



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
JAN 30 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: OVERBROOK LOFTS Date: 1.30.14

Property Address: 1650 OVERBROOK ROAD 23220 Tax Map #: N0001296004

Fee: \$2400.00 Total area of affected site in acres: 6.44 ACRES
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: M-1

Existing Use: _____
Is this property subject to any previous land use cases?

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

Proposed Use

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

CONVERSION OF OLD WAREHOUSE BUILDING INTO APARTMENTS.

Applicant/Contact Person: H. L. SALOMONSKY

Company: OVERBROOK LLC

Mailing Address: 1553 E. MAIN STREET

City: RICHMOND State: VA Zip Code: 23219

Telephone: (804) 2378247 Fax: (804) 7826810

Email: HLSALOMONSKY@SWA-CO.COM

Property Owner: OVERBROOK LLC

If Business Entity, name and title of authorized signee: HL SALOMONSKY

Mailing Address: SAME AS ABOVE

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

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)

**Overbrook LLC
1553 East Main Street
Richmond, VA 23219
(804) 782-6802 Fax (804) 782-6810**

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JAN 30 2014

LAND USE ADMINISTRATION

January 30, 2014

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, VA 23219

Re: Applicant's Report for Overbrook Lofts
1650 Overbrook Road
Richmond, VA 23220

To Whom It May Concern:

The proposed Use Permit contemplates the conversion of an old tobacco warehouse antiquated with interior columns in most cases only ten feet apart into modern larger apartments will well appeal to young professionals. The historical character of the building will be preserved as recommended by the Department of Historical Resources.

At the corner of Overbrook and Hermitage Roads is a garage building which will be preserved for a future commercial use.

With respect to the six salient issues required for review:

1. The safety, health and general welfare of the community will be served by housing of a high quality.
2. The roads and public way will not be burdened by additional large trucks, and vehicular access to the interstate and Broad Street is easily accommodated by wide existing roads.
3. The fire hazard of the renovated buildings will be mitigated by sprinkler systems.
4. The large site with a predominately one-story building for most of the building creates a low population density.
5. Existing public facilities are adequate for schools, utilities, and all public uses.
6. The building has good access to light and air.

Of special significance is the pending potential for the major development of the Children's Hospital at Brookland Park Boulevard and Brook Roads and the commercial

potential of the Robin Hood Road acreage. Both developments will need substantial economical employee living accommodations. These apartments will serve the potential needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David S. White', with a large, stylized flourish at the end.

David S. White
Manager of Its G.P., Overbrook LLC

From: [Markham, Lory P. - PDR](#)
To: [Thompson, Daniel W. - PDR](#)
Subject: FW: 1600 Overbrook Road rezoning
Date: Wednesday, October 29, 2014 9:12:56 AM
Attachments: [image013.png](#)

From: Jeff Cooke [mailto:jeff.cooke@thalhimer.com]
Sent: Tuesday, October 28, 2014 4:38 PM
To: Markham, Lory P. - PDR
Subject: 1600 Overbrook Road rezoning

Dear Ms. Markham,

I am writing in regard to the proposed rezoning of the warehouse building in the 1600 block of Overbrook Road. I have toured the property several times in my capacity as a commercial real estate broker experienced with industrial and commercial properties in the City of Richmond. In my opinion the building is functionally obsolete for use as warehouse or commercial space. The primary problem is the close column spacing and low ceiling typical of this type of construction. I do not believe that today's warehouse and commercial space users will consider the build due to these limitation which are not feasible to alter.

Please let me know if you have questions concerning this opinion.

Jeff Cooke

Jeffrey Cooke, SIOR
Senior Vice President

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DRIVING client VALUE by delivering the RIGHT real estate solution.

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Shockoe Company

Commercial & Residential
Sales • Management • Investments

Ms. Lory Markham
Planning & Development Review
900 E. Broad Street, Room 511
Richmond, Virginia 23219

October 29, 2014

Dear Lory,

Historic Housing has asked me to take another look at their Overbrook Rd. property and render an opinion on its viability for manufacturing or warehouse use. I actually represented them at the auction of this property a year or two ago so I am familiar with the site.

The strongest evidence of the market, in my estimation, is the simple fact that the buildings have remained largely unrented for over a decade and had to be sold at foreclosure. The market essentially has spoken. While these old industrial buildings may be beautiful to those of us that love old buildings they are very, very, inefficient by today's industrial standards. Among other things, the myriad of wood columns which clutter the interior of the buildings make it difficult for present day machinery to operate effectively as well as creating inefficient space for a basic storage layout. Modern commercial or warehouse use requires vast amounts of open area and these spaces can be created for a fraction of the price of bringing a building like this into the 21st century of warehouse/manufacturing.

I believe we as a City are lucky to have the stock (although rapidly dwindling.....a good thing) of old buildings which are suitable to conversion into new uses as otherwise they would be destined for the wrecking ball.

Hope to see you soon at Riverfront.



Mark R. Merhige