



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-019005-2017

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: 305 & 309 Plazaview Road Date: _____
 Tax Map #: 6060254020 Fee: \$300
 Total area of affected site in acres: 0.41 acres

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

Zoning

Current Zoning: OS

Existing Use: Single-family buildings

Proposed Use

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

single-family detached
 Existing Use: vacant buildings designed as single-family

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: John J. Dutton Jr
 Company: Batman Properties
 Mailing Address: 163 BRANDON ROAD
 City: Richmond State: VA Zip Code: 23024
 Telephone: (804) 514-3900 Fax: (804) 232-8301
 Email: jack@duttonequipment.com

Property Owner: John J. Dutton Jr of Batman Properties
 If Business Entity, name and title of authorized signee: 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: Same as above
 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)

BOATMAN PROPERTIES LLC

163 Brandon Road, Richmond, VA 23224

June 9, 2017

Matthew Ebinger
900 E. Broad Street, Room 511
Richmond, VA 23219

Hello Matthew.

I am seeking your assistance to help me resolve a couple zoning issues I have been dealing with unsuccessfully for 25 years or so in the City of Richmond.

The two properties in question are 305 & 309 Plazaview Road, Richmond, VA 23224 in an OS zoned neighborhood that is used approximately 80% residential.

The 309 property has been granted residential service from Dominion Virginia Power, the city has stuck with commercial water.

The 305 property was rented out for years to a non-profit church group and a classroom for home care assistants to be trained.

I dealt with the tenants for years allowing rents to fall behind etc., until we both agreed it was time. I then listed the property with Divaris to try to find a commercial tenant. After a year of vacancy, I added a kitchen, shower, and laundry room to convert to a house in order to make the property income providing again.

Of course, mainly because of the city wanting commercial drawings and did not want it to be a residence, I performed the work under the "radar". Low and behold, got caught in the end through a call to Dominion VA Power troubleshooter finding a problem in the electric meter base which triggered a permit and stop work orders. This left the building with no power to date.

Problem being that both buildings still need to be zoned residential in order to obtain viable tenants in these "residential" structured properties.

With the help of the building permit & zoning department they gave me hope of changing them to residential, so I paid the stop work order fines and applied for use change to residential plus paid application fees, enclosed drawings, etc.

BOATMAN PROPERTIES LLC

163 Brandon Road, Richmond, VA 23224

Six weeks later I received a phone call stating I need to apply for a “special use permit” at a cost of \$1,500 per property with a several months wait time and no guarantee this will work and no refund if denied.

I took a look all over the city noticing we have many industrial use properties being changed to mixed use and residential, which is a “lesser” zone rating. I have been told that going backwards or from a higher to a lower zone rating is not how it works.

To make matters more fun, the existing property next door and one adjacent house from my 305 property is vacant and deplorable and no one seems to care.

Please see enclosed photos of 305 & 309 Plazaview properties.

My 309 property is ugly because of commercial permits needed to repair house, it just doesn't work – it's the ugliest one I own.

Anyway, can you please help with getting this resolved?

Sincerely,

Jack Dutton
jack@duttonequipment.com
804-514-3900 Mobile