

## Owner Applicant Report

RE: J.E Fifer Sheet Metal Fabricators, Inc  
Jason Fifer  
2301 Old Dominion St.  
#3645  
Richmond, VA 23224

The new addition will be 3300 SF approximately 55' x 60' will be built on existing 6000 SF, (+/-) 8" gravel storage yard. The proposed addition will require no additional employees as it will be used to safely store material in the building, some of the material that is already being stored in existing building will be relocated, and some new materials will also be stored in this building addition. The addition should protect the storage of materials, so that it cannot be easily stolen or vandalized.

The existing gravel storage yard is equipped with a gate so that materials can be moved in and out of the yard to the existing building. J.E. Fifer does not expect any additional traffic with the new addition.

The new addition will be built of materials to match the existing building as closely as possible. The view of the surrounding neighbors is likely to improve as there will be no exterior storage of raw materials. The small size of the addition should have little or no impact on surrounding neighbors, or their existing view of the neighborhood.

## Background

The current 25,600 sf building was constructed in, or around, 1960. A very small portion of the building appears to have been constructed within R-6 designation. However, it is just as likely that the residential district line was drawn inadvertently, or without regards to the property line jog and the existing building encroachment. The portion of the property within the residential district is an outdoor storage facility that has been in use long before 1994 (earliest discernible photo available), and likely since the 1960's. As such, we believe that a special use permit can be supported due to the following items:

# **TAW** Construction

1. This project will not be detrimental to the safety, health, morals and general welfare of the community involved. The current area of proposed development is an open storage yard. While it is fenced, the area provides cover or shelter for illicit activity. By constructing an enclosed building, these areas of hiding will be eliminated. The property will remain fenced.
2. This project will not create congestion in the streets, roads, alleys and other public ways and places in the area involved. Access to the building expansion will be from internal means of the existing building. There will be no additional access to the building from Old Dominion St., that does not exist currently.
3. The project will not create hazards from fire, panic or other dangers. The proposed construction is for increasing the warehouse area of the building. Materials within the building are not flammable, nor is the activity inside likely to create panic. The entire addition will include sprinklers.
4. This project will not tend to cause overcrowding of land and an undue concentration of population. The proposed expansion will not increase employee count or add more parking requirements.
5. This project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. This small expansion (3,300sf) facility will be placed over an existing graveled area. It will not negatively change the character of the community or nearby infrastructure and conveniences.
6. This project will not interfere with adequate light and air. The height and size of the building will not create shadows on adjacent residential homes or block the viewshed from the same. Adjacent property to the east is a large 2-story building of about 47,000sf with a 17,000sf warehouse. It is almost 20 times larger than this expansion and would otherwise block any view.

Jason Fifer

Tim Amos

