

25+27 N. Belmont - Ord 2014-160



Museum
District
Association

RECEIVED

AUG 29 2014

LAND USE ADMINISTRATION

Mr. Matthew J. Ebinger
900 EAST BROAD STREET – CITY HALL
5TH FLOOR

Re: SUP Application for 25 and 27 North Belmont Avenue

To amend Ord. No. 2012-85-85, adopted June 11, 2012, which authorized a special use of the property known as 25 and 27 North Belmont Avenue, to permit the use of the property as a restaurant, upon certain terms and conditions.

The MDA Zoning & Land Use Committee has reviewed the plans and provided a recommendation to the MDA Board of Directors. After the review and consideration, the MDA Board of Directors voted to advise you that we:

A. Do not oppose this request

B. **Oppose this request** (see comments below)

Andy Scudder
President
Museum District Association

Stephen Versen
Chair, Zoning & Land Use Committee
Museum District Association

COMMENTS:

- 1) The MDA's objection to this SUP is based only on the proposed use of the rear patio of the property in conjunction with the restaurant use of the southern portion of the building, which is abutting or within 10' of existing residential uses. If this provision were to be removed, we would not oppose the SUP request.

25-27 N. Belmont - Ord 2014-160

Ebinger, Matthew J. - PDR

From: Ebinger, Matthew J. - PDR
Sent: Friday, August 29, 2014 8:27 AM
To: 'The Butcher'
Cc: Karen Headley; Markham, Lory P. - PDR
Subject: RE: 25 & 27 N Belmont Ave - Belmont Food Shop

The specific location for the 3 parking spaces has not been finalized yet, the ordinance would require the spaces to be provided within a 750' radius of the entrance of the property.

Matthew J. Ebinger, AICP

Senior Planner - Land Use Administration | Secretary to the Public Art Commission | Department of Planning & Development Review | City of Richmond | 804-646-6308

From: The Butcher [mailto:belmontbutchery@gmail.com]
Sent: Thursday, August 28, 2014 7:38 PM
To: Ebinger, Matthew J. - PDR
Cc: Karen Headley; Markham, Lory P. - PDR
Subject: Re: 25 & 27 N Belmont Ave - Belmont Food Shop

Mr. Ebinger -

Where are these 3 parking spaces coming from?

and I have considerable problems with the daytime use of the 'southern' space. If you have 15 people using the space for a breakfast meeting - you have 15 cars. All the businesses have daytime hours and 3 parking spaces will not be sufficient for up to 15 cars. There is no way that Belmont, Ellwood or Floyd can handle that many more cars parking! I have lesser reservations with evening hours as most the business close at 5pm and that opens up much of the parking. Again, I have less issue with Sunday hours as most the businesses are closed. But I do feel strongly that adding daytime hours will create an un-due burden on the current parking in the area.

Tanya
Belmont Butchery

Tom
Tom French: Flowers

On Thu, Aug 28, 2014 at 4:48 PM, Ebinger, Matthew J. - PDR <Matthew.Ebinger@richmondgov.com> wrote:

Tanya:

The following is being proposed in terms of parking, hours of operation, and capacity:

The new ordinance would limit the occupancy of the restaurant use of the southern portion of the building to fifteen (15) persons and allow the rear patio of the property to be used in conjunction with the restaurant use of the southern

portion of the building. It would also allow outdoor use of the property in front of the northern portion of the building in conjunction with the restaurant use of the northern portion of the building until 10:00 p.m.. Currently, no outdoor commercial use of the property is permitted by the special use permit.

The hours of operation for the restaurant use of the northern portion of the building are 5:00 p.m. to 11:00 p.m. on Monday through Thursday; 5:00 p.m. to 12:00 a.m. on Friday and Saturday; and 7:00 a.m. to 11:00 p.m. on Sunday. The new special use permit ordinance would maintain these hours of operation and set the hours of operation for the restaurant use in the southern portion of the building at 7:00 a.m. to 2:30 p.m. and 3:00 p.m. to 11:00 p.m. Monday through Thursday and Sunday; and 7:00 a.m. to 2:30 p.m. and 3:00 p.m. to 12:00 a.m. on Friday and Saturday. Outdoor use of the property in conjunction with the restaurant use of the southern portion of the building and the northern portion of the building would cease at 10:00 p.m.

Under the current special use permit ordinance, seven (7) off-street parking spaces are provided within three hundred (300) feet of the principal entrance to the restaurant use of the northern portion of the building. Under the new special use permit, these seven spaces would continue to be provided for the restaurant use of the northern portion of the building, in addition to three (3) parking spaces which would be provided after 5:00 p.m. and within seven hundred twenty five (725) feet of the principal entrance to the restaurant, for use by the restaurant use of the southern portion of the building.

Matthew J. Ebinger, AICP

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From: The Butcher [<mailto:belmontbutchery@gmail.com>]
Sent: Friday, August 22, 2014 9:56 AM
To: Ebinger, Matthew J. - PDR
Cc: Karen Headley; Markham, Lory P. - PDR
Subject: Re: 25 & 27 N Belmont Ave - Belmont Food Shop

Matt and Lory -

Thank you for the link! and notification of the meeting.

Tom, of Tom French Flowers and I both have some questions and concerns.

- What hours are they requesting?

- Capacity?

- and where is the parking coming from?

Parking - although he currently has parking behind the Religious goods shop, most customers don't actually read the sign and park behind our shops. Putting us in the difficult position of not having access to our parking or towing someone that could be a potential customer. And with the vacancy of 19 N. Belmont, with whom we do share parking. We are extremely concerned how the parking will affect our customers!

I just hope that the planning commission can look at the block as a whole and how parking affects the residents as well as the other businesses on the street.

Tanya

Belmont Butchery

On Fri, Aug 22, 2014 at 9:15 AM, Ebinger, Matthew J. - PDR <Matthew.Ebinger@richmondgov.com> wrote:

Good Morning Tanya & Karen:

As you may already be aware, the Planning Commission will be holding a public hearing for the proposed amendment to the Special Use Permit for 25 & 27 N Belmont Avenue on September 2.

You can access the agenda for the meeting here, which contains the staff report, amended ordinance (ORD. 2014-160), etc. for 25 & 27 N Belmont:

[https://richmondva.legistar.com/MeetingDetail.aspx?ID=304033&GUID=1BBA45F2-C806-4672-8B72-4A621E338D17&Options=info|&Search=.](https://richmondva.legistar.com/MeetingDetail.aspx?ID=304033&GUID=1BBA45F2-C806-4672-8B72-4A621E338D17&Options=info|&Search=)

The published agenda link on this page will open a PDF that contains links and lists attachments to each agenda item. Please let me know if you have any trouble accessing the information.

Thank You,

Matthew J. Ebinger, AICP

Senior Planner | Land Use Administration

Secretary to the Public Art Commission

Department of Planning and Development Review

City of Richmond | 900 E Broad Street, Room 511

Richmond, VA 23219 | 804-646-6308

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