



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

Project Name: Chimborazo School Date: 12/10/2014

Property Address: 310 N. 33rd Street Richmond VA Tax Map #: E000-0811/001

Fee: _____ Total area of affected site in acres: 0.0132
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-63

Existing Use: multi-family/retail
Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

No. 2011-26-32

Proposed Use

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

Amended the existing SUP to include a 23x25 patio space on the North-east corner of the lot.

Applicant/Contact Person: Susan Ould

Company: ManyLives, LLC

Mailing Address: P.O. Box 518

City: Keswick State: Va Zip Code: 22947

Telephone: (434) 981-6455 Fax: ()

Email: ssnowld@aol.com

Property Owner: MANY LIVES, LLC

If Business Entity, name and title of authorized signee: Susan Ould, Mgr

Mailing Address: P.O. Box 518

City: Keswick Va State: Va Zip Code: 22947

Telephone: (434) 981-6455 Fax: ()

Email: ssnowld@aol.com

Property Owner Signature: Susan Ould

(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

Lava Lofts

310 N. 33rd Street, Richmond, VA 23223

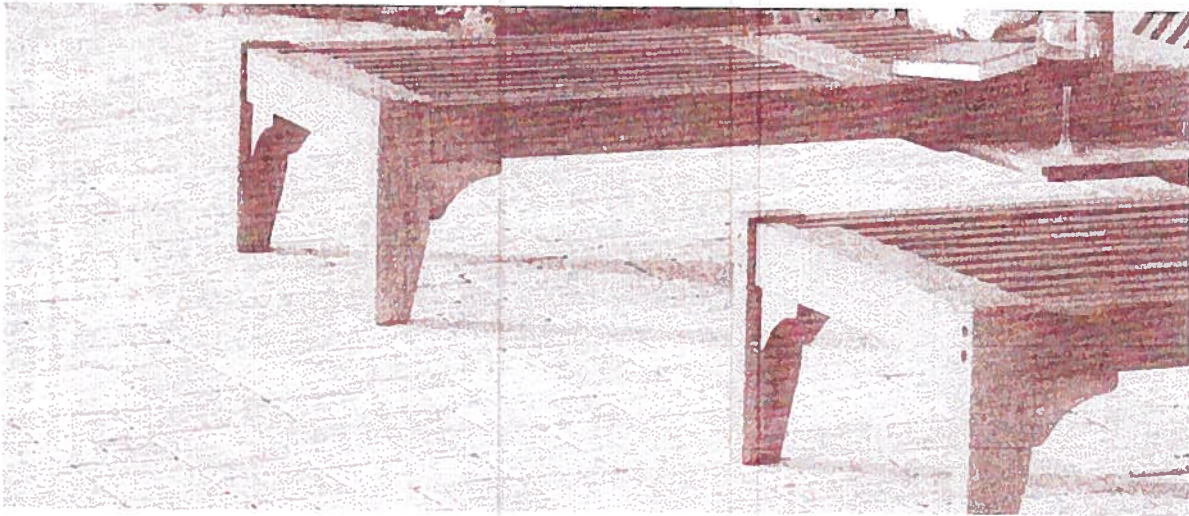
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JUN 27 2014
LAND USE ADMINISTRATION

This amendment seeks to allow a 23'x 25' patio space at the north east corner of the existing 50,000 square feet Lava Lofts multi-family residential community to be less than 100 feet from the adjacent property. The proposed patio will be approximately 67 feet from the adjacent property on East Marshall Street and 65 feet from the adjacent property on North 33rd Street. The patio will be an extension of the recently added 2500 square feet retail component, on the garden level of Lava Lofts. The tenant, Urban Farmhouse Market, is a casual market & café, featuring a menu of fresh, seasonal, and locally sourced organic ingredients representing the rapidly growing interest in garden-to-table cuisine. The tenant provides food service along with alcoholic and non-alcoholic beverage options. Urban Farmhouse acts as a meeting place for the community and encourages neighbors to become engaged and participate in the growing farm-to-table dining concept.

As outlined in the enclosed plans, the patio space is designed and will be built to meet all required city, state, and federal safety guidelines and codes and will not burden local residential parking needs or the operations of city services. This added component of the retail space is envisioned to serve the existing tenants of the building and surrounding neighborhood as a destination to gather, enjoy food and enjoy the outdoors during the work week and on the weekends.

The tenant employs five to ten people at a given time and serves about 70 patrons at maximum capacity. Hours of operation for Urban Farmhouse are from 6:30am- 9:30pm. Traffic to the retail space is expected to be primarily by foot from the surrounding neighborhood; however, patrons traveling by car are expected at a rate of 10 cars every, 2.5 hours, per the attached survey. The hours of operation are designed to take advantage of traditional eating times, while not being a burden on the local residents during the evening hours.

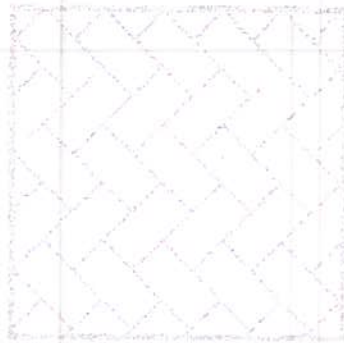
The corner of 33rd and Marshall streets in Church Hill represents the organic continuation of a business corridor planned for Marshall Street that is quickly becoming home to some of Richmond's most exciting and anticipated restaurants including The Roosevelt, Union Market, WPA Bakery and Alamo BBQ, all of whom offer outdoor seating. We are excited to further enhance Richmond's urban fabric with this patio addition to Lava Lofts.



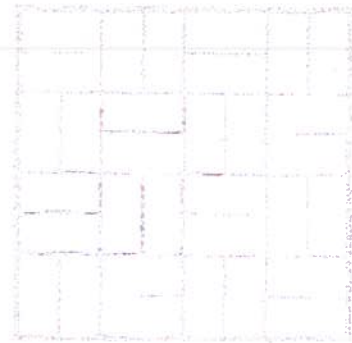
BRICKSTONE



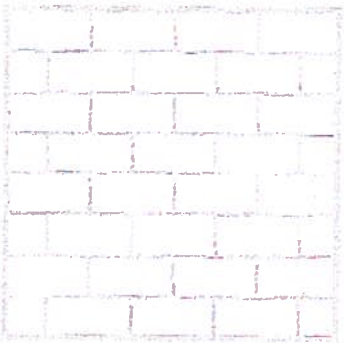
90° HERRINGBONE



45° HERRINGBONE



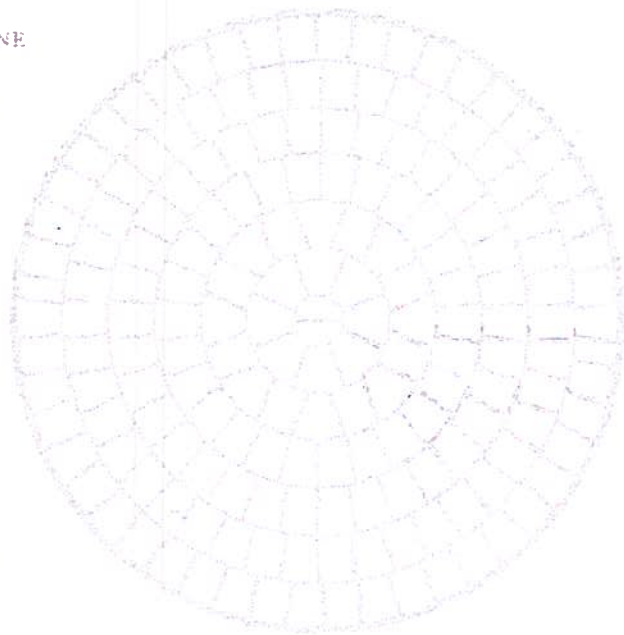
BASKETWEAVE



RUNNING BOND

CIRCLESTONE

9.35" DIAMETER



PLEASE NOTE

Eagle Bay patterns are intended as a guide for preliminary pattern design only. It is the Designer or Contractor's responsibility to verify and calculate the unit sizes and package quantities necessary to successfully execute their installation. Random is NOT a set pattern.