



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

Property Address: 815 N 22nd Date: 07-31-18
Tax Map #: E0000375012 Fee: \$1,800
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: VAC SF Residential Converted

Proposed Use

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

Ground floor commercial + 2nd floor apartment
Existing Use: VAC SF residential converted

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Sam Tuttle
Company: Streetcar Properties
Mailing Address: 815 N 25th st
City: Richmond State: VA Zip Code: 23223
Telephone: (757) 903-6669 Fax: ()
Email: Sam@streetcarproperties.com

Property Owner: Streetcar Properties LLC
If Business Entity, name and title of authorized signee: Sam Tuttle, member

(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: [same as above]
City: _____ State: _____ Zip Code: _____
Telephone: () Fax: ()
Email: _____

Property Owner Signature: Sam Tuttle

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)

July 30, 2018

Applicant Letter – 815 N 22nd Street Special Use Permit

To the Staff of the Department of Planning and Development Review, Members of Planning Commission and Members of City Council:

I am seeking a Special Use Permit in order to renovate 815 N 22nd Street into a mixed-use building with a two-bedroom apartment upstairs and a small commercial space downstairs.

815 N 22nd St is a vacant structure that was historically an ice cream factory located at the corner of N 22nd and Burton Streets. In 2007 a rear frame addition was added to create a single-family residence but the work was never completed and the property remains vacant.

The proposed renovation will use the historic masonry building and replace the deteriorating frame addition at the rear with a new frame addition on a similar footprint. One parking space will be provided at the rear of the building, as well as screened areas for mechanical systems and trash containers.

The renovation will contribute to safety, health, morals and the welfare of the community by providing additional housing and neighborhood amenities via the commercial space on the ground floor and revitalizing a structure that is currently vacant and boarded. The apartment will be served by a rear parking space. Parking for the commercial space will be available on N 22nd Street between Burton and Venable Street. N 22nd is a wide street with potential for on-street parking on both sides that is currently unrealized. No other buildings front this block. In addition, the ground floor space will be only 988 square feet, so any parking impacts will be minimal.

The proposed renovation's very small scale will not adversely interfere with public facilities or infrastructure. As it is an existing building it will not interfere with adequate light or air.

The following items are requested for the special use:

- 1. Permitting a mixed-use development on a parcel that is less than 4,000 square feet in area.**

The building is located in the R-63 zone, which allows commercial uses on the ground floor. Residential uses above the ground floor are only permitted if the lot is larger than 4,000 square feet, which excludes most all parcels in the district. The parcel at 815 N 22nd Street is 2,040 square feet. A ground floor commercial use is permitted by

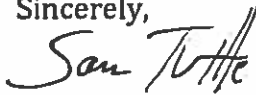
the ordinance by-right, however the upstairs space could not be used for any purpose – neither residential nor commercial because of the lot size. This Special Use Permit application seeks to remedy this issue.

2. Adding Office and Retail as potential uses.

The Special Use Permit request also seeks to add more potential uses to the ground floor commercial space. Current uses allowed by-right include a restaurant, convenience store, barber shop and art gallery. Due to its small size, additional uses, like a small office or small retail establishment might be a better fit. In addition, a small office or retail space could benefit an existing East End resident looking to expand their business. One may want to move beyond a home office or add a brick and mortar shop to an existing online retail business. The proposed office and retail uses would likely employ no more than 3-5 employees during daytime hours. The modest parking increases would occur during the daytime when parking is less strained in this primarily residential neighborhood.

In conclusion, this Special Use Permit request seeks to remedy zoning hardships to create a mixed-use project that will serve the community with additional housing options and a commercial amenity. This proposed use is consistent with the City's Future Land Use Plan, which identifies the Union Hill neighborhood as mixed-use residential.

Sincerely,



Sam Tuttle
Streetcar Properties, LLC