are all **eagerly awaiting for** it to be completed in the Byrd Park neighborhood!

Let me know if there's anything I can do to help! Thank you for your time and hard work.

Best,  
Igor Martic  
8045258515  
[igormartic09@gmail.com](mailto:igormartic09@gmail.com)

**Watson, David F. - PDR**

---

**From:** Jen Skrzypek <jen@georgerva.com>  
**Sent:** Wednesday, August 3, 2022 11:36 AM  
**To:** Lynch, Stephanie A. - City Council Office; paul.serig@gmail.com; Robins, Amy E. - City Council Office; Watson, David F. - PDR; Matt Jarreau  
**Cc:** davidzemlan@gmail.com  
**Subject:** Hi Richmond City - Support for 401 S Stafford

**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.

Hello Everyone, I hope your week is going well!

I just wanted to lend my support for a local development in the Byrd Park area - 401S Stafford.

I am a local Realtor with GeorgeRVA that works within our wonderful city and I frequent the Byrd Park area, Maymont and Dogwood Dell areas often for business and pleasure and wanted to lend my support for this project at 401 S Stafford.

I and past clients, in this area, are in support of small, local businesses! It is a plus that it will be on a walkable corner commercial space with easy access for the residents of Byrd Park and adding to the fabric of the neighborhood.

Currently there are no other options for food, drink, snacks and other things in the neighborhood and I think this being an old commercial storefront and it being turned back into one would be an asset for us all.

Please support the owner in this venture! Thank you and enjoy your week!

Call me with any questions, always happy to help!

**Best**  
**Jen Skrzypek**

(C) 814.335.8940  
[Jen@GeorgeRVA.com](mailto:Jen@GeorgeRVA.com)  
Realtor, George: A Real Estate Group  
Hometown Realty  
[www.GeorgeRVA.com](http://www.GeorgeRVA.com)  
Licensed in Virginia

Zillow Review - [Please send me some love by following this link!](#)



**Watson, David F. - PDR**

---

**From:** Matt Jarreau <mattj@htrsi.com>  
**Sent:** Wednesday, August 3, 2022 11:00 AM  
**To:** Lynch, Stephanie A. - City Council Office; paul.serig@gmail.com; Robins, Amy E. - City Council Office; Watson, David F. - PDR  
**Subject:** Support for 401 S Stafford

**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.

Hello everyone. Im a current city resident and frequent the Byrd Park area often for business and pleasure and wanted to lend my support for this project as i am a supporter of small, local business let alone walkable corner commercial. I think it would add to the fabric of the neighborhood. Currently there are no other options for food, drink, snacks and other things in the neighborhood and I think this being an old commercial store front and it being turned back into one would be an asset for us all. Please support the owner in this venture! Thank you!



Matt Jarreau, Realtor,  
Distinguished Achiever  
Hometown Realty  
[matt@georgerva.com](mailto:matt@georgerva.com)  
2416 Jefferson Ave #3  
Richmond Va 23223  
C (804) 306-9019  
O (804) 762-8092  
F (804) 747-7393

**Watson, David F. - PDR**

---

**From:** Megan Cruz <megan.e.molnar@gmail.com>  
**Sent:** Wednesday, September 28, 2022 5:26 PM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** Support of Legislation 2022-268

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 am writing to express my support for the approval for the SUP for the property at 401 S Stafford Avenue in Byrd Park.

As a resident of the Byrd Park neighborhood, I am excited to see development in the area in which I live and have lived for the past several years. This property, which has been a storefront in the past, has been unused for that purpose for years. Its proximity to William Byrd Park makes the opening of this business an opportunity for both the neighborhood as well as people utilizing the park to become patrons of a new small business in Richmond’s urban core.

I welcome the opportunity for further development and growth in Richmond, especially my own neighborhood.

Thank you for your consideration,  
Megan Molnar Cruz  
Rosewood Avenue, Byrd Park

**Watson, David F. - PDR**

---

**From:** Christopher Cruz <cruz.chrisr@gmail.com>  
**Sent:** Wednesday, September 28, 2022 5:06 PM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** In Support of Special Use Permit at 401 South Stafford

**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 am emailing today to express my **support** for the special use permit being considered at 401 South Stafford Street in Byrd Park, in hopes that you will recognize there are many who see this as a positive for both the neighborhood and city as well.

As a resident of the Byrd Park neighborhood, and resident of the city for nearly 20 years, I have witnessed significant transformation in both Byrd Park and other neighborhoods. I firmly believe much of this growth is attributed to the continued development of RVA’s urban core and mixed use areas.

Though I understand that some neighbors in the immediate proximity to 401 South Stafford may express disappointment or disdain with this project, the developers have shown significant interest and poise in listening to, and addressing, the concerns as raised. I am also disinterested in the opinions of those **not living within the city** expressing opposition to this effort, as it is a local community issue.

Byrd Park would be greatly served by local establishments that continue to bring life and commerce into our area, and our development deeply aligns with RVA’s continued growth and modernization.

Should there be opportunities to discuss this matter further, I welcome the opportunity to connect.

Thank you for your tireless service to our community.

Regards,  
Christopher Cruz  
2114 Rosewood Avenue



**Watson, David F. - PDR**

---

**From:** Ruth Morrison <ruthsemail@gmail.com>  
**Sent:** Wednesday, September 28, 2022 5:27 PM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** Support for Ord 2022-268

**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.

As a resident of Byrd Park, I'm writing to support the [special use permit for 401 South Stafford Ave](#). The Byrd Park Civic League conducted a survey of residents and neighbors and the feedback showed that a significant majority of our neighborhood was supportive and indeed excited for this change to our community.

Adding the commercial uses described in the SUP will add an amenity not only for my family, but for the thousands of others who visit Byrd Park from our region every year. Outdoor seating and dining, ABC on/off, onsite food service: all of these are services lacking in this part of the city and are consistent with the Richmond 300 Master Plan to enhance the walkable accessibility of mixed use spaces intermingled with residential properties. The proximity to the park only enhances the compatibility of allowing 401 S Stafford to provide commerce and connections for neighbors and visitors alike.

I appreciate that the PDR staff and applicants have further not required off-street parking. This is a site that is walkable from the park destinations it will service and it should not be necessary to require parking. Dining service will end by 10pm, and outdoor dining will end by 9pm, ensuring that nearby residents are not disturbed consistent with the city's noise ordinance. Potential trash concerns have been addressed by requiring refuse to be screened or located where it is not visible from the street or adjacent properties.

With appreciation for the work of the Planning Commission, PDR staff, and Council, I look forward to your approval of this SUP ordinance.

Ruth Morrison  
2112 Lakeview Avenue, Richmond

**Watson, David F. - PDR**

---

**From:** Kelly Riley <kelly.riley210@gmail.com>  
**Sent:** Wednesday, September 28, 2022 8:55 PM  
**To:** Robins, Amy E. - City Council Office; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office; Watson, David F. - PDR  
**Subject:** SUP at 401 S Stafford

**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.

Hello,

I have lived in Byrd Park with my family for 7 years and want to express my support for the SUP at 401 S Stafford. I own a home on Rosewood Ave one block down from the proposed project. The property has been largely unused and a blight on the neighborhood for many years. It will be nice to have this property revitalized in a way that all neighborhood residents can enjoy, along with visitors to the park and our neighborhood.

Thank you,

Kelly Martic

## Watson, David F. - PDR

---

**From:** Sean Pierce <sean@gorichmondrealestate.com>  
**Sent:** Tuesday, September 27, 2022 9:41 AM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** Support for SUP Request - 401 S. Stafford 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.

Hello all!

I am reaching out as a resident of the Byrd Park neighborhood to show my support for the upcoming project at 401 S. Stafford Ave. In fact, I live on the opposite corner of the proposed sandwich shop (along S. Stafford Dr.) and could not be more excited for it's arrival!

I know that some of the neighbors have expressed their concerns and opposition for the project. From what I understand, the main reasons for opposition are: parking concerns, trash concerns, lighting/signage concerns, and noise complaints.

- Parking - I feel that the parking impacts will be minimal as most of the patrons of the sandwich shops will either be neighbors in walking distance, or park visitors that have already planned to be at the park and therefore, would have already parked in the neighborhood. Additionally, if parking did become a problem, I understand that there is already a procedure in place to remedy this through parking permits similar to those found in The Fan.
- Trash concerns - this is probably the most legitimate concern that I've heard. While I empathise with the neighbors with this concern, the reality is, we live in a city and there are already trash problems which attract unwanted pests. I have found a dead rat in my garage before, sorry for that image; but I share that to say that what they are concerned about, should already be a concern. We live in a city, so naturally we are going to need to deal with these unwanted pests with or without the sandwich shop occupying the space.
- Lighting and signage concerns - I feel this can be addressed with the stipulations of the SUP. That said, the owner has spoken to me and is in agreement that he doesn't want any lighting or signage that the neighborhood doesn't want. We are his biggest patrons and he wants everyone to support his shop, so naturally he's going to want to comply with this.
- Noise complaints - Again, I feel this can be addressed through the stipulations of the SUP, and again the owner of the shop wants his potential patrons happy, so not complying with this request would not be in his best interest. Additionally, most of the neighbors that I know which are in opposition to the project, live less than 100 feet from the downtown expressway. Even in my backyard at 2326 Rosewood Ave, I can hear the interstate noise. Personally, I would rather hear people enjoying food and beverages than the interstate noise.

I hope that you will be with me in support of the approval of this SUP request. I do plan to attend the city council meeting (which I believe is 10/10) to show my support! Thank you in advance for your support as well!

Have a great day!

### Sean Pierce

Associate Broker | CNE (Certified Negotiation Expert)  
The 20/20 Team | Brick Road Rentals  
313 E. Broad St. Richmond, VA 23219  
804-545-4455 (P) | [804-545-9953](tel:804-545-9953) (F)  
[www.The2020Team.com](http://www.The2020Team.com)  
[www.BrickRoadRentals.com](http://www.BrickRoadRentals.com)

**Watson, David F. - PDR**

---

**From:** Chris Flaig <cflaigrun@gmail.com>  
**Sent:** Thursday, September 29, 2022 10:02 AM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** Sandwich Shop in the Lakeview/Byrd Park Neighborhood

**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.

Good Morning,

I was reaching out to give my support for opening a sandwich shop in our community. Why not give this vacant property an opportunity to come to life in our neighborhood.

Thank you!

**Watson, David F. - PDR**

---

**From:** Mary Rafferty <mary@vcnva.org>  
**Sent:** Wednesday, September 28, 2022 6:09 PM  
**To:** Watson, David F. - PDR; Ebinger, Matthew J. - PDR  
**Cc:** Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office  
**Subject:** Support for Ordinance #2022-268 @ 401 S Stafford

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.

Planning Commission Members and Councilmember Lynch:

I am a resident of the Byrd Park neighborhood and have lived at 2224 Rosewood for six years. I am in strong support of the special use permit submitted for 401 S Stafford.

My husband and I have two young boys and love raising our family here. One of the things we love about the neighborhood is the walkability. Reviving this vacant commercial space to a small sandwich shop will allow families like mine to walk to grab lunch on the weekend or pick up an easy dinner on the way home from work without having to pile our kids into the car. It will also provide a great breakfast/lunch/dinner option for the many individuals who come into our neighborhood everyday to enjoy the park.

Reviving this space also fits very well into the Richmond300 plan. As you may know, our neighborhood’s land use designation in Richmond 300 is ‘neighborhood mixed use’. This is defined as ‘Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.’ A small sandwich shop paired with the market being redeveloped just down the street at Idlewood & Shields will pair nicely to continue to fulfill the neighborhood vision within Richmond 300.

Id also like to note that the developers have done a really great job engaging with the neighborhood and civic association. They have made thoughtful changes based on early feedback. I am very thankful for their willingness to listen and partner with the neighborhood and believe this shows their commitment to continue to be good neighbors.

In closing I strongly support this special use permit as submitted by the developer. I hope it will be accepted as presented by the city.

Mary Rafferty  
2224 Rosewood Ave  
Richmond VA  
maryrafferty@gmail.com

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Support for ORD 2022-268  
**Date:** Thursday, September 29, 2022 3:25:26 PM

---

-----Original Message-----

From: Matthew Via [<mailto:matthewvia123@gmail.com>]  
Sent: Thursday, September 29, 2022 10:15 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
Subject: Support for ORD 2022-268

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 am a resident of Richmond VA, and I am writing in support of the proposed SUP for 401 South Stafford Ave. Mixed use development integrated within a residential neighborhood provides substantial benefits to the community. Amenities like the proposed restaurant allow for local residents to substitute short car trips with other modes of transportation such as walking or biking. I also strongly support the proposed patio, as it not only provides a more enjoyable dining experience, but also increases the amount of "eyes on the street" which can discourage crime.

Regards,  
Matt Via

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Support for 401 S. Stafford Ordinance 2022-268  
**Date:** Friday, September 30, 2022 10:52:52 AM

---

**From:** AJ Broderick [mailto:axb9306@gmail.com]  
**Sent:** Friday, September 30, 2022 10:39 AM  
**To:** Watson, David F. - PDR <David.Watson@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>  
**Subject:** Support for 401 S. Stafford Ordinance 2022-268

**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.

Planning Commission Members and Councilmember Lynch,

I am writing to give my support for the proposed 401 S Stafford Special Use Permit. Since moving to the Byrd Park neighborhood a little over a year and a half ago, my wife and I have fallen in love with the area and everything it has to offer. The inclusion of this space, both with the indoor & outdoor facilities, would only increase the atmosphere of Byrd Park.

As of this email, Friday Sep 30, there are 26 letters of opposition to the space. When reading through them it is clear that a majority of them are there to bolster up the notion that the SUP is a bad idea. This is evident that 17 of them contain the same messaging word for word, and an additional making slight edits to that message.

I hope that the Planning Commission utilizes the feedback in a qualitative manner of reading the responses versus taking a quantitative approach of which side is louder.

Best,  
AJ Broderick

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Support for new sandwich shop in Byrd Park  
**Date:** Friday, September 30, 2022 10:19:16 AM

---

-----Original Message-----

From: Chad Taylor [<mailto:chadtaylorric@gmail.com>]  
Sent: Friday, September 30, 2022 10:15 AM  
To: Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>  
Subject: Support for new sandwich shop in Byrd Park

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.

Hello Mr. Watson. My name is Chad Taylor and I am a lifelong Richmond or, having grown up in the fan, and currently living on Stafford Avenue. I would like to relay my full support for the small sandwich shop that is proposed for the corner of Stafford and Idlewood in Byrd Park. Many opponents fear that parking and noise will be problematic as a result, and this simply is not true. The majority of the clientele for the sandwich shop are going to be people like me who are local and who walk or ride bicycles in town. Also, we really need something like this in our area. Currently the closest place to get a bite to eat and support the local economy is at the corner of Robinson, and Cary.

Please approve the permit for this small business.

Sincerely,

Chad Taylor  
101 N. Stafford Avenue  
804-252-1368



**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 South Stafford  
**Date:** Monday, October 3, 2022 9:40:38 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Patrick Basloe [<mailto:pbasloe@gmail.com>]  
**Sent:** Sunday, October 2, 2022 8:49 PM  
**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>  
**Subject:** 401 South Stafford

**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.

Good evening - As a long time resident of the Byrd Park neighborhood, I'm writing to voice my passionate support in favor of the proposed cafe at 401 S. Stafford. Specifically, I live less than two blocks from the proposed site, on Rosewood Avenue, and feel it would make wonderful use of a space that's gone unused for several years. I look forward to visiting and supporting the cafe and hope you all recognize what a great addition to our amazing neighborhood it would be.

Respectfully,

Patrick Basloe

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S. Stafford SUP  
**Date:** Monday, October 3, 2022 9:40:44 AM

---

Matthew J. Ebinger, AICP  
Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond |  
[Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

-----Original Message-----

From: Anna Meshejian [<mailto:anna.meshejian@gmail.com>]  
Sent: Sunday, October 2, 2022 7:21 PM  
To: Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>;  
Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office  
<[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>  
Subject: 401 S. Stafford SUP

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.

Hello,

I am a resident home owner on the 2200 block of Rosewood Ave. I am writing to express my enthusiastic support of the proposed sandwich shop at 401 S. Stafford. The addition of this would be a fitting addition to our lovely neighborhood. Not only would it make use of a space that's been empty for quite some time, but it would be a low-key spot to bring the community together.

Thank you,  
Anna Meshejian

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Cc:** [Watson, David F. - PDR](#)  
**Subject:** FW: 401 S. Stafford SUP  
**Date:** Monday, October 3, 2022 9:38:32 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Regan A. Alloway [<mailto:regan.stark@gmail.com>]  
**Sent:** Sunday, October 2, 2022 9:00 PM  
**To:** Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>  
**Subject:** 401 S. Stafford SUP

**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.

Matthew Ebinger,

I am a resident of the Byrd Park neighborhood here in Richmond. I would absolutely love for a sandwich shop to occupy 401 S. Stafford. My family and I would visit this business often. We believe it would be a huge asset for our community.

Thank you for everything you do!

--

**Regan Alloway**  
2108 Maplewood Ave

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Yes to Ordinance 2022-268  
**Date:** Monday, October 3, 2022 9:40:52 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Jini Valence [<mailto:jini.valence@gmail.com>]

**Sent:** Sunday, October 2, 2022 7:05 PM

**To:** Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>; Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>

**Subject:** Yes to Ordinance 2022-268

**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.

Hi!

I live on the 2200 block of Rosewood Ave, a couple blocks away from the [proposed SUP for 401 S Strafford Ave](#).

My neighbors and I are thrilled about the prospect of having a walkable option for a quick bite or drink. Right now our walkable options are in other neighborhoods on the other side of the highway. I've also really appreciated how open to feedback and conversation the representatives of the business have been.

I am supportive of all the proposed usages in the ordinance, including (but not limited to):

- Allowing food and drink seating on the sidewalk
- Allowing limited purchase of beer and wine for off-premises consumption
- Generally adding a food option within the Byrd Park neighborhood

As a homeowner in the neighborhood I couldn't be more thrilled about the addition of more mixed use spaces to Byrd Park.

Warmly  
Jini Valence

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Support for SUP Request- 401 S. Stafford Avenue  
**Date:** Monday, October 3, 2022 9:40:59 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Lora McCauley [<mailto:mccauleylsr@gmail.com>]

**Sent:** Sunday, October 2, 2022 6:58 PM

**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>

**Subject:** Support for SUP Request- 401 S. Stafford Avenue

**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.

Good evening,

I am writing to express my support for the SUP at 401 S. Stafford. I am a resident of Byrd Park on Rosewood Avenue and I believe this proposed project would be beneficial for our neighborhood and the city. While I understand there is concern for alcohol sales and outdoor dining, I do not oppose these conditions. I do appreciate that the developers of this project are working with the neighborhood to ensure it's a welcome addition, and I am personally looking forward to it very much.

Thank you for your consideration.

Sincerely,  
Lora McCauley

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S.Stafford SUP  
**Date:** Monday, October 3, 2022 9:41:18 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

---

**From:** Dan Alloway [<mailto:dan@micahsix.com>]  
**Sent:** Sunday, October 2, 2022 5:32 PM  
**To:** Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>  
**Subject:** 401 S.Stafford SUP

**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.

Hi Mr Ebinger,

I live in Richmond City, and am a resident of the Byrd Park neighborhood. And I'd LOVE for a sandwich shop to occupy 401 S. Stafford. My family and I would make frequent use of it and we think it would be an awesome addition to the neighborhood community.

Thanks for all you do!

- Dan Alloway  
2108 Maplewood Ave

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S.Stafford SUP  
**Date:** Monday, October 3, 2022 9:41:10 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

---

**From:** Natalie Goodin [<mailto:natbaumgardner@gmail.com>]  
**Sent:** Sunday, October 2, 2022 5:36 PM  
**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>  
**Subject:** 401 S.Stafford SUP

**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.

Hello,

I live in richmond city and I'd love for a sandwich shop at 401 s. Stafford. It would be a great addition to our neighborhood!

Thanks,  
Natalie

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Message in support of Ordinance 2022-268  
**Date:** Monday, October 3, 2022 9:42:12 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Matthew Lurie [<mailto:melurie03@gmail.com>]

**Sent:** Sunday, October 2, 2022 11:23 AM

**To:** Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>; Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>

**Subject:** Message in support of Ordinance 2022-268

**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.

Hello!

I hope this email finds this group well! My name is Matthew Lurie, and I'm a home owner on the 2200 block of Rosewood Ave in the Byrd Park neighborhood in Richmond. Long time listener, first time caller, etc :)

I'm writing to express my **support for Ordinance No. 2022-268**

(<https://richmondva.legistar.com/LegislationDetail.aspx?ID=5838062&GUID=4AB37D23-F287-4AE4-9344-1ACB94F2E18A>), the proposed Special Use Permit (SUP) for 401 S Stafford Ave in Byrd Park.

I am incredibly excited by the prospect of having an in-neighborhood option to have a quick drink and meal. The leaders of the proposed project have done a very admirable job reaching out to the local community and incorporating as much feedback as possible into their amended proposal for use at the 401 S Stafford Ave location.

I am supportive of all the proposed usages in the ordinance, including (but not limited to):

- Allowing food and drink seating on the sidewalk (Covid safe!)
- Allowing limited purchase of beer and wine for off-premises consumption (Very convenient for myself as a local homeowner)
- Generally adding a food option within the Byrd Park neighborhood (reduction of car dependence and decreasing necessity to burn gas to drive to a restaurant)

As a home-owner living just a few blocks away from the address in question, I can only see benefits of having additional mixed-use establishments in my neighborhood.

Thank you,  
Matthew Lurie



2216 Rosewood Ave, Richmond, VA 23220

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Sandwich Shop  
**Date:** Monday, October 3, 2022 10:04:19 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Abby James [<mailto:abby@gorichmondrealestate.com>]

**Sent:** Friday, September 30, 2022 2:02 PM

**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>

**Subject:** Sandwich Shop

**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.

Hello All,

I wanted to send a quick message showing my support for the proposed sandwich shop in Byrd Park. As a Richmond resident, I'm hopeful this shop would be a positive addition to the Byrd Park neighborhood! The sandwich shop would give neighborhood residents (and visitors) an easily accessible dining option this side of the highway. Thank you for your time and consideration.

Sincerely,

**Abigail James**

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Sandwich Shop  
**Date:** Monday, October 3, 2022 10:04:29 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Emily Haynes [<mailto:emily@gorichmondrealestate.com>]  
**Sent:** Friday, September 30, 2022 1:52 PM  
**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>  
**Subject:** Sandwich Shop

**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.

Hello!

I'm emailing to share my support of the sandwich shop hoping to open near Byrd Park. I think this is a wonderful contribution to the area and neighborhood!

Kindly,

**Emily Haynes**

Property Operations Manager  
Brick Road Rentals  
[804-545-4457](tel:804-545-4457) (P) | [804-545-9953](tel:804-545-9953) (F)  
[www.BrickRoadRentals.com](http://www.BrickRoadRentals.com)  
[www.GoRichmondRealEstate.com](http://www.GoRichmondRealEstate.com)

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S. Stafford SUP  
**Date:** Monday, October 3, 2022 12:16:44 PM

---

**From:** Leah Schmidt [mailto:schmidt.leahm@gmail.com]  
**Sent:** Monday, October 3, 2022 11:27 AM  
**To:** Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Watson, David F. - PDR <David.Watson@rva.gov>  
**Subject:** 401 S. Stafford SUP

**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.

Hello!

I live in the Byrd Park neighborhood on Rosewood and Stafford as a homeowner here, and I'd love for a sandwich shop at 401 S. Stafford. I think it would be a great addition to the neighborhood!

Thanks!  
Leah Schmidt

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S. Stafford Ave- In favor of special use permit  
**Date:** Monday, October 3, 2022 3:48:48 PM

---

**From:** Alex Madgar [mailto:alex@gorichmondrealestate.com]  
**Sent:** Monday, October 3, 2022 1:41 PM  
**To:** Watson, David F. - PDR <David.Watson@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>  
**Subject:** 401 S. Stafford Ave- In favor of special use permit

**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.

Hello all!

My name is Alex Madgar. I was given your emails as I understand you are the planners that are reviewing the SUP for the sandwich/coffee shop proposed to go into 401 S Stafford Ave.

I am not part of this project, but as a resident of the area, a real estate professional in the area, and also a Richmond city worker(Fire Department), I would very much like to voice my support for the approval of this project. That is a really great residential area without a lot of walkable commerce. a shop such as what is proposed, I believe would not cause any hindrance to the residential area. I believe it would only make it more attractive and increase values for the already residents and potential future residents.

Please let me know if I can help in any way possible and hopefully this project can go forward! Thank you so much!

Alex Madgar  
Property Management and Agent for Go Real estate  
E- 20 C Firefighter  
540-760-6946

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S Stanford SUP  
**Date:** Tuesday, October 4, 2022 8:14:09 AM

---

---

**From:** Clifton L Neal [mailto:clukeneal@yahoo.com]  
**Sent:** Monday, October 3, 2022 4:10 PM  
**To:** Watson, David F. - PDR <David.Watson@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>  
**Cc:** Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>  
**Subject:** 401 S Stanford SUP

**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.

"Hello, I live in Richmond City and I'd love for a sandwich shop at 401 s. Stafford. It would be a great addition to our neighborhood!"

CLNeal

Sent from my iPhone

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: SUP 401 S Stafford Ave  
**Date:** Tuesday, October 4, 2022 8:15:57 AM

---

-----Original Message-----

From: Jessica Tsukanov [<mailto:jtsukanov@gmail.com>]

Sent: Monday, October 3, 2022 5:59 PM

To: Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>;  
Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; [amie.robins@rva.gov](mailto:amie.robins@rva.gov)

Subject: SUP 401 S Stafford 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.

Hello all,

I am writing with enthusiastic support of the potential sandwich shop that has plan to go in our neighborhood. I think it will be a wonderful addition, also allow people to enjoy the park with food nearby. I live in a block away.

Jessica M Tsukanov  
860-634-2201  
2327 Rosewood Ave RVA 23220  
Sent from my iPhone

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S.Stafford SUP  
**Date:** Tuesday, October 4, 2022 8:17:10 AM

---

**From:** Steve Smith [mailto:stevesmith328@gmail.com]  
**Sent:** Monday, October 3, 2022 8:33 PM  
**To:** Watson, David F. - PDR <David.Watson@rva.gov>; Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>; Nye, Kristen M. - City Council <Kristen.Nye@rva.gov>  
**Subject:** 401 S.Stafford SUP

**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 council,

It was brought to my attention that there is a sandwich shop proposed for this location. I wanted to go on record as supporting this proposal. I live in the city just across the river in Westover Hills and I think this would be a great addition to the neighborhood. In general, I am supportive of new businesses, especially one that would improve the look of the existing space. For me, there are no negatives or any good reason not to allow this to move forward.

Thank you,

Steve Smith

Realtor

Long & Foster Real Estate / Strawberry Street

409 Strawberry Street

Richmond, VA 23220

859-351-7498 cell

804-340-0840

Licensed in the Commonwealth of Virginia



**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S.Stafford SUP  
**Date:** Monday, October 3, 2022 12:55:24 PM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Jamie Renee [<mailto:jamie@jamiereneefitness.com>]

**Sent:** Monday, October 3, 2022 10:25 AM

**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>

**Subject:** 401 S.Stafford SUP

**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.

Hello,

I'm a homeowner in Byrd Park & wanted to send my support for putting a sandwich shop at 401 S. Stafford. We currently don't have anything on this side of the express way to grab a quick meal or drink and I think it would be a great addition to our neighborhood. So many of us in the neighborhood have been talking about how excited we are to see the abandoned building be converted & made into this shop.

Best,

Jamie Cherwek

2110 Maplewood Avenue  
Richmond, VA 23220

--





**Jamie Renee**


Fitness & Nutrition Coach

Head Coach & Owner | Flourish for Life Coaching

---

 [703-347-3900](tel:703-347-3900)

 [jamie@jamiereneefitness.com](mailto:jamie@jamiereneefitness.com)

 [www.flourishforlifecoaching.com](http://www.flourishforlifecoaching.com)

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S.Stafford SUP  
**Date:** Monday, October 3, 2022 12:54:26 PM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Chelsea Ewing [<mailto:cmhurst18@gmail.com>]

**Sent:** Monday, October 3, 2022 10:38 AM

**To:** Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>

**Subject:** 401 S.Stafford SUP

**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.

Hi,

I live in the richmond area and I'd love for a sandwich shop at 401 s. Stafford. It would be a great addition to our neighborhood and would help the community in so many way!

Thank you,  
Chelsea Ewing

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S.Stafford SUP  
**Date:** Monday, October 3, 2022 12:50:57 PM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Alec Butner [<mailto:alec.butner@gmail.com>]

**Sent:** Monday, October 3, 2022 11:15 AM

**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>

**Subject:** 401 S.Stafford SUP

**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.

Hello, I live in the greater richmond area and I'd love for a sandwich shop at 401 s. Stafford. It would be a great addition to the neighborhood.

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S. Stafford SUP Ord. 2022-268  
**Date:** Wednesday, October 12, 2022 11:37:38 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** John Accordino [<mailto:jaccordi@vcu.edu>]  
**Sent:** Wednesday, October 12, 2022 11:28 AM  
**To:** Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>  
**Subject:** Re: 401 S. Stafford SUP Ord. 2022-268

**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. Ebinger,

We are 10-year residents of Byrd Park and have seen many positive changes to the neighborhood over this period. In addition to home renovations and new residential buildings, we are seeing renewed interest in small retail establishments. Thus we write to support the application for the Special Use Permit for 401 S. Stafford Ave.

As envisioned by Richmond 300, integrating appropriate retail within residential housing areas supports walkability and increased cohesion. Currently several small businesses serving food in the area are within walking distance, but all involve walking on busy streets such as Meadow, Robinson, or across the Addison Street overpass. Having a small sandwich & coffee-type shop in the neighborhood would be a wonderful addition. This is not a novel concept: many such shops and markets are tucked into The Fan, for instance.

The developer has agreed to reasonable restrictions on the business such as no outside music and an early closing hour. The fact that the developer will reopen a housing unit above the store is also welcome.

Thank you.

Sincerely,

John J. Accordino & Anne-Marie McCartan  
719 Byrd Park Court

**From:** [Watson, David F. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Roakes, Raymond A. - PDR](#)  
**Subject:** FW: SUP for 401 S. Stafford Ave  
**Date:** Tuesday, October 18, 2022 8:04:06 AM

---

**From:** Chris Law [mailto:law.christopher.j@gmail.com]  
**Sent:** Monday, October 17, 2022 3:31 PM  
**To:** Watson, David F. - PDR <David.Watson@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>  
**Cc:** Maggie Lindsay <margaret.lindsay@gmail.com>  
**Subject:** SUP for 401 S. Stafford 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.

Mr. Watson and Ms. Lynch,

We are writing to express our strong support and excitement for the proposed Special Use Permit authorizing restaurant use at 401 South Stafford Avenue.

Our backyard is about 200 feet away at 2406 Rosewood Avenue, so we would be among those most impacted by the concerns stated by those opposed. To be clear, we do not share these concerns. Street parking is plentiful and relatively few will drive to the restaurant compared to those that already come to Byrd Park. Any noise made by the odd diner will fall below the traffic from the expressway or people enjoying Fountain Lake. It is even a shame that outdoor music is excluded in the SUP, as our neighborhood is known for Plunky's front porch concerts, not to mention summer concerts echoing from Dogwood Dell.

We need more walkable amenities like this as Richmond grows, not less. The uses and density zoned for Byrd Park are out of synch with the City's comprehensive plan and are past due for an update to include neighborhood-serving retail and multifamily. The proposed use would restore community-serving retail that left after the neighborhood was cut off by the expressway. And, hopefully, add momentum towards additional infrastructure investments that are sorely needed in Byrd Park, including traffic safety and improvements to the park itself.

All involved in this discussion should be aware that if this SUP fails, the ground floor on this corner will remain vacant as it has been for over two decades. Owners have come and gone for years without any traction. As of now the first floor cannot even become an apartment by right and there is no market for its previously authorized office use. The vacant space will continue to be an eyesore as well as a missed opportunity.

Finally, I hope that these extended zoning negotiations do not result in prohibiting use

of the large corner patio for outdoor seating. A solely inward-facing use would be a huge loss of form and function for the neighborhood.

Thank you,

Chris Law & Maggie Lindsay  
2406 Rosewood Avenue

**From:** [PDR Land Use Admin](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** FW:  
**Date:** Tuesday, February 21, 2023 10:05:07 AM

---

**From:** Ashley Smith [mailto:[ashley.byrne.smith@gmail.com](mailto:ashley.byrne.smith@gmail.com)]  
**Sent:** Tuesday, February 21, 2023 10:00 AM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Subject:**

**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.

Hello Mr. Ebinger,

I hope you are well. My name is Ashley Byrne Smith and I live at 2209 Rosewood Avenue with my husband, Jordan, and 1.5-year-old daughter, Caroline. I'm writing to show my support for the café at 401. S. Stafford Street. We have lived in the neighborhood for the past six years and absolutely love it. I think anyone who lives here or visits will all say that there is something very special about this neighborhood and the people who live here. There isn't a thing I would change about the neighborhood... except for a dining option.

We are very excited for the proposed café and think it will be an amazing addition to the neighborhood. While I understand the concerns from surrounding neighbors, for the neighborhood as a whole this will be a fantastic addition. Mark and his team and David (the owner) have listened to the concerns of the surrounding neighbors and adjusted the business plan to accommodate as best they can. They have been respectful and really seem like they want this to be a good thing for all of the neighbors, surrounding or not.

This will not be a rowdy Fan bar, but rather a lowkey neighborhood meeting place for families and friends. This is one of the only buildings that can ever be a café and we would hate to see that not come to fruition. We look forward to our daughter being able to safely walk and grab a bite to eat with her friends when she is older, and we want to support the café in any way that we can. We hope you consider the good things this café can do for the neighborhood and allow the plans with outside dining to move forward.

Thank you,

Ashley

**From:** [PDR Land Use Admin](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Support for 401 S. Stafford Ave.  
**Date:** Tuesday, February 21, 2023 10:04:34 AM

---

**From:** Sean Pierce [mailto:sean@gorichmondrealestate.com]  
**Sent:** Tuesday, February 21, 2023 10:00 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Cc:** Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>  
**Subject:** Support for 401 S. Stafford 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.

Matthew,

I am writing this morning to express my full support for the proposed sandwich shop located at 401 S. Stafford Ave.

I live at 2326 Rosewood Ave, the intersection of S. Stafford Ave and Rosewood Ave, putting me on the opposite side of the block as the proposed sandwich shop, with only 4 homes between my home and the proposed sandwich shop. While I empathize with immediate neighbors' concerns, I truly feel the positive impact of opening this sandwich shop will far out way any negatives.

Being a real estate broker having been in the real estate business for 14 years, I can attest to the positive impacts opening this sandwich shop will have on the neighborhood. Historically, we have seen such shops improve home values in neighborhoods, desirability of neighborhoods, and overall continued improvements to a neighborhood. Specifically, I have seen this be evidenced by the development in Church Hill along Jefferson Ave. With the opening of Alamo BBQ, followed by Union Market, this part of Church Hill has continued to grow, making it a more desirable location for both residents and businesses alike.

Additionally, in the Byrd Park neighborhood, I believe we will see improved use of our amazing James River Park system. The draw of the sandwich shop is even more important now with the closing of park and lake streets on weekends. As of today, we have no market, restaurant, or anything of the like in the neighborhood.

I have been a friend and loyal customer of the owner, David Zemlan, for over a decade. I have seen him grow professionally and as a family man, both which will be integral to his success in this location. I believe wholeheartedly that David's success is eminent with the approval of this SUP.

I greatly appreciate your time and consideration of this matter. I hope that you will join me in support of this much needed development in one of Richmond's best neighborhoods.

Sincerely,



**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: 401 S Stafford Ave Special Use Permit- Byrd Park restaurant  
**Date:** Tuesday, February 21, 2023 9:52:24 AM

---

---

**From:** STEPHEN F WURFEL [mailto:SFWURFEL@sentara.com]  
**Sent:** Tuesday, February 21, 2023 9:48 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** 401 S Stafford Ave Special Use Permit- Byrd Park restaurant

**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.

Good Morning,  
I live in Byrd Park (2005 Rosewood Ave) and just wanted to say that I am in favor of this project, including the possibility for outdoor seating.

Thank you,

**Stephen Wurfel**  
Business Analyst II, Consumer Directed Services  
**Virginia Premier**

Disclaimer:

This electronic message and its contents and attachments contain information from Sentara Healthcare and is confidential or otherwise protected from disclosure. The information is intended to be for the addressee only.

If you are not the addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify us immediately and destroy the original message and all copies.

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Support ORD. 2022-268  
**Date:** Tuesday, February 21, 2023 9:51:45 AM

---

-----Original Message-----

From: Emalee Shea [<mailto:emalee.shea@gmail.com>]  
Sent: Tuesday, February 21, 2023 9:44 AM  
To: PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>  
Subject: Support ORD. 2022-268

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.

Hello,

As a resident of Byrd Park neighborhood and an active member of the Byrd Park Civic League my family is very supportive of the mixed use building being used as a restaurant with an outdoor option.

I have a toddler and another on the way and having a local close option for food that I don't have to cross 195 for is a fantastic addition to the neighborhood and will bring more guests to the park system surrounding the Byrd Park area.

In my opinion, the owners Mark and David have been listening to the surrounding neighbors and taking their feelings into account/the business plan. This normally wouldn't happen to the level it has been and they are trying their hardest to make this a respectful addition to the neighborhood.

Please vote to support this ordinance to move forward with outdoor dining.

Cheers,

Emalee Shea

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: Supporting 401 s Stafford (Sandwich Shop), Byrd Park  
**Date:** Tuesday, February 21, 2023 9:21:35 AM

---

**From:** igor martic [mailto:igormartc09@gmail.com]  
**Sent:** Tuesday, February 21, 2023 9:12 AM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; Lynch, Stephanie A. - City Council Office <Stephanie.Lynch@rva.gov>; Robins, Amy E. - City Council Office <Amy.Robins@rva.gov>  
**Subject:** Supporting 401 s Stafford (Sandwich Shop), Byrd Park

**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.

Hi,

Wanted to reach out last minute and give my input that me and dozens of our neighbors (who have not emailed or can't join today's meeting). I live on the block of this development.

WE ARE IN SUPPORT OF THE SANDWICH SHOP AT 401 s. STAFFORD!

Please push this development forward as we have been waiting for over a decade now for something to use that space. We, as neighbors, have been growing with our families and new kids joining the neighborhood almost monthly here - we are excited to have a place to visit altogether and not have to cross the highway to get a coffee or snack or sandwich.

We are a mixed use neighborhood. We are city of RVA. This development makes sense. We are included as mixed use in the RVA 300 plan. This shop makes sense and is wanted by majority of the neighborhood. We want outdoor seating especially and this helps us get there. More activity the better!

Thank you!  
Igor Martic  
8045258515

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: SUP 401 S Stafford  
**Date:** Tuesday, February 21, 2023 9:20:55 AM

---

**From:** Kelly Riley [mailto:kelly.riley210@gmail.com]  
**Sent:** Monday, February 20, 2023 9:03 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** SUP 401 S Stafford

**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.

Hello,

I am writing to express my support for the proposed cafe at 401 S Stafford. I have lived in Byrd Park with my family since 2015. I own a home on the 2300 block of Rosewood which is about 1 block from the proposed establishment.

I envision this establishment to become an integral part of our Byrd Park community. In recent years we have had many young families move in and there are many young children growing up in the neighborhood now. This will be a great place for us all to pick up coffee as we walk our dogs around the park or our kids to their daycares, for parents of newborn babies to meet up during the 43 minutes their baby is awake in between naps, to get a reprieve from the monotony of working from home, or to host our monthly BPCL night out. Since the interior footprint is limited, the outdoor dining space is critical to this establishment being the true gathering place that our neighborhood is currently lacking.

I have read through the letters of opposition and I hope the planning commission has also taken note that many of them are essentially copy and pasted from the same template, and submitted by individuals who admittedly do not live in Byrd Park.

This underutilized property has been a blight on our neighborhood for many years now. The other proposed uses for the property by those in opposition (such as office space) would still cause an issue with parking and wouldn't be a true neighborhood amenity.

Thank you,

Kelly Martic  
2300 block Rosewood Avenue

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Support for ORD 2022-268: 401 South Stafford Ave SUP  
**Date:** Tuesday, February 21, 2023 10:32:48 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

---

**From:** PDR Land Use Admin  
**Sent:** Monday, January 23, 2023 9:25 AM  
**To:** Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>  
**Subject:** FW: Support for ORD 2022-268: 401 South Stafford Ave SUP

**From:** Doug Allen [<mailto:doug.allen757@gmail.com>]  
**Sent:** Sunday, January 22, 2023 4:44 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>; Addison, Andreas D. - City Council <[Andreas.Addison@rva.gov](mailto:Andreas.Addison@rva.gov)>; Brown, Whitney H. - City Council Office <[Whitney.Brown@rva.gov](mailto:Whitney.Brown@rva.gov)>  
**Subject:** Support for ORD 2022-268: 401 South Stafford Ave SUP

**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.

Planning Commission,

I'm writing in support of ORD 2022-268, the SUP for 401 South Stafford Ave. I'm a Fifth District resident and frequenter of the Byrd Park neighborhood and support the reversion of this corner lot into a commercial use. There is currently nowhere to buy food and other goods in Byrd Park (or Randolph) without crossing 195; this will be a great addition for the residents of Byrd Park and other nearby neighborhoods. Additionally, this aligns with Byrd Park's Neighborhood Mixed-Use future land designation in Richmond 300.

This ORD has been continued five times since October 2022 - please put this up to a vote at the next opportunity and vote to approve.

V/R

--

Doug Allen  
3125 Parkwood Ave (District 5)

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Excited to support 401 S.Stafford SUP  
**Date:** Tuesday, February 21, 2023 10:34:59 AM

---

Matthew J. Ebinger, AICP  
Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond |  
[Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

-----Original Message-----

From: Basil Frye [<mailto:basilfrye@gmail.com>]  
Sent: Tuesday, October 4, 2022 11:44 AM  
To: Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>  
Subject: Excited to support 401 S.Stafford SUP

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.

Hello Matthew!

My name is Basil Frye and I live in Byrd Park (2102 Rosewood Ave). I heard about the potential for a sandwich shop/cafe at 401 S. Stafford and I want to express my excitement and support. It would be such a great addition to our neighborhood. The desire for more neighborhood “spots” to conveniently hang out and get to know neighbors comes up in conversations all the time. I’m confident you’d receive overwhelming support if more people knew there was a debate—I happened to hear about this while talking to a friend.

Thank you and I hope it works out,

Basil Frye  
804-986-1506

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 s. Stafford  
**Date:** Tuesday, February 21, 2023 10:34:26 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Zachary Hanson [<mailto:hansonzl91@gmail.com>]

**Sent:** Wednesday, November 16, 2022 8:43 PM

**To:** Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>

**Subject:** 401 s. Stafford

**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.

Good evening,

I live in Richmond and I would love to have a sandwich shop at 401 S Stafford Ave. It would be a great addition to the neighborhood!

Warmly,  
Zach Hanson

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: Byrd Park Special Use Permit for 401 S. Stafford Ave.  
**Date:** Tuesday, February 21, 2023 10:33:09 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

---

**From:** PDR Land Use Admin  
**Sent:** Tuesday, November 22, 2022 3:36 PM  
**To:** Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>  
**Subject:** FW: Byrd Park Special Use Permit for 401 S. Stafford Ave.

**From:** Melissa Logsdon [<mailto:melmakeshomes@gmail.com>]  
**Sent:** Thursday, November 17, 2022 4:03 PM  
**To:** PDR Land Use Admin <[PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov)>  
**Cc:** [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com); [bpclrva@gmail.com](mailto:bpclrva@gmail.com)  
**Subject:** Byrd Park Special Use Permit for 401 S. Stafford 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.

Please let me know if this email should be directed elsewhere or please pass this along to the appropriate commission representatives.

By way of this email, I am expressing my whole-hearted support for a restaurant establishment at 401 S. Stafford Ave. (Byrd Park), Richmond, VA. As a resident of Byrd Park, this has been a missing ingredient for far too long. The surroundings are no different than any number of eating establishments within the Museum/Fan Districts. Yet, as Byrd Park residents, we have nothing. The association with Richmond's long-standing highly-regarded New York Deli makes it an absolute win-win! I thank you for giving consideration to a welcoming/much needed addition to the neighborhood and if I can do anything to assist this endeavor, please do not hesitate to contact me.

**Melissa Logsdon**

*VA Licensed Realtor*

*Alex Makes Homes Real Estate*

**One South Realty Group**

o: 804.353.0009 m: 804.519.5517

a: 2314 W Main St / Richmond, VA 23220

w: [onesouthrealty.com](http://onesouthrealty.com) e: [melmakeshomes@gmail.com](mailto:melmakeshomes@gmail.com)



**From:** [Catesby Saunders](#)  
**To:** [Lynch, Stephanie A. - City Council Office](#)  
**Subject:** Pro-Sandwich Shop at 401 S Stafford  
**Date:** Friday, November 18, 2022 12:23:20 PM

---

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.

Good afternoon,

My husband sent an email in support of the restaurant proposed at 401 S Stafford in Byrd Park back in March, and we have shared our support at the meetings since, but since I see that the permits have still not been approved, and the issue continued to the next meeting, I wanted to reach out on record myself.

We are proud residents of the 2200 block of Rosewood Ave in Byrd Park. Knowing that there has been some potentially negative feedback about the Special Use Permit that has been requested, my husband and I just wanted to reach out to express our sincere excitement and support of the development happening in that location. When we moved into the neighborhood in 2016, we noticed the seemingly abandoned space and we're hopeful that somebody would one day invest in it as a public-facing business. As we enjoy this wonderful and growing neighborhood with our 18 month old, along with all of the other small children and their parents on the block, we are all in agreement that it would be wonderful to have a lively eatery on the corner of Stafford and Idlewood. Walkability was our main focus in choosing to buy a home in Byrd Park, and allowing businesses to operate two blocks away from us is something we both expected and looked forward to in our urban environment. We were so disappointed when West End Market closed as we became regular customers of the prepared foods and essentials. We look forward to the redevelopment of that lot, as well as hopefully spending lots of time with our neighbors in this new spot at 401 S Stafford.

We understand the concerns the immediate neighbors have, but also feel that some of what they are saying is misguided and neither reflective of what is being proposed or what the reality of similar business in the area are. I understand the complex issues and consequences that come with evolving neighborhoods, and Byrd Park is no exception to that. That being said, however, the standard restaurant/shop/bar present in the area or surrounding area today is vastly different than what may have been occupying that space in the 80's and 90's, and the attitude around alcohol and what is being served is very different too. I do not doubt that there were some pretty terrible times living beside that bar in the past, but I really don't think that is what is being proposed right now.

Also, for the people who moved into that area more recently, I again have to challenge that they knowingly moved in beside a property that clearly had been a publicly facing business of some kind in the past, and reasonably would again in the future. Buying property beside a building with a corner set door, plate glass windows, an awning and a patio, it cannot be a shock that someone wants to open a restaurant in the space again, and living in an urban area, you cannot be upset that a business like this is a reasonable addition to the neighborhood.

I think the developer is trying their best to be accommodating and to bring life back into this abandoned corner, but I will be very upset if they are run off and the property is abandoned looking for more years to come. As I shared in the meeting, we aren't talking about someone opening a car wash in the middle of Windsor Farms, Byrd Park is listed as a Mixed Use neighborhood in the city of Richmond plans, and this business is absolutely a reasonable addition to it.

If at this point of the discussion there is someone else this email needs to be sent to, please let me know.

Our best,  
Catesby, Jacob, and Jane Saunders-Devol

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S. Stafford Ave- In favor of special use permit  
**Date:** Tuesday, February 21, 2023 10:35:29 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Alex Madgar [<mailto:alex@gorichmondrealestate.com>]

**Sent:** Monday, October 3, 2022 1:41 PM

**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>

**Subject:** 401 S. Stafford Ave- In favor of special use permit

**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.

Hello all!

My name is Alex Madgar. I was given your emails as I understand you are the planners that are reviewing the SUP for the sandwich/coffee shop proposed to go into 401 S Stafford Ave.

I am not part of this project, but as a resident of the area, a real estate professional in the area, and also a Richmond city worker(Fire Department), I would very much like to voice my support for the approval of this project. That is a really great residential area without a lot of walkable commerce. a shop such as what is proposed, I believe would not cause any hindrance to the residential area. I believe it would only make it more attractive and increase values for the already residents and potential future residents.

Please let me know if I can help in any way possible and hopefully this project can go forward! Thank you so much!

Alex Madgar  
Property Management and Agent for Go Real estate  
E- 20 C Firefighter  
540-760-6946

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: SUP 401 S Stafford Ave  
**Date:** Tuesday, February 21, 2023 10:35:20 AM

---

Matthew J. Ebinger, AICP  
Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond |  
[Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

-----Original Message-----

From: Jessica Tsukanov [<mailto:jtsukanov@gmail.com>]  
Sent: Monday, October 3, 2022 5:59 PM  
To: Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>;  
Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; [amie.robins@rva.gov](mailto:amie.robins@rva.gov)  
Subject: SUP 401 S Stafford 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.

Hello all,

I am writing with enthusiastic support of the potential sandwich shop that has plan to go in our neighborhood. I think it will be a wonderful addition, also allow people to enjoy the park with food nearby. I live in a block away.

Jessica M Tsukanov  
860-634-2201  
2327 Rosewood Ave RVA 23220  
Sent from my iPhone

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: 401 S.Stafford SUP  
**Date:** Tuesday, February 21, 2023 10:35:11 AM

---

**Matthew J. Ebinger, AICP**

Principal Planner - Land Use Administration | Department of Planning & Development Review | City of Richmond | [Matthew.Ebinger@RVA.gov](mailto:Matthew.Ebinger@RVA.gov) | 804-646-6308

**From:** Steve Smith [<mailto:stevesmith328@gmail.com>]

**Sent:** Monday, October 3, 2022 8:33 PM

**To:** Watson, David F. - PDR <[David.Watson@rva.gov](mailto:David.Watson@rva.gov)>; Ebinger, Matthew J. - PDR <[Matthew.Ebinger@rva.gov](mailto:Matthew.Ebinger@rva.gov)>; Lynch, Stephanie A. - City Council Office <[Stephanie.Lynch@rva.gov](mailto:Stephanie.Lynch@rva.gov)>; Robins, Amy E. - City Council Office <[Amy.Robins@rva.gov](mailto:Amy.Robins@rva.gov)>; Nye, Kristen M. - City Council <[Kristen.Nye@rva.gov](mailto:Kristen.Nye@rva.gov)>

**Subject:** 401 S.Stafford SUP

**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 council,

It was brought to my attention that there is a sandwich shop proposed for this location. I wanted to go on record as supporting this proposal. I live in the city just across the river in Westover Hills and I think this would be a great addition to the neighborhood. In general, I am supportive of new businesses, especially one that would improve the look of the existing space. For me, there are no negatives or any good reason not to allow this to move forward.

Thank you,

Steve Smith

Realtor

Long & Foster Real Estate / Strawberry Street

409 Strawberry Street

Richmond, VA 23220

859-351-7498 cell

804-340-0840

Licensed in the Commonwealth of Virginia