



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: 2319 Grove Ave Richmond, VA 23220 Date: 12.18.19
Tax Map #: _____ Fee: \$200
Total area of affected site in acres: _____

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

Zoning

Current Zoning: R-6

Existing Use: Day Nursery

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
To Change current plan of non-opaque railings (4 foot) to solid HardiPlank w/lattice on rooftop playground

Existing Use: Day Nursery

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: SUP-038625-2018 2014-222-204

Applicant/Contact Person: Joe Cafarella
Company: Ms. Babs' Nursery LLC
Mailing Address: 2319 Grove Ave
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 212-7507 Fax: ()
Email: Joe@msbabs.com

Property Owner: Cafarella Grove LLC
If Business Entity, name and title of authorized signee: Joe Cafarella

(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: "same as above"
City: _____ State: _____ Zip Code: _____
Telephone: () Fax: ()
Email: _____

Property Owner 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)

Ms. Babs Nursery
2319 Grove Ave
Richmond, VA
23220

SUP-038625-2018
Plan Amendment

This is a request to change Ordinance No. 2018-328 S. 3 (d) from the proposed roof-top play area having a non-opaque , four-foot-high fence changed into a five-foot two inch solid Hardiplank siding wall with lattice and pressure treated cap. (SK103 in revised plans 12/17/19)

This amendment is one of necessity for the safety of the children. While during construction both business owner and contractor felt the four foot fencing with four inch spacing between bars was inadequate to provide a completely safe playing environment for the children. Safety concerns such as children climbing the rails, sticking arms and legs outside of the rails, rails becoming loose over time as well children becoming scared of the height they are up looking down on the rooftop playground were our biggest issues. Other concerns were the privacy of children and neighbors privacy, children being seen from the alley as well as children being able to look into the neighbors houses directly. After several trips around town to see some of the recent rooftop bars and restaurants to find the best solution we had a discussion with neighbors on each side of the rooftop playground and the decision to build the enclosed rooftop was agreed upon unanimously. Paint colors for said siding and lattice were also agreed upon. (white for siding and off white for lattice)

The added security of the solid siding provides safety for the school as well as privacy for the children and the directly affected neighbors.

In closing, this amendment helps Ms. Babs' continue to provide above and beyond safety to the care of children while we practice yoga on our rooftop, music club and nature club on our rooftop as well as keeping up with the renaissance of richmond by creating another one of a kind space in the heart of our beloved city.

We greatly appreciate everyone's time and effort in helping us create such a unique place. We know everyone in this city helps do what they can to help us have the special school we have and we feel very fortunate to be where we are and do what we love. We look forward to many many years ahead serving the Richmond community.

All the best,
Joe Cafarella
Owner/Admin
Ms. Babs Nursery School
2319 Grove Ave
Richmond, VA
23220