



800 W. MARSHALL STREET

SPECIAL USE PERMIT APPLICANT REPORT

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

November 2, 2017

To Whom It May Concern:

The owner of Khrungetp, LLC, Brandon Pearson (the applicant), is requesting the allowance of converting an existing Retail space located at 800 W. Marshall Street in Richmond, Va. The proposal is to convert the existing 1st floor and basement into a Restaurant. No changes to the exterior are being contemplated. No parking spaces will be provided for the project. Due to zero lot line no planting will be contemplated for this project.

Please refer to the plan sheets titled CS, D1.1, A1.1 as evidence in support of the following statements:

- A. The change of use to a Restaurant will not be detrimental to the safety, health, morals and general welfare of the community involved. The use contemplated is allowable in the R7 zoning and will be a complementary use to serve the residential neighborhood, which surrounds the project.
- B. The change of use will not create additional congestion along the streets where the building is located. The restaurant is being contemplated as a neighborhood type restaurant with intentions of serving the local population of the surrounding neighborhood who will access the restaurant by foot.
- C. The contemplated change from Retail to a Restaurant represents no change in hazardous use classification.
- D. The proposed use is compatible with the R7 zoning classification it is within and therefore, would not cause overcrowding of land or an undue concentration of population
- E. The change of use to a Restaurant will not adversely affect any public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements.
- F. The change of use to Restaurant and the improvements contemplated being interior improvements only will not interfere with adequate light and air and will have zero impact on existing adjacent properties.

The applicants have contacted their council member and met with the Carver District Association and all groups expressed support for the proposed change of use (pending final review of submitted SUP documents). Once the Carver District Association has had a chance to review the specific SUP documents, the applicant is more than willing to meet again and discuss any concerns, which may arise.

Thank you for your consideration.

Michael Pellis
(On behalf of the applicant)