



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/>

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

Property Address: 1836 Park Avenue Date: _____

Tax Map #: W0000861052 Fee: \$1,800.00

Total area of affected site in acres: 0.177 Acres

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Existing Use: Church

Proposed Use

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

Office Use

Existing Use: Church

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jill and Andy Stefanovich

Company: c/o Roth Jackson Gibbson Condlin Attn: Jennifer Mullen

Mailing Address: 11 S. 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (977-3374) Fax: ()

Email: jmullen@rothjackson.com

Property Owner: Commonwealth Chapel

If Business Entity, name and title of authorized signee:

(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: 1836 Park Avenue

City: Richmond State: VA Zip Code: 23220

Telephone: () Fax: ()

Email: _____

Property Owner 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)

Jennifer D. Mullen

Richmond Office
(804) 977-3374
jmullen@rothjackson.com

BY HAND DELIVERY
Matthew J. Ebinger, AICP
Planning and Development Review
900 E. Broad St., Room 511
Richmond, VA 23219

April 30, 2019

RE: Special Use Permit: 1836 Park Avenue

Dear Matthew:

This letter shall serve as the Applicant's Report for the accompanying application for a Special Use Permit ("SUP") for the property located at 1836 Park Avenue (the "Property") to authorize use of the Property for office and accessory event space. The Property is located on the northeast corner of Park Avenue and Meadow Street in the Fan District, with office and residential to the north toward Broad Street, Meadow Park to the south, residential to the east and restaurant and residential to the west. The Property is zoned R-6 but has been used as a church without off-street parking. The building is currently used by The Chapel which has expanded its ministry and is looking for a larger space for their services, study groups, and events. The applicant proposes to reuse the building for office space for a small team (up to 15 people) that works with companies and their executive on management and strategic consulting to effect change within their organizations and communities. The building will house regular office use by the team, a small number of clients sporadically coming for meetings, as well as occasional hosting of dinners and early evening events for clients and for the benefit of local nonprofits and community organizations.

This proposed use is compatible with the surround neighborhood uses, as well as consistent with the Master Plan recommendations to provide accommodation for new and diverse development opportunities where appropriate, while preserving the urban character of an area almost entirely built out. The building itself provides an environment that cultivates the creative and inspirational culture the applicant is trying to drive. The proposed use the requirements set forth in the City Charter that the use will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools,

Matthew J. Ebinger, AICP
April 30, 2019
Page 2

parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Sincerely



Jennifer D. Mullen

Cc: Jill and Andy Stefanovich via email



LEGAL DESCRIPTION

Nyfeler Associates JN 19012

3/13/2019

A parcel of land located in the City of Richmond, Virginia, and shown on plat entitled “ALTA/NSPS LAND TITLE SURVEY FOR 1836 PARK AVE RICHMOND, VA” by Nyfeler Associates, LLC dated 03/13/2019 and more particularly described as follows:

Beginning at a monument, said monument being located at the Northeast corner of the intersection of North Meadow Street and Park Avenue, said monument also being the Point of Beginning;

Thence North $36^{\circ}16'18''$ East, along the eastern line of said North Meadow Street, a distance of 103.51 feet to nail;

Thence South $53^{\circ}45'43''$ East leaving said eastern line of North Meadow Street and along the southern line of a 15' public alley, a distance of 71.56 feet to a nail;

Thence South $36^{\circ}16'18''$ West, leaving said southern line of a 15' public alley, a distance of 117.78 feet to an iron rod on the northern line of Park Avenue;

Thence North $47^{\circ}10'05''$ West, along said northern line of Park Avenue, a distance of 72.03 feet to the Point of Beginning and containing +/- 0.177 acres.

