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To: [Luckett, Jay P](#)
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Subject: Case Number: 19VARIANCE1003
Date: Wednesday, February 27, 2019 7:06:39 PM

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Mr. Luckett,

As a longtime resident and property owner at 1232 E Broadway I have had to deal with the late night [midnight to 4 am.] loud music that forced me to move my bedroom to the center of the house, drunken arguments and noise, traffic, gunshots, drug needles and paraphernalia, fights, parking on my property, blocking of the alley leading to my property and general nightly disruptions caused by the "Venue" Phoenix Hill Tavern and the gas station-quick-mart at the corner of Broadway and Baxter.

My wife was afraid to leave the house to open her Yoga Studio on Kentucky street at 4:30 am for her early morning students due to the unsavory characters roaming the alley at that time.

You have no idea how pleasant it has been not to have to deal with that for the past 2 years. My wife and I are talking about landscaping and other upgrades to our property.

To my dismay you seem to be planning to allow for a variance to the zoning of the property on the corner to allow a VENUE. You are opening us up to the same problems we just got rid of!!!! We do not need another entertainment venue on the corner. We were told that the new owners of the property were going to be a restaurant type establishment. No entertainment! We have enough noise and drunks from down Baxter already.

If the plan is to allow them to have the option for entertainment, I plan to actively fight this with the 2 owners of the 4 properties adjoining mine. That makes 5 of the 6 properties along the alley facing the old Smith's Building against the proposed change.

Please feel free to contact me if I have the wrong understanding of what the zoning change would allow.

Victor L. Davenport & Laura

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