



SUP-051399-2019

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)

- [X] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address: 1101 Bainbridge Street Date: 02/07/2019
Tax Map #: S0000062010 Fee: \$ 2,400
Total area of affected site in acres: 0.348

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

RECEIVED

MAR 21 2019

Zoning

Current Zoning: R-63

Existing Use: Vacant - Church with associated Private School

LAND USE ADMINISTRATION

Proposed Use

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

Multi-Tenant Business or Educational use with Possible Restaurant at the Sanctuary floor - See applicant's report for detailed description

Existing Use: Vacant - Church with associated Private School

Is this property subject to any previous land use cases?

Yes No
[] [X] If Yes, please list the Ordinance Number:

Applicant/Contact Person: Ben Adamson - Owner

Company: Manchester Opportunity Zone, LLC

Mailing Address: PO Box 7217

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 8,146,269 Fax: ()

Email: bkadamson@mac.com

Property Owner: Manchester Opportunity Zone, LLC

If Business Entity, name and title of authorized signee: Ben Adamson - Owner

(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: PO Box 7217

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 8,146,269 814-6269 Fax: ()

Email: bkadamson@mac.com

Property Owner Signature: [Signature] 3/21/19

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)

1101 Bainbridge Street

March 20, 2019

Special Use Permit – Applicant's Statement

The attached application is for a Special Use Permit (SUP) at 1101 Bainbridge Street, located in the Old Manchester District. The existing historic structure is two stories tall with a basement and occupies most of the .348 acre site. This application is for the approval to maintain the allowable, and existing, R63 uses in the building while adding the potential for Business Use (Multi-Tenant) throughout the building and for the main sanctuary to be used as either Business, Restaurant, or Mercantile Use. The current plan is to receive an SUP for the building shell as described and lease tenant spaces out under separate CO's similar to a standard commercial building. The current R-63 zoning does not allow business use but with the building's proximity to Hull Street and the existing size of the structure we feel this to be the best use of the space.

The property is currently grandfathered with 23 parking spaces and has ample street frontage offering supplemental parking opportunities. While no additional parking spaces are being required by this Special Use Permit, the applicant plans to have additional parking spaces available on nearby parcels to adequately meet the market demands of future tenants.

Historic Tax Credits may be obtained for the building and the exterior will be maintained at its original appearance. This has yet to be decided since the building is good shape and minimal work would be required for the planned uses. Other than some minor masonry repairs and paint touch up, trimming back existing landscaping is the extent of the exterior work.

Using this building for a business, restaurant and/ or Mercantile function will enhance the overall neighborhood environment by increasing both social and economic activity in the surrounding area. The characteristics of the building's end use and features will contribute the community and will not be detrimental to the safety, health, morals and general welfare of the community involved. We further feel the project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

The building will be upgraded to meet or exceed applicable codes including ADA restrooms, life and fire safety, and it will not create hazards from fire, panic or other dangers. With the building structure existing and minor improved at the interior we feel the structure will not tend to overcrowding of land and not cause an undue concentration of population or adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements or interfere with adequate light and air.