



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: 1312 Bainbridge Street, Commercial Space known as Suite 101 Date: 9/29/20  
Tax Map #: S0000119001 Fee: \$1,800  
Total area of affected site in acres: .334 acres

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

**Zoning**

Current Zoning: R63

Existing Use: Vacant

**Proposed Use**

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

Expand Existing R63 uses to include B5 uses consistent with the B5 zoning district directly behind the subject property across a 20' alley

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: Case No. 03-16-approved 2/3/16

10 parking spaces that back up to the rear 20' alley are designated for use by commercial tenants at 1319 & 1321 Hull St

**Applicant/Contact Person:** Janet King

Company: 1312 Bainbridge Street, LLC

Mailing Address: 1711 Reymet Road

City: Richmond State: VA Zip Code: 23237

Telephone: (804) 400-7820 Fax: (804) 714-3353

Email: janet@trinitybuildsrva.com

**Property Owner:** 1312 Bainbridge Street, LLC

If Business Entity, name and title of authorized signer: Janet King, Manager

(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: 1711 Reymet Road

City: Richmond State: VA Zip Code: 23237

Telephone: (804) 400-7820 Fax: (804) 714-3353

Email: janet@trinitybuildsrva.com

**Property Owner Signature:** Janet King, manager

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)

## APPLICANT REPORT for 1312 BAINBRIDGE STREET, COMMERCIAL SUITE 101

### Design, Existing Conditions/Limitations and R63 Permitted Uses:

Built to the maximum square footage allowed ordinance, the subject is 14' in depth and 39' 9" throughout the majority of the "work-space" with floor to ceiling windows across 14<sup>th</sup> Street and Bainbridge Street. It has been vacant since receipt of its Certificate of Occupancy in February 2018.

The R63 permitted principal uses on corner lots are restricted to a live/work unit, day nursery, art gallery, barber shop/beauty salon, grocery and convenience store, restaurants & similar food services and video rentals (reference Sec. 30-419.3).

There is an apartment located above the space and the design limits its ability to meet several of the uses practically, affordably or at all.



### Existing Uses are narrow by definition and the demand for other uses has been confirmed

We have received interest for the space from a graphic designer, a private-pay chiropractor, a company offering water safety and other training courses, a florist + retail component, and a beauty bar offering lash services and products. It also has great potential for a personal services business such as a yoga studio or fitness/personal training.

### Expanding to B5 will grow uses to meet the needs of business and service companies that want to operate in upper Manchester and serve the community.

One of the intents of the R63 district is for nonresidential uses to provide residents with day-to-day convenience needs of neighborhood residents and provide opportunities for residents to live and work within the neighborhood (sec. 30-419.1). This R63 district abuts a B5 district (20' alley divides them) that has been growing with eateries, neighborhood markets, a private-pay primary care physician office, chiropractic and physical therapy office, and traditional offices.

### Many of the approved R63 uses are also approved B5 uses; we do not believe this expansion will have an additional impact to parking

Current R63 zoning does not require off-street parking for the commercial space nor does the adjacent B5 zoning require off-street except in very specific uses. This is a mixed-use building with 14 apartments. 29 space lot; Zoning required 14 spaces; an additional 5 overflow spaces and 10 designated for commercial use by their commercial tenants at 1319 and 1321 Hull, directly behind the subject were built.

This space is complimentary to the existing uses in both the R63 and B5 Districts.

1312 BAINBRIDGE STREET – FRONT ELEVATION



The commercial space is on the RIGHT of the translucent wall/main sidewalk; first floor, brick/storefront.