

9749



# Application for SPECIAL USE PERMIT

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/>

RECEIVED  
JUL 18 2014

LAND USE ADMINISTRATION

- Application is hereby submitted for: (check one)
- special use permit, new
  - special use permit, plan amendment
  - special use permit, text only amendment

### Project Name/Location

Project Name: 2319 M ST. Date: 7/16/14

Property Address: 2319 M ST. RICHMOND, VA 23223 Tax Map #: E0000293005

Fee: 1,800.<sup>00</sup> Total area of affected site in acres: \_\_\_\_\_  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: R-63 (multifamily)

### Proposed Use

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

Existing Use: SFD

Is this property subject to any previous land use cases? \_\_\_\_\_

DUPLEX

- Yes No
- If Yes,  please list the Ordinance Number: \_\_\_\_\_

Applicant/Contact Person: JUSTIN PALEY

Company: MANGROVE PROPERTIES LLC

Mailing Address: 1105 W 43<sup>rd</sup> ST.

City: RICHMOND State: VA Zip Code: 23223

Telephone: (804) 687-9096 Fax: ( )

Email: justinapaley@hotmail.com

Property Owner: MANGROVE PROPERTIES LLC

If Business Entity, name and title of authorized signee: JUSTIN PALEY, OWNER

(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: 1105 W 43<sup>rd</sup> ST.

City: RICHMOND State: VA Zip Code: 23223

Telephone: (804) 687-9096 Fax: ( )

Email: justinapaley@hotmail.com

Property Owner Signature: [Signature]

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.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

## Applicant's Report

2319 M Street  
Richmond, VA 23223

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### Overview:

This property at 2319 M Street is currently zoned R-63 Multifamily in a district where the city would like to see an increase in density. It has been vacant and neglected for several years and has become a dilapidated eye sore within the community. Further, neighbors have previously complained of drug activity, public urination and loitering at this address. I plan to return this highly visible corner property back into a vibrant asset for the neighborhood.

### The Plan:

To create a 2-unit rental property consisting of:

- 1) 702 square foot English Basement studio apartment with private access to the rear yard. This unit already has 2 private points of access (1 front and 1 rear).
- 2) 1404 square foot 2 story apartment above the English Basement. This unit has separate access, 2 bedrooms, 1.5 baths, screened porch and a sunroom.

Mangrove Properties LLC (The Owner) holds several properties in Church Hill/ Union Hill, and is invested in the overall betterment of the community. In a preliminary discussions with neighbors we have only received praise for doing something positive with the property. This property will undergo a full historical renovation and serve as a long term investment for the owner. A local reputable contractor, Unlimited Renovations, has been hired to complete the work.

### Parking Analysis:

To date, our parking analysis shows an abundance of street parking available at all times throughout the day and night on both week days and weekends. Two of the four corners at the intersection on N 24<sup>th</sup> Street and M Street are vacant lots which lowers the parking density within the immediate area. Further, we foresee a negligible impact on parking with the addition of this 2<sup>nd</sup> (the English Basement studio) unit given its' minimal/ efficient size.

### In Reply to Comments Letter:

I agree that the proposed Special Use project in question will not:

- a. Be detrimental to the safety, health, morals and general welfare of the community involved. Conversely, it will revitalize a blighted property and help revive nearby property values.
- b. Tend to create congestion in streets, roads, alleys and other public ways and places in the areas involved.
- c. Create hazard from fire, panic or other dangers. All systems are being updated on the premises to improve the safety of the dwelling.

- d. Tend to cause overcrowding of land and an undue concentration of population. The increased occupancy is minimal and reasonably suitable for the space available on premises.
- e. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or;
- f. Interfere with adequate light and air. This proposed project does not include any plans to significantly change the exterior make-up of the dwelling. Therefore, it's impact on air and light will remain as it is now.

Please feel free to contact me with any questions or concerns. Thank you!

**Owner:**

Mangrove Properties LLC

Justin Paley

804-687-9096

[justinapaley@hotmail.com](mailto:justinapaley@hotmail.com)