



SUP-055213-2019

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: See Attached Date: 5/10/19
Tax Map #: See Attached Fee:
Total area of affected site in acres: 1.28 acres

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

Zoning

Current Zoning: R-5

Existing Use: vacant

Proposed Use

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

Existing Use: vacant

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Jennifer D. Mullen

Company Roth Jackson Gibbons Conklin, PLC
Mailing Address: 11 s. 12th Street, Suite 500
City: Richmond State: VA Zip Code: 23219
Telephone: (804) 977-3374 Fax:
Email: jmullen@rothjackson.com

Property Owner: Anna Julia Cooper Episcopal School

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: 2124 N. 29th Street
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 477-5163 Fax:
Email: mcgowanL@ajces.org

Property Owner Signature: M. Williams

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)

2820 Purcell Street	E0120374008	R-5
2822 Purcell Street	E0120374022	R-5
2100 N. 29 th Street	E0120374006	R-5
2106 N. 29 th Street	E0120374005	R-5
2108 N. 29 th Street	E0120374004	R-5
2110 N. 29 th Street	E0120374003	R-5
2112 N. 29 th Street	E0120374002	R-5
2807 Newbourne Street	E0120374001	R-5
2805 Newbourne Street	E0120374020	R-5



ANNA JULIA COOPER

FAITH · KNOWLEDGE · PRIDE

EPISCOPAL SCHOOL

5/15/19

To: Matthew Ebinger

RE: SUP for Anna Julia Cooper
Episcopal School (AJCES)

enclosed is the fee for the Special
Use Permit application for
AJCES

Please contact Daura McJowan at
804-477-5163 with any
questions.

Thank you.

Daura McJowan

Jennifer D. Mullen

Richmond Office
(804) 977-3374
jmullen@rothjackson.com

BY HAND DELIVERY
Matthew J. Ebinger, AICP
Planning and Development Review
900 E. Broad St., Room 511
Richmond, VA 23219

May 10, 2019

RE: Special Use Permit: E0120374008; E0120374022; E0120374006; E0120374005;
E0120374004; E0120374003; E0120374002; E0120374001; and E0120374020 (collectively, the
“Property”)

Dear Matthew:

This letter shall serve as the Applicant’s Report for the accompanying application for a Special Use Permit (“SUP”) for the Property to authorize use of the Property to waive feature requirements of lot coverage, front yard setback, landscaping between the parking lot and Newbourne Street and parking requirements from the R-5 district regulations. The Property is located on N. 29th Street between Purcell Street and Newbourne Street. The surrounding parcels are zoned R-5 and R-53 across N. 29th Street which is the Creighton Court neighborhood. The Applicant operates the Anna Julia Cooper Episcopal School (the “School”) on the parcel across Newbourne Street. The Anna Julia Cooper School is an independent, faith-based school providing full-tuition scholarships to 4th – 8th grade students of limited economic resources primarily from the surrounding neighborhood. The Applicant acquired the Property from the City of Richmond and an individual to construct a multi-purpose facility to increase enrollment at the School, provide a gymnasium and theater space for School use including after school care, as well as allow use of the facility by the community subject to reasonable rules and regulations.

This proposed use is compatible with the surround neighborhood uses, as well as consistent with the Purchase and Development Agreement executed with the City of Richmond sale of the Property to the Applicant. The School is committed to helping its students change the trajectory of their lives and playing an important role in the community. The proposed use the requirements set forth in the City Charter that the use will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in the 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 cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools,

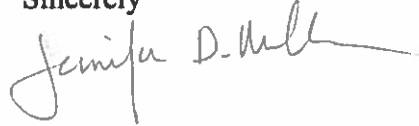
Matthew J. Ebinger, AICP

May 10, 2019

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parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Sincerely

A handwritten signature in black ink that reads "Jennifer D. Mullen". The signature is written in a cursive style with a long horizontal line extending to the right.

Jennifer D. Mullen

Cc: Michael Maruca via email

Laura McGowan via email