



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-017213-2017

6869

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: 2318 GROVE AVENUE Date: 5-5-17
 Tax Map #: W0001040032 Fee: \$300
 Total area of affected site in acres: .101 ac

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

Zoning

Current Zoning: R-6

Existing Use: TWO-FAMILY

Proposed Use

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

DAY NURSERY
 Existing Use: RESIDENTIAL

Is this property subject to any previous land use cases?

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

Applicant/Contact Person:

WILLY THOMPSON
 Company: MARKHAM PLANNING
 Mailing Address: 2314 W. MAIN ST
 City: RICHMOND State: VA Zip Code: 23220
 Telephone: (540) 383-4320 Fax: ()
 Email: WILLY.THOMPSON@MARKHAMPLANNING.COM

Property Owner:

CAFARELLA GROVE 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: 2319 GROVE AVE
 City: RICHMOND State: VA Zip Code: 23220
 Telephone: (804) 353-5019 Fax: ()
 Email: JOE@MJBARS.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)



May 9, 2017

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

RE: Applicant's Report for Special Use Permit Application at 2318 Grove Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for 2318 Grove Avenue. With this application, Joe Cafarella, owner of Ms. Babs' Day Nursery, is petitioning the City Council for authorization to use their property at 2318 Grove Avenue for the purposes of operating a day nursery use. Currently, the R-6 Single-Family Attached Residential zoning district does not permit a day nursery use on this property.

Site

The property is located north of Grove Avenue on the block bounded by North Stafford Avenue to the west and Strawberry Street to the east. Directly across Grove Avenue to the south is the existing Ms. Babs' Day Nursery, which received a special use permit in 2014 (Ord. No. 2014-222-204) to expand the nonconforming day nursery. This request is to expand the existing day nursery to include the property at 2318 Grove Avenue. The property at 2318 Grove Avenue is comprised of .101 acres (4421 square feet). The existing building, constructed in 1922, is a two-story residential structure that has been historically used as a two-family dwelling. The building has approximately 2,876 square feet in finished floor area and a basement that 1,418 square feet in area. There is a detached garage in the rear that is approximately 500 square feet in size.

Proposal

The applicant proposes to expand the existing operations of Ms. Babs' Day Nursery by using the building at 2318 Grove Avenue. The use of this property would be for a 16-month to 26-month old toddler classroom downstairs and a pre-k class room upstairs for a maximum of 40 children. The basement would be used as an arts and ceramics room. The rear of the property, including the garage would be used for outdoor and recreational space.

The current Ms. Babs' Day Nursery has approximately 5000 square feet, which holds 75 children. The infant and pre-k classes are experiencing a significant lack of space for the school's desired programming. By moving part of the toddler class and entire pre-k class into 2318 Grove Avenue, Ms. Babs' would be able to maintain their excellent quality of care and education built on the foundations of low teacher to student ratios and low-stress teaching environments. The total number of students

affiliated with Ms. Babs' Day Nursery (2319 and 2318 Grove Avenue) would be approximately 115 children. There would be 6 teachers affiliated with the new operations at 2318 Grove Avenue.

Zoning and Ordinance Conditions

The zoning is R-6 Single-Family Attached Residential, which does not permit the proposed day nursery use. The applicant will provide at least 100 square feet of outdoor play area per child and the outdoor play area will be screened by a continuous opaque fence of at least four feet in height. The total number of employees working at 2318 Grove Avenue would be 6. The applicant respectfully request that the 3 parking spaces normally required be waived by the special use permit ordinance.

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. The property is currently adjoined by residential uses to the west and east and sits across from the existing Ms. Babs' Day Nursery. One block to the north is the location of William Fox Elementary School and two blocks to the west is North Robinson Street which is occupied by a mix of commercial uses, including the Retreat Doctors Hospital and a number of restaurants and office uses. The Master Plan encourages maintaining existing values in the near west end area and Ms. Babs' has demonstrated its tremendous value to the neighborhood. Allowing for the expanded use of Ms. Babs' at 2318 Grove Avenue would further enhance that value and only add to the numerous neighborhood amenities afforded to the citizens of the Fan District.

City Charter Conditions

This is an ideal opportunity in the City's Near West End area to utilize a property in need of much repair for the community's benefit. We trust that you will agree with us that this day nursery use 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 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 Kimberly Gray
Matthew Ebinger, Secretary to the City Planning Commission