



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/>

SUP-021938-2017

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: 1218, 1222, 1224, 1226 and 1228 E. Brookland Park Boulevard Date: 8/7/17  
Tax Map #: See attached Fee: \$2400.00  
Total area of affected site in acres: 0.79

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

**Zoning**

Current Zoning: UB-2 and UB

Existing Use: Vacant

**Proposed Use**

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

Existing Use: Vacant

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Jennifer D. Mullen, Esq.

Company: Roth Jackson

Mailing Address: 919 E. Main Street, Suite 2110

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 9773374 Fax: ( )

Email: jullen@rothjackson.com

**Property Owner:** Nehemiah Ventures Llc and Community Housing Inc (1218 E. Brookland Park

If Business Entity, name and title of authorized signee: CHRISTOPHER LoPiano

(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: 8403 Colesville Road, Suite 1150

City: Silver Spring State: MD Zip Code: 20910

Telephone: ( ) Fax: (202) 895-8805

Email: mengel@cpdc.org

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)

VIA EMAIL: [Matthew.Ebinger@Richmondgov.com](mailto:Matthew.Ebinger@Richmondgov.com)

Mr. Matthew Ebinger  
City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

**Mark J. Kronenthal**

Richmond Office  
(804) 441-8603 (direct)  
[mkronenthal@rothjackson.com](mailto:mkronenthal@rothjackson.com)

August 28, 2017

RE: Special Use Permit: 1218, 1222, 1224, 1226 and 1228 E. Brookland Park Boulevard

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for the Special Use Permit (the "SUP") in order to permit multi-family dwelling use as shown on the attached plans, for the property known as 1218, 1222, 1224, 1226 and 1228 E. Brookland Park Boulevard (collectively, the "Property"). The Property is located on the north side of E. Brookland Park Boulevard and is identified as Parcel Nos. N0000987011, N0000987009, N0000987007 and N0000987006 in the City Assessor's records.

The parcels identified as 1218, 1222, 1224 and 1226 E. Brookland Park Boulevard are zoned Urban Business (UB-2) and are within the Parking Exempt Overlay District PE-8. 1228 E. Brookland Park Boulevard is zoned Urban Business (UB) and is also within in Parking Exempt Overlay District PE-8. The surround parcels are generally zoned for Urban Business and are located within the Parking Exempt Overlay District PE-8. The properties across E. Brookland Park Boulevard to the South zoned UB-2/PE-8 and are occupied as multi-family residential, which are owned and managed by an affiliate of the Applicant, and a vacant parcel. The two parcels to the West of the subject parcels are also zoned UB-2/PE-8 with one improved with a single family dwelling and the other a surface parking lot. The parcels further to the West are

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919 East Main Street, Suite 2110, Richmond, VA 23219  
P: 804-441-8440 F: 804-441-8438

**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102  
P: 703-485-3535 F: 703-485-3525

zoned R-5 and also improved with single family dwellings. The properties across Newbury Avenue to the north are also zoned UB-2/PE-8 and are improved and used as a religious institution and ancillary parking. The central Six Points business area to the East is zoned UB/PE-8.

All of the buildings on the Property are vacant and deteriorating. The portion of the Property known as 1218 E. Brookland Park Boulevard is an approximately 0.183 acre lot and is improved with former single-family residence together with an ancillary two car garage structure. The portion of the Property known as 1222 and 1224 E. Brookland Park Boulevard is an approximately 0.366 acre lot area and contains a vacant, boarded, former church administrative building together with a vacant former church sanctuary building, both previously used as a community center. The portion of the Property known as 1226 E. Brookland Park Boulevard is an approximately 0.183 acre lot and is improved with an asphalt paved parking area. The portion of the Property known as 1228 E. Brookland Park Boulevard is an approximately 0.059 acre lot and is improved with a former single-family residence which is boarded and vacant. The Applicant proposed to demolish the deteriorated structures and construct a 4 story, 68 unit multi-family building pursuant to the attached plans.

The proposed development is compatible with the goals for the Six Points area of a vital, walkable, pedestrian-oriented uses and the redevelopment of the Six Points commercial district. The building is designed to have active facades on both the primary entrance of E. Brookland Park Boulevard, as well as the secondary entrance off Newbury Avenue. The ground floor primary entrance is designed to appear as commercial space in the center bay of the building, with storefront windows and awnings. The residential units on the ground floor have direct access to the street and maintain the transparency along the ground floor. In addition, on-street parallel parking along E. Brookland Park Boulevard will create activity directly on the street. The off-street parking spaces are located off of the one-way Newbury Avenue, with landscaping and a courtyard to minimize the view of the parking area. The sidewalk is located behind the parking spaces to avoid pedestrian conflict; provided, the pedestrian traffic is directed to E. Brookland Park Boulevard.

A key driver of the 2015 rezoning was the deterioration and vacancy in the Six Points area, and to encourage future pedestrian-oriented mixed use development. The quality, affordable senior housing across E. Brookland Park has been a catalyst in the area, but in order for more stable businesses to locate in the central Six Points area as an amenity to the greater area, more multi-family residential density must occur in the UB-2 areas, like the Property, located between central UB Six Points and the surrounding R-5 district. In order to address this issue and accommodate the needs of the site – not directly facing the core business area but also not directly adjacent to the R-5 single family areas – the SUP would provide the residents needed to walk to the businesses called for in the 2015 rezoning in the adjacent UB area to the east. The number of dwelling units and stories proposed by the Applicant accommodates this higher density of residents contemplated in the 2015 rezoning to achieve a successful, vibrant, diverse mixed-use Six Points area. Further, the Applicant would design the ground floor of the building to desirable ceiling and window configurations so that when the primary Six Points business areas are thriving and stable, ground floor commercial use could grow into the Property located along this frontage secondary to the core Six Points area.

The following are factors indicted in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed SUP is consistent with the recommendations of the Master Plan, as put in place by the 2015 Ordinance.

- *Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods and is consistent with the goals of creating pedestrian, not vehicle, vitality in

the Six Points area. The previous, now-dormant neighborhood center use, would generate more vehicle traffic activity.

- *Create hazards from fire, panic or other dangers.*

The Property would be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- *Tend to overcrowding of land and cause an undue concentration of population.*

The proposed SUP will not tend to over crowd the land or create an undue concentration of land considering the City's stated goals in the 2015 Ordinance to support multi-family density in the area.

- *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The special use permit would not adversely affect the above referenced City services. To the contrary, the SUP would help insure the viability of the Six Points area.

- *Interfere with adequate light and air.*

The proposed SUP will not impact the light and air available to adjacent properties.

The SUP would enhance surrounding uses and the Six Points area. Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,



Mark J. Kronenthal