



Application for REZONING/CONDITIONAL REZONING

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Project Name/Location

Project Name: 22st and Franklin Street Date: 10/1/15

Property Address: 2201 E. Franklin Street Tax Map #: E0000261001

Fee: \$1,500.00 Total area of affected site in acres: 0.492 acres
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Existing Use: Warehouse

Is this property subject to any previous land use cases? B-5
☐ Yes ☒ No

If Yes, please list the Ordinance Number: _____

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Applicant/Contact Person: Jennifer Mullen

Company: Roth Doner Jackson Gibbons Condlin, PLC

Mailing Address: 919 E. Main Street, Suite 2110

City: Richmond State: VA Zip Code: 23219 Telephone: (804)-977-3374

Fax: (804)441-8438 Email: jmullen@rothdonerjackson.com

RECEIVED

OCT 13 2015

LAND USE ADMINISTRATION

Property Owner: GARBEN OF RICHMOND, INC

If Business Entity, name and title of authorized signee: CARL H OTTO, PRESIDENT

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 2201 E. Franklin Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 648-3041 Fax: (804) 782-9709

Email: CARL - GARBEN @ VERIZON.NET

Property Owner Signature: CARL H OTTO

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**)



roth doner jackson gibbons condlin, plc

attorneys at law

919 East Main Street, Suite 2110, Richmond, VA 23219-4625
(804) 441-8440 (main) - (804) 441-8438 (fax)
www.rothdonerjackson.com

Jennifer D. Mullen
(804) 977-3374 (direct)
jmullen@rothdonerjackson.com

October 13, 2015

Ms. Lory Markham
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

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OCT 13 2015

Re: 2201 E. Franklin Street – Rezoning from M-1 to B-5
Applicant's Report

LAND USE ADMINISTRATION

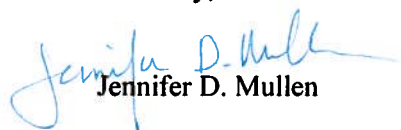
Dear Lory:

This letter shall serve the Applicant's Report accompanying the application for the rezoning request from the M-1 Light Industrial District to the B-5 Central Business District for the property known as 2201 E. Franklin Street, identified as Tax Parcel E0000261001 (the "Property"). The Property is located on the northwest corner of N. 22nd and E. Franklin Street across from Taylors Hill Park, within the St. John's Church Old and Historic District. Properties on the blocks to the East and West of the Property are zoned B-5; the parcel adjacent is zoned M-1 and used for medical office and the remainder is vacant space and parking lot and three parcels on the southwest corner of 22nd and E. Franklin are used for residential purposes. The Property has been used for the Garbers Garage Door Company, a garage door sales, service, repair and installation business, since the 1970s, however currently occupies only a portion of the building. The applicant requests rezoning of the Property from the M-1 District to the B-5, Central Business District.

The Property is identified in the Downtown Plan as Urban Core Area and the B-5 district is an appropriate zoning category to encourage redevelopment with a mix of uses. The building on the Property was constructed in 1900, and extends to the right of way on 22nd Street and E. Franklin Street with off-street parking spaces accessed off the alley located on the southern side of the Property, promoting pedestrian activity. The Property is well situated within Shockoe Bottom and rezoning the Property to the B-5 district provides flexibility for commercial and residential purposes, consistent with the encouraged pedestrian-oriented redevelopment of the area.

Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,


Jennifer D. Mullen

Enclosures