



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/>

SUP - 048586 - 2019

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 (CN0000104033) (CN0000104034) (CN0000104035)
 Property Address: 10 West Leigh Street, 12/14 West Leigh Street, 14 1/2 West Leigh St
 Tax Map #: _____ Fee: _____ Date: 1/30/19
 Total area of affected site in acres: _____

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-63
 Existing Use: SUP

Proposed Use

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

Change would create parking in rear of 12/14 for use of 10WL
 Existing Use: 12/14 WL and 14 1/2 WL. Presently used for 10WL and 12/14 WL

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 2018-012

Applicant/Contact Person: Elizabeth Dmcku Basch
 Company: 10 West Leigh LLC
 Mailing Address: 13412 Rupert Ct
 City: Henrico State: VA Zip Code: 23233
 Telephone: (804) 387-1717 Fax: _____
 Email: lizzie@baschful.com

Property Owner: [Signature]
 If Business Entity, name and title of authorized signee: _____

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: _____
 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)

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Special Use Permit Applicant's Report

This special use permit seeks to utilize the parking lot in the rear of 12/14 West Leigh St. for the collective purposes of parking at 10 West Leigh, 12/14 West Leigh and 14.5 West Leigh Street. All properties are owned by the applicant of this Special Use Permit (SUP).

The rear of all three properties abut the parking lot and are consistent with the requirement of the distance to the property prescribed in the Ordinance #2018-012.

When the ordinance was issued it was with the agreement of parking off site at 1 West Jackson. The offer for leasing those spaces was for a two-year lease term. Considering the CO is contingent on eight (8) parking spaces for 10 West Leigh, it was determined that the best option for parking would be behind 12/14 West Leigh.

Upon receiving a zoning confirmation letter, the applicant assumed that the needed parking would be covered by having ten (10) spaces in the rear of 10/12 to cover the needs of both properties. A separate zoning confirmation letter for 14.5 made no mention of providing parking for that property.

Since the zoning office has since come back and overturned their decisions, it necessitates a SUP to amend parking for 10 West Leigh, 12/14 West Leigh, and 14.5 West Leigh.

The applicant seeks to provide 10 spaces for the parking needs of all three buildings. Tenants will also have the opportunity to lease parking of their own volition with the owners of 1 West Jackson should they choose to do so as an alternative.

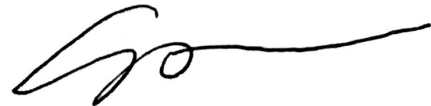
According to the city plan, the properties lie within a district where it is proposed to have less reliance on cars. The Pulse Bus system is three blocks from these buildings. 10 West Leigh has a bike storage room to take advantage of the increasing addition of bike lanes in the area. Ride sharing apps like Lyft and Uber

have changed the landscape of car ownership in cities across the country. And, the neighborhood is within walking distance to food, entertainment, educational institutions, and places of employment.

Offering safe, well lit parking will reduce congested street parking. It will not in any way be detrimental to the health or welfare of the community. Nor will this proposal put undue demand on public requirements, conveniences, or improvements.

Respectfully submitted,

Elizabeth Dvorkin-Basch



1/30/19