

9782



# 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

RECEIVED

MAR 19 2015

## Project Name/Location

LAND USE ADMINISTRATION

Project Name: Maymont Foundation Headquarters Date: March 19, 2015

Property Address: 1000 Westover Road Tax Map #: W0001101001 and 1001 Spottswood Road W0001101002 (in part)

Fee: \$2,400 Total area of affected site in acres: .947

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

## Zoning

Current Zoning: R-2

## Proposed Use

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

Existing Use: Vacant Residential

Is this property subject to any previous land use cases? Office use with accessory event space per attached plans

- Yes No
- If Yes,

**Applicant/Contact Person:** Jennifer D. Mullen, Esq.

Company: roth doner jackson gibbons condlin, plc

Mailing Address: 919 East Main Street Suite 2110

City: Richmond State: VA Zip Code: 23219-4625

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

Email: jmullen@rothdonerjackson.com

**Property Owner:** Maymont Foundation

If Business Entity, name and title of authorized signee: Norman O. Burns, II, Executive Director

(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: 1700 Hampton Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-7166 ext. 323 Fax: (804) 358-9994

Email: nburns@maymont.org

**Property Owner Signature:** *Norman O. Burns II*

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)

919 East Main Street, Suite 2110, Richmond, VA 23219-4625  
(804) 441-8440 (main) - (804) 441-8438 (fax)  
www.rothdonerjackson.com

**Jennifer D. Mullen**  
(804) 977-3374 (direct)  
jmullen@rothdonerjackson.com

March 19, 2015

VIA EMAIL

Ms. Lory Markham  
City of Richmond Department of Community Development  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

RECEIVED  
MAR 19 2015  
LAND USE ADMINISTRATION

**Re: Special Use Permit: 1000 Westover Road and 1001 Spottswood Road (in part)**

Dear Lory:

This letter shall serve the Applicant's Report accompanying the application for a Special Use Permit ("SUP") for the property located at 1000 Westover Road (the "Westover Property"), a 0.315 acre portion of the property located at 1001 Spottswood Road ("Spottswood Property") and 0.070 acres of a 20' public alley located between the Westover Property and the Spottswood Property (the "Alley"), as well a 0.015 acre portion of City property to be swapped with a 0.017 acre portion of the Westover Property, which together with the Westover Property, Spottswood Property and the Alley are collectively referred to herein as the "Property". In connection with the SUP application, the applicant has submitted a companion request to close the Alley, as well as a proposed dedication to the City of Richmond Department of Parks and Recreation of the remaining 0.215 acres of the property located at 1001 Spottswood Road for inclusion into Maymont Park.

The SUP is requested for the Property to permit office use and accessory event space within the existing structure on the Westover Property as well as the construction of a new addition pursuant to the attached plans. The Property is zoned R-2, as are the residential properties to the North, Maymont Park to the South and Byrd Park to the East. Office use and accessory event space is not permitted within the R-2 district, and the applicant seeks to permit such a use for the Maymont Foundation pursuant to the plans. The applicant proposes to limit event space within the Property extending beyond typical office hours to 11 p.m. The applicant requests a waiver of the side yard as well as the lot coverage requirements of the R-2 district and parking requirements for the proposed use. Parking will be provided for the proposed use off-site within City owned Maymont Park. This request is an opportunity for the Maymont Foundation to consolidate its staff and properly use the historic buildings currently used as administrative space, create space for its Board meetings as well as to have the ability to host partners of the Maymont Foundation and rentable space to further its fundraising goals for supporting Maymont Park.

The mission of the Maymont Foundation is to manage, promote and develop Maymont Park, keeping it beautiful and accessible for every generation to come. In furtherance of its mission, the Maymont Foundation has been raising funds to improve Maymont infrastructure, buildings and exhibits resulting in multiple planned improvement projects within Maymont Park. Contemporaneously with the SUP, the Maymont Foundation will seek location, character and extent approval from the Planning Commission for a few of these improvement projects, two of which are capital improvements to the parking lot at the Children's Farm, immediately adjacent to the South of the Property and the entrance road relocation through the remaining portion of the Spottswood Property. The companion request to dedicate a portion of the 1001 Spottswood Road parcel to the City provides the opportunity to relocate the entrance road into Maymont Park at the Children's Farm, creating a safer and better defined entrance for the public. The Children's Farm parking area is designed to accommodate 206 parking spaces, which is an increase of approximately 40 spaces over the existing parking lot. Subsequent projects will include the renovation the Dooley Estate buildings in the historic precinct within Maymont Park, where the existing Maymont Foundation offices are currently located, to be used for interpretation and education.

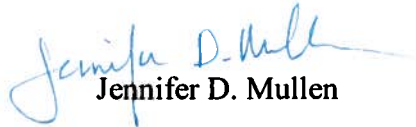
As the most visited place in Richmond in 2013 and consistently topping tourism sites' best places to visit, improving Maymont is a real benefit to the City, its residents and the region. Maymont partners with the City to provide a universally beloved cultural and educational resource. This application supports Maymont through the Maymont Foundation with a headquarters facility that is designed to accommodate its staff and board, as well as promote the preservation of Maymont as a museum and park for the pleasure and education of the public.

The Property is well situated on the south side of Shirley Lane encompassing the block adjacent to the Maymont Park Children's Farm precinct and the improvements proposed with this application, as well as its companion requests, promote the preservation of Maymont as a museum and park for the pleasure and education of the public. This is an appropriate use for the property and it meets the criteria set forth in the Charter of the City of Richmond 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 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.

Ms. Lory Markham  
March 19, 2015  
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Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,

  
Jennifer D. Mullen

Enclosures

cc: The Honorable Parker Agelasto  
Mr. Norman Burns via email  
Andrew M. Condlin, Esq.

 roth doner jackson gibbons condlin, plc  
attorneys at law

McLean • Richmond • Norfolk



“Maymont’s beauty lies partly in its ability to be different things to different people. It is referred to as ‘everybody’s backyard.’ For some it’s a refuge, a place of contemplation. For others it’s a place of enchantment, and for still others, it’s a place of discovery and exploration.”

– Paul Farmer, Chief Executive Officer, American Planning Association



## NATIONAL RECOGNITION

Maymont has earned national recognition for the work taking place on the estate by staff and volunteers.



- Top 10 Great Public Spaces



- National Champion Tree
- AIC/Heritage Preservation Ross Merrill Award

## ECONOMIC IMPACT

Total Industry Impact of Organizations & Audiences

- Total Expenditures: \$3,703,436
- Full-time Equivalent Jobs: 496
- Local Taxes & Fees Generated: \$855,316
- State Taxes & Fees Generated: \$1,064,354
- Employees: 127 (61.5 FTEs)
- Total Payroll: \$2,221,980

Source: American for the Arts & Economic Prosperity Calculator

## VOLUNTEERS

1,442

## POPULATION SERVED

1.3 million regional residents

Source: Greater Richmond Partnership

## ATTENDANCE (2014)

543,826

**MISSION** Maymont Foundation preserves and celebrates Maymont as a museum and park for the pleasure and education of everyone.

Maymont, a beautiful American estate, was given to all of us by James and Sallie Dooley who lived here from 1893 through 1925. They wanted Maymont to be preserved so that new generations could enjoy it as much as they did. Maymont is a special place where the manmade elegance of art and architecture is surrounded by the natural beauty of plants, animals, water and paths. Whether strolling through the gardens, touring the mansion, watching river otters play, petting a goat or picnicking on the lawn, Maymont is a gift of 100 acres for all to enjoy.

## EDUCATION & COMMUNITY IMPACT

Science, Environmental & Historical Education taught by degreed educators range from classroom-style, Standards-of-Learning-aligned sessions covering a range of historical and environmental topics for students in grades pre-k through 12 to self-guided interactive tours of the Robins Nature Center and wildlife exhibits to a lecture series for adults featuring topics such as Gilded Age architecture.

Maymont’s formal historical and environmental education programs are a vital resource for area teachers who wish to supplement the learning experience of their students. These accessible, low-cost education programs are important to educators who wish to augment their students’ learning through a hands-on, interactive experience.

During a typical school year, Maymont’s education team provides over 1,000 hours of instruction to over 17,000 students from 38 school districts across Virginia from county and city systems like Richmond, Chesterfield, Spotsylvania, Henrico, Hanover, Fredericksburg, Dinwiddie, Hopewell, Amelia, Caroline and Petersburg City. On average Maymont spends close to \$300,000 on K-12 educational programming.

“Maymont is a great place. Any conversation regarding the future of parks, interpreting history, habitats or horticulture in our greater central Virginia area must consider and study Maymont’s impact. Maymont serves as a leader in the areas of public-private partnerships, as a non-profit foundation manages and maintains a Richmond City public park through a thoughtfully-crafted agreement.”

– Charles Samuels, Richmond City Council Member Quote in the *Richmond Times Dispatch*

# MAYMONT®

An American Estate

1700 Hampton Street, Richmond, Virginia 23220 ☎ 804-358-7166 🌐 maymont.org