

January 29, 2021

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Mr. Matthew Ebinger, AICP
Planning and Development Review
900 East Broad Street, Room 511
Richmond, VA 23219

Re: Special Use Permit – 5605 Grove Avenue (W0200186016)

Dear Mr. Ebinger:

This firm represents S2 5605, LLC, a Virginia limited liability company (the “Applicant”), the owner of the property located at 5605 Grove Avenue (the “Property”) and this letter shall serve as the Applicant’s Report for the Special Use Permit application to permit the use of the Property as an office. This Property, as all of the other properties on both the north and south side of the 5600 block of Grove Avenue are zoned R-4, single family residential, but are used for various commercial purposes pursuant to a special use permits. The current special use permit for the Property, Ordinance 2009-200-204 (the “SUP”) permits the use as retail and apartment purposes. The Applicant proposes to amend the SUP to only permit the Property for office purposes as configured on the site plan included with this application.

The proposed office use and design are compatible with the designation as Community Mixed-Use in the Richmond 300 Master Plan. The Community Mixed-Use designation contemplates a “[c]luster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.” (Richmond 300, page 58). More specifically, the vision for the Westhampton Neighborhood Node (Richmond 300, C-14) identifies a vision for the node that includes retention of a maximum of height of three stories, and the implementation of design standards to create a high quality and well designed neighborhood. The proposed use meets the goals of the primary next steps identified in the Richmond 300, with its design as a two-story building with a significant step back to a small enclosed space on the third story at the rear of the building, which is not visible from Grove Avenue. The proposal includes 15 on-site parking spaces located to the side and rear of the building, which are also not visible from Grove Avenue. The materials are high-quality brick and stone with residential-scale windows, and a varied front yard, all creating transparency and engagement with the street which maintaining consistency and compatibility with both the commercial development to the west

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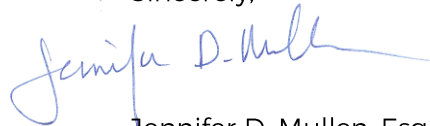
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and the residential uses to the east. The building design and landscaping elements complement and elevate the existing context of the 5600 block of Grove Avenue.

This building design has evolved based on feedback prior to this application from the neighbors and neighborhood associations, with whom the applicant continues to engage. The special use permit would authorize the use as office with 15 on-site parking spaces and permit two additional feet on the enclosed space on the third floor to the rear of the Property. This request is an appropriate redevelopment of the Property which meets the goals of the Richmond 300 and is compatible within the neighborhood context.

The proposed amendment request for the Property meets the criteria set forth in the Charter of the City of Richmond that the special use requested will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in 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, 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, Esq.

Enclosure