



SUP-030464-2018

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/

RECEIVED

FEB 13 2018

LAND USE ADMINISTRATION

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: 110A W. MARSHALL ST. Date: 2/12/18
Tax Map #: 218 Fee: \$1,200
Total area of affected site in acres: .21

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

Zoning

Current Zoning: R-02

Existing Use: VACANT DWELLING

Proposed Use

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

ADDITIONAL OFFICE SPACE FOR NONPROFIT ADMINISTRATIVE STAFF

Existing Use:

Is this property subject to any previous land use cases?

Yes No
[checked] [ ] If Yes, please list the Ordinance Number: 2005-323-278

Applicant/Contact Person: MARLENE PAUL
Company: ART 180
Mailing Address: 114 W. MARSHALL ST.
City: RICHMOND State: VA Zip Code: 23220
Telephone: (804) 233-4180 Fax: ( )
Email: MARLENE@ART180.ORG

Property Owner: ART 180, INC.

If Business Entity, name and title of authorized signer: MARLENE PAUL, EXECUTIVE DIRECTOR

(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: 114 W. MARSHALL ST. (SAME AS ABOVE)
City: RICHMOND State: VA Zip Code: 23220
Telephone: (804) 233-4180 Fax: ( )
Email: MARLENE@ART180.ORG

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)

## Application for SPECIAL USE PERMIT

Submitted by ART 180

### Applicant's Report

ART 180, a 20-year-old, Richmond-based, creative youth development nonprofit, seeks to expand our office space by shifting some of our administrative staff to this unit. In 2012, we purchased and built out the ground-floor commercial unit of the Marshall Street Bakery Condos. A loan through the Department of Economic and Community Development allowed us to do so, and we were able to establish Richmond's first youth art center in the City's newly defined Arts and Cultural District. Our current 3,000sf space includes approximately 600sf for offices, while the rest is workshop and lounge space for our youth, and a gallery for their exhibitions and performances. Each month we open our doors to the public during First Fridays, attracting 200+ people and building community by bringing together diverse audiences.

When we moved to Marshall Street in January 2013, we had five employees; today we have 10, plus two long-term contractors, and paid and unpaid interns. We have exceeded our capacity for the office and need additional space for our staff to work. We are cramped in a very limited space and do not have room for our interns or contract employees. We can no longer accommodate additional staff, and current staff modify their work schedules, work remotely, and overflow into the public space as needed. Our board recently approved the addition of a new community program coordinator, but we can't hire them until we have more room.

When the adjacent condo unit 110A became available last fall, it offered an ideal and timely solution. The 978sf unit literally shares a wall with ours. It is accessible from the front sidewalk but also through our back door—which leads to the kitchen door of the residential unit less than 10 steps away. We purchased the unit in November with the intention of seeking this amendment so that we may use it for offices. Unit 110A is the front of a duplex in the Victorian brownstone just next to our commercial space. All of the other residential units in our development are on three floors above us constructed in 2007, making the brownstone the only other unit on the ground level. FYI, the HOA board unanimously approved our proposed usage before we purchased the unit, as our property management company can confirm.

We would like to move four of our staff members to the unit: our bookkeeper/database coordinator, communications manager, donor relations director, and executive director. The combined living/dining room downstairs is suitable for one workspace, with the two rooms upstairs accommodating three more employees. We do not need to modify the interior for this usage, nor will any exterior changes be made. The unit will continue to look like a residence, only now housing quiet administrative offices for the nonprofit organization based in the same complex. We will operate almost exclusively during business hours. Because this would not be a public space but rather a private work area we do not require additional parking, and all of these staff members already have parking spaces provided to them.

As an organization that has contributed positively to our neighborhood, to our City, and to the lives of the young people and families we serve—for 20 years in Richmond, including five in Jackson Ward—we respectfully request an amendment be granted to the existing special use permit to expand our offices for our administrative staff. This will give our staff more room to work in a quiet space that is removed from the disruptions of our crowded public space.

**We certify that the special use will not:**

- a. *be detrimental to the safety, health, morals and general welfare of the community involved;*

ART 180 has and will continue to positively contribute to the condominium complex, the neighborhood, and the broader community. Our executive director serves on the board of the condo owners association, and we own the largest share in the development. Therefore, we have the greatest stake in the development's continued good standing in the community.

- b. *tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;*

Not an issue. We would merely be shifting some of our staff into this adjacent space.

- c. *create hazards from fire, panic or other dangers;*

The space would be private work space for four employees.

- d. *tend to cause overcrowding of land and an undue concentration of population;*

Not an issue.

- e. *adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;*

ART 180 exists to serve the community. We rely on the support of the community to fulfill our mission. It is in our best interest to be good citizens, stewards, and contributors to the community. This will not change.

- f. *interfere with adequate light and air.*

No changes will be made that affect this.