

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: 2128 West Cary Street Date: June 26, 2017  
 Tax Map #: W0000942034 Fee: \$1,800  
 Total area of affected site in acres: .055

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

**Zoning**

Current Zoning: R-63

Existing Use: Vacant mixed-use building

**Proposed Use**

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

Up to 3 dwelling units and commercial uses permitted in the UB Urban Business District

Existing Use: Vacant mixed-use building

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: BZA 1960-125

**Applicant/Contact Person:** Willy Thompson

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond

State: VA

Zip Code: 23220

Telephone: ( 540 ) 3,834,320

Fax: ( )

Email: willy.thompson@markhamplanning.com

**Property Owner:** Goliath LLC

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 7056 Sassafras Landing Road

City: Gloucester

State: VA

Zip Code: 23061

Telephone: ( )

Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** Carrie McDaniel

Authentisign

6/27/2017 9:08:43 AM EDT

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)



June 26, 2017

Mr. Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[Mark.Olinger@richmondgov.com](mailto:Mark.Olinger@richmondgov.com)

RE: Applicant's Report for Special Use Permit Application at 2128 West Cary Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for 2128 West Cary Street. With this application, Carter Snipes, owner of Snipes Properties, is petitioning the City Council for authorization to use their property at 2128 West Cary Street for the purposes of authorizing uses permitted in the UB Urban Business zoning district, which would include office space and up to three dwelling units. Currently, the R-63 Multi-Family Urban Residential district permits residential uses and principal permitted commercial uses on corner parcels but does not permit an office use and the property does not have the minimum square footage to accommodate three dwelling units.

#### *Site*

The property is located north of West Cary Street at the intersection of West Cary Street and South Shields Avenue. The property at 2128 West Cary Street is comprised of .055 acres (2,396 square feet). The existing building, constructed in 1940, is a two-story structure that has been historically used for restaurant uses. The most recent Certificate of Occupancy was issued in 2010 for a restaurant use on the first floor and no required off-street parking.

#### *Proposal*

The applicant proposes to use the first floor for two office spaces and the second floor for two dwelling units. In addition, the applicant would request that the rear office space on the first floor be authorized to be used as an optional third dwelling unit. This unit would be constructed similarly to the second floor dwelling units as substantially shown on the attached plans. Finally, the applicant proposes that the uses permitted in the UB Urban Business district be permitted for this property.

#### *Zoning and Ordinance Conditions*

The zoning is R-63 Multi-Family Urban Residential, which permits residential uses and principal permitted commercial uses on corner parcels but does not permit an office use and the property does not have the minimum square footage to accommodate three dwelling units. The existing zoning requires multi-family dwelling units be located on lot sizes of at least 4,000 square feet. The subject parcel is just under 2,400 square feet. In addition, the applicant is also requesting those uses permitted in the UB district.

MARKHAM PLANNING  
2314 West Main Street · Richmond, Virginia 23220  
(804) 248-2561

It should be noted that in 2007, the City rezoned this property as well as the surrounding properties along West Cary Street from B-3 General Business to the R-63 zoning district in an effort to encourage residential, commercial, and office uses.

*Master Plan*

The City's 2001 Master Plan recommends Single-Family (medium density) for the property, which may include single and two-family dwellings with densities up to 20 units per acre. It also includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. A substantial mixed-use land use designation is located to rear of this property along West Main Street. In addition, the property has been historically used for commercial purposes, including a hair salon on the second floor and a restaurant on the first floor starting in 1997. The property was rezoned in 2007 by the City to encourage an appropriate mix of residential and commercial uses, which is precisely the objective of the applicant's proposal. The mix of uses proposed would enhance the value of the property and become an asset to the surrounding community.

*City Charter Conditions*

This is an ideal opportunity in the City's Near West End area to utilize a historically commercial property for the community's benefit. We trust that you will agree with us that this mixed-use proposal meets the City Charter criteria as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at [willy.thompson@markhamplanning.com](mailto:willy.thompson@markhamplanning.com) or (540) 383-4320 if you have any questions or require additional materials to process the application.

Very Truly Yours,

Willy Thompson, AICP

Enclosures

cc: The Honorable Parker Agelasto  
Matthew Ebinger, Secretary to the City Planning Commission