



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

Project Name: Brookland Park Plaza Date: 07/10/2014

Property Address: 1221 E. Brookland Park Boulevard Tax Map #: N0000917005

Fee: 1400.00 Total area of affected site in acres: 2.61
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5

Proposed Use

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

Existing Use: senior housing (77 units) 6+

Is this property subject to any previous land use cases?

Yes No

If Yes, please list the Ordinance Number:

91-283-92-1

Senior Housing (77 units) 55+

Applicant/Contact Person: Jennifer D. Mullen

Company: Roth Doner Jackson Gibbons Conklin, PLC

Mailing Address: 919 E. Main Street, Suite 2110

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 977-3374 Fax: (804) 441-8438

Email: jmullen@rothdonerjackson.com

Property Owner: Highland Park Senior Housing LLC

If Business Entity, name and title of authorized signee: Shelynda Burney Brown

Mailing Address: 5513 Connecticut Avenue NW #250

City: Washington State: DC Zip Code: 20015

Telephone: (202) 885-9552 Fax: (202) 895-8805

Email: _____

Property Owner Signature: *[Signature]* by power of attorney

(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)



roth doner jackson gibbons condlin, plc

attorneys at law

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Jennifer D. Mullen
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jmullen@rothdonerjackson.com

July 10, 2014

VIA EMAIL AND HAND DELIVERY

Mr. Daniel W. Thompson
City of Richmond Department of Community Development
City Hall, Room 511
900 East Broad Street
Richmond, Virginia 23219

Re: Special Use Permit Amendment: 91-283-92-1

Dear Willy:

This letter shall serve the Applicant's Report accompanying the Amendment to the Special Use Permit 91-283-92-1 ("SUP") application for the property located at 1221 East Brookland Park Boulevard (the "Property"). Highland Park Senior Housing LLC (the "Applicant") is the owner of the Property and proposes to rehabilitate the Property and locate seniors into the renovated building with the assistance of the Richmond Redevelopment and Housing Authority. The SUP currently authorizes the use of Property for use as an apartment building for the elderly subject to certain terms and conditions contained in the SUP. This application requests Section 2(f) of the SUP be amended to permit eighty (80%) percent of the occupied units be occupied by at least one person who is fifty-five (55) years of age or older, consistent with the Housing of Older Persons Act of 1995 ("HOPA").

The proposed amendment is consistent with use permitted by the SUP of providing senior housing for the community. This is an appropriate use for the Property that is compatible with the surrounding uses, consistent with the revitalization goals for Brookland Park Boulevard and will activate a currently vacant building. The restrictions of the SUP regulating the use of the property meet the criteria set forth in the Charter of the City of Richmond that the use, as amended, 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 cause overcrowding of land and 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.

Please find enclosed the following application materials:

1. Special Use Permit Amendment application form; and
2. A check in the amount of \$1,400.00 payable to the City of Richmond.

Thank you for your consideration of this matter, please feel free to contact me at any time if you have any questions or require additional materials.

Sincerely,



Jennifer D. Mullen

Enclosures

cc: Ms. Shelynda Burney Brown via email
Mr. Christopher Everett via email

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