

Special Use Permit

3210 Chamberlayne Avenue

Applicants Report:

Applicant requests a special use permit for the property at 3210 Chamberlayne Avenue to allow for those office uses provided under the "RO-1 Residential-Office District – Article 6" but eliminating those permissible uses referred to as "clinics". Applicant would like to confirm that the proposed use for the building is limited to "offices, including business, professional and administrative offices, medical and dental offices ~~and clinics~~, and studios of writers, designers and artists engaged in the graphic arts; provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises nor shall the storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises". Applicant also requests relief from Article VII of the City of Richmond Off-Street Parking and Loading Requirements.

The subject property currently includes 2-principal buildings totaling approximately 9,300 usable interior square feet, asphalt parking lot, front yard and walks. Proposed work to the property includes renovating existing buildings to include new roofs, new plumbing, mechanical, and electrical, and general refurbishment of the buildings utilizing the state and federal historic tax credit programs. Landscaping and parking lot to be repaired and replaced in-kind but for the removal of a small shed on the north perimeter of the parking-lot. Exterior lighting to be limited to that which would be considered appropriate to the neighborhood and existing buildings. Work performed will be done according to the Secretary of the Interior's Standards for Rehabilitation.

Applicant proposes to use the front building (house structure) completely for the staff of applicant's small real estate management company: Arthur Riggs Real Estate Group. Applicant proposes to lease the individual office spaces within the rear building to those individuals in need of such space with uses consistent with the RO-1 Article 6 language as specified herein. These 13 offices are located within the 1st and 2nd floors of the rear building but for the 1st floor of the most rear section (i.e. the 1st floor back half of the rear building). This section is to be utilized by the applicant's small real estate management company, Arthur Riggs Real Estate Group, for storage of business related items not to include maintenance supplies.

Use of property will be limited to the hours of 7am to 7pm. Anticipated number of occupants at any one time is 20. Anticipated vehicular traffic generated by use is 40 total traverses in and out of the existing driveway.

The subject property is currently zoned R-48 which allows for a multitude of densely occupied uses not limited to adult day care, day nursery, half-way house, and multi-family dwelling. The property currently maintains a grandfathered allowance for 54-beds under its current zoning. Prior to applicant's acquisition of the property, the previous owner was negotiating a sale to an entity who planned on using the property as a half-way house.

The subject property has been vacant for at least 10-years. The property is in dire need of repair, has multiple roof leaks, and has abundant evidence of vagrant activity and infestation of rodents and pests including a number of deceased animal carcasses.

To the north, the property is adjacent to an existing adult and disabled multi-family building. To the south, the property is adjacent to an existing multi-family building. The surrounding blocks of Chamberlayne Avenue include primarily multi-family buildings.

The proposed use of the property as, in short, professional office space will not be detrimental to the safety, health, morals, and general welfare of the community involved. The rehabilitation of the property and occupation by professional office users will only benefit the neighborhood.

The proposed use of the property as, in short, professional office space will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. The change of use from those listed within the R-48 Zoning Ordinance and the 54-beds currently allowed to a

limited number of professional office spaces will lessen the properties potential impact on vehicular traffic generally.

The proposed use of the property as, in short, professional office space will not create hazards from fire, panic or other dangers. The rehabilitation of the property and occupation by professional office users will eliminate those hazards that exist currently as the property is presently vacant, in dire need of repair, and unsecured from intrusion of vagrants.

The proposed use of the property as, in short, professional office space will not tend to cause overcrowding of land and an undue concentration of population. The buildings already exist on the property and no additional structures are proposed. The change of use from those listed within the R-48 Zoning Ordinance and the 54-beds currently allowed to a limited number of professional office spaces will lessen the potential for overcrowding of land and undue concentration of population.

The proposed use of the property as, in short, professional office space will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewer disposal, transportation or other public requirements, conveniences and improvements. The change of use from those listed within the R-48 Zoning Ordinance and the 54-beds currently allowed to a limited number of professional office spaces will lessen the properties impact on the above mentioned items.

The proposed use of the property as, in short, professional office space will not interfere with adequate light and air. The buildings already exist on the property and no additional structures are proposed.

RO-1 Residential-Office District – Article 6

(6) Offices, including business, professional and administrative offices, medical and dental offices ~~and clinics~~, and studios of writers, designers and artists engaged in the graphic arts; provided that no retailing, wholesaling or servicing of merchandise shall be permitted on the premises nor shall the storage or display of merchandise to be serviced or offered for sale elsewhere be permitted on the premises;