



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: 5430 PATTERSON AVE 23226 Date: 1/19/17

Tax Map #: W0200075015 Fee: 1200 -

Total area of affected site in acres: 0.208 acres 9067.49 sq foot parcel

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

Zoning

Current Zoning: R-5

Existing Use: B-professional use (with a special use permit for beauty salon)

Proposed Use

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

Beauty Salon - no change of use, requesting to build a 1000 sqft. addition

Existing Use: Beauty salon

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2001-210-197 adopted 6/25/01
94-139-139 adopted 6/22/94

Applicant/Contact Person: Michael Wood

Company: Michael Wood LLC

Mailing Address: 4235 ECHO HO LANE

City: RICHMOND

State: VA

Zip Code: 23235

Telephone: (804) 647-5223

Fax: ()

Email: MICHAEL@YYSALON.COM

Property Owner: Michael Wood LLC

If Business Entity, name and title of authorized signee: Michael Wood, managing member

(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: 4235 ECHO HO LANE

City: RICHMOND

State: VA

Zip Code: 23235

Telephone: (804) 647-5223

Fax: ()

Email: michael@YYSALON.COM

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)

January 19, 2017

Special Use Permit Application for:
Parcel W020-0075/015
5430 Patterson Avenue, Richmond VA 23226

Applicant: Michael Wood LLC, property owner
Michael Wood, managing member
Tenant: YY Salon LLC
Michael Wood, managing member

*Existing Ordinance 2001-210-197 File 8003 (adopted June 25, 2001)
Was to: amend Ordinance 94-139-139 (adopted June 27, 1994), which
authorized the special use of property for office and certain retail uses, to authorize
the inclusion of a beauty salon as a permitted use at a maximum of 737 sq. feet and
upon other terms and conditions.*

I am requesting to amend the existing Special Use Permit, Ordinance 2001-210-197 that was adopted June 25, 2001 and authorized the inclusion of a beauty salon as a permitted use. I am the principal owner and managing member of Michael Wood LLC that purchased the property in March 2016 and moved my business, YY Salon LLC into that location in May 2016. We require additional square footage to adequately provide our services for the community and provide much needed renovations to a structure that was built in the 1920's that will integrate better into the recent redevelopment of the Patterson/Libbie mixed use corridor.

We propose to continue using the property as a beauty salon and are requesting to amend the special use to authorize construction of an additional 1100 sq. feet +/- of floor area, for no more than a final total floor area of 1850 sq. feet.

The final footprint of the proposed expansion will be well below the maximum limits and therefore it will not overcrowd the land, per City Ordinance.

We currently operate a beauty salon at the property with a total of 2 full-time and 2 part time stylists and are open Tuesday - Saturday. We would like to amend the SUP to allow a future total of 6 full time stylists with 6 styling stations.

The fenced parking lot provides more than the typically required number of spaces for this use and thereby will have no adverse effect on Street traffic or create congestion. Ingress and egress is via private driveway off Patterson Avenue.

The property is adjacent to a public library to the east, US Post Office to the north, two blocks of retail businesses to the west and it fronts Patterson Ave with

numerous commercial properties with their own parking lots on the south side of Patterson Ave.

There is a public bus stop directly in front of the property making the location extremely convenient and encouraging for public transportation.

Our proposal will not be detrimental to the safety, health, morals and general welfare of the community. We have already been warmly welcomed by many neighboring businesses, invited to join the local business association and many people within the local community now patronize the business and are excited about the possibility of the expansion.

In following all city codes for construction, working with city inspectors and following proper business conduct we will not create hazards from fire, panic or other dangers.

As there are no public or private schools, parks or playgrounds within a several block radius therefore our proposal will be no adverse effect on such.

There will be no interference with adequate light or air from the proposed single story addition if the SUP where to be granted, and all existing public water and sewer utilities will remain unchanged.

We propose to maintain the original 1920's architectural style of the building for the addition fronting Patterson Ave, which is also consistent with the adjacent commercial property to the west and a more contemporary style for the rear addition, which would be consistent with the current contemporary remodeling of the Public Library immediately to the east.

There has been significant demand for and an increase in local businesses within a two block radius of the Libbie/Patterson intersection and our proposal will enhance the mixed use neighborhood and better provide services to the community with the proposed expansion and improvements.

We look forward to working with all city agencies in this request.

Sincerely,



Michael Wood, managing member
Michael Wood LLC
4235 Echo Ho Lane
Richmond, VA 23235
804-647-5223