

INTRODUCED: January 27, 2020

AN ORDINANCE No. 2020-032

To amend and reordain Ord. No. 2006-130-115, adopted May 22, 2006, which authorized the special use of the property known as 3011 Meadow Bridge Road for the purpose of authorizing commercial uses, which may be operated on a social service delivery basis, and an accessory parking area, to modify the permitted uses, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 24 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2006-130-115, adopted May 22, 2006, is hereby amended and reordained as follows:

§ 1. That the property known as 3011 Meadow Bridge Road and identified as Tax Parcel No N000-0989/015 in the [~~2006~~] 2020 records of the City Assessor, being more particularly shown on a survey and site layout entitled “Proposed Sale of Surplus Property at 3011 Meadow Bridge Road, Parcel N000-0989-015”, prepared by the Department of Public Works, designated as DPW Drawing No. N-28052 and dated April 6, 2006, a copy of which is attached to and made a part of [~~this ordinance~~] Ordinance No. 2006-130-115, adopted May 22, 2006, is hereby permitted to be

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: FEB 24 2020 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

used for certain commercial uses, which may be operated on a social service delivery basis, and an accessory parking area, substantially as shown on sheets Site-1, Site-2, and A.1 through A.4 of the plans entitled "Firehouse Retail Center," prepared by Irby and Papit Architects, dated January 18, 2006, with sheets Site-2 and A.1 being revised January 20, 2006, copies of which are attached to and made a part of ~~[this ordinance]~~ Ordinance No. 2006-130-115, adopted May 22, 2006.

§ 2. That the adoption of this ordinance shall constitute the granting of a special use permit for the property, which shall be transferable from the owner of the property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the property a building permit substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the property shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the property, except as otherwise expressly provided in this ordinance.

(b) The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for [a building permit] the certificate of zoning compliance shall be made within ~~[twenty-four (24)]~~ 24 months from the effective date of this ordinance. ~~[This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of [one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should]~~ If the application

for the ~~[building permit]~~ certificate of zoning compliance is not ~~[be]~~ made within ~~[twenty-four (24) months after the effective date of this ordinance or should the building permit expire and become null and void after the expiration of the twenty-four (24) month]~~ the time period [for making application for the building permit] stated in the previous sentence, ~~[the privileges]~~ this ordinance and the special use permit granted hereby ~~[by this ordinance]~~ shall terminate and ~~[the special use permit shall]~~ become null and void.

(c) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the subject property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of ~~[Community Development]~~ Public Utilities prior to the issuance of building permits.

(e) Storm or surface water shall not be allowed to accumulate on the land. The owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the property so as not to adversely affect or damage any adjacent property or public streets and the use thereof.

(f) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(g) The permitted principal uses of the rooms designated as 106, 107, 108, 110, 111, and 112, on sheet A.1 of the ~~[attached plan]~~ plans attached to and made a part of Ordinance No. 2006-130-115, adopted May 22, 2006, shall be limited to: art galleries, banks, dry cleaning pick-

up stations, non-medical office, office supply, business and office service, personal service, retail, and service business that service small electronic or household items.

(h) The permitted principal uses of the room designated as 109 and the kitchen space designated as room 105 on sheet A.1 of the ~~attached plan~~ plans attached to and made a part of Ordinance No. 2006-130-115, adopted May 22, 2006, shall be limited to restaurant, tearoom, café, delicatessen, ice cream parlor, similar food and beverage service establishment, including catering business in conjunction therewith, or a bakery where products are sold principally at retail on premises. In conjunction with these uses, room 109 may be used as a lodge or meeting facility and may offer live performances, provided that such performances end by ~~10:00~~ 11:00 P.M., Sunday through Thursday, and 12:00 a.m., on Friday and Saturday. The restaurant may also utilize the concrete patio for outdoor dining, but may not have live performances, music, or public address system in the outdoor dining area. The outdoor dining area shall be improved with trash facilities and screening as required by Chapter ~~114~~ 30 of the Code of the City of Richmond ~~(2004)~~ (2015), as amended. Four vendor kiosks may also be located in room 109.

(i) The sale or consumption of alcoholic beverages shall ~~not~~ be permitted indoors on the ~~premises~~ property during no more than three private events each month.

(j) The uses within the building shall close by ~~10:00~~ 11:00 P.M., Sunday through Thursday, and ~~11:00 P.M.~~ 12:00 A.M., on Friday and Saturday, and may not open earlier than 6:00 A.M. Any outdoor activities shall end by no later than 10:00 P.M.

(k) The aggregate sign area and types of permitted signs shall be as regulated by the underlying zoning district. Freestanding signage shall be limited to one sign oriented towards Meadow Bridge Road, which shall not exceed eight feet in height or seventy-five square feet in area.

(l) Site landscaping, fencing, and lighting shall be provided substantially as shown on the ~~[attached]~~ plans attached to and made a part of Ordinance No. 2006-130-115, adopted May 22, 2006. The area identified as “open yard and future garden” on the attached plans shall be improved with grass or may be improved in an alternative manner subject to the approval of a final landscape plan for that area. Such landscape plan shall be subject to the approval of the Director of ~~[Community]~~ Planning and Development Review. Additional screening, tables and chairs, and refuse facilities may be added to the concrete patio to accommodate an outdoor dining area. Improvement to the outdoor dining area shall be as required by section ~~[114-436.1(33)(b) and (c)]~~ 30-436.1(33)(b) and (c) of the Code of the City of Richmond ~~[(2004)]~~ (2015), as amended.

(m) Nine ~~[(9)]~~ on-site parking spaces shall be provided substantially as shown on the ~~[attached]~~ plans attached to and made a part of Ordinance No. 2006-130-115, adopted May 22, 2006.

(n) The principal use of the property may be operated on a social service delivery basis, provided that operation of the programs and services provided on the property shall be under the ultimate direction and oversight of a single nonprofit organization established for the purpose of providing services to individuals associated with the commercial use of the property, substantially as described in the applicant's report and management program, a copy of which is attached to ~~[this ordinance]~~ and made a part of Ordinance No. 2006-130-115, adopted May 22, 2006. The operating organization shall have a Board of Directors substantially as represented in the applicant's report and management program.

(o) Any encroachments either proposed on the ~~[attached]~~ plans attached to and made a part of Ordinance No. 2006-130-115, adopted May 22, 2006, or contemplated in the future shall

require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond [~~(2004)~~] (2015), as amended.

(p) In accordance with section 15.2-2286(A)(3) of the Code of Virginia (1950), as amended, this special use permit shall be subject to an automatic review by the City Council upon a change in possession, a change in the owner of the business, or a transfer of majority control of the business entity. Upon review by the City Council, it may either amend or revoke the special use permit after notice and a public hearing as required by section 15.2-2206 of the Code of Virginia (1950), as amended.

§ 4. That the privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections [~~114-1050.7~~] 30-1050.7 through [~~114-1050.11~~] 30-1050.11 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any [~~twelve (12)~~] 12 month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [~~114-1080~~] 30-1080 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, or any other applicable laws or regulations.

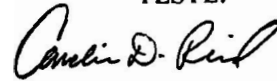
§ 5 That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of [~~twenty-four~~ 24] consecutive months, use of the property shall be governed thereafter by the zoning regulations prescribed for the district in which the property is then situated.

§ 6. This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**



**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Item Request

File Number: PRE.2019.361

~~O & R REQUEST~~

RECEIVED

4-9511

DEC 17 2019

JAN 1

### O & R Request

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

Office of the  
Chief Administrative Officer

**DATE:** December 13, 2019

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(This is no way reflects a recommendation on behalf of the Mayor)

*[Handwritten signature]* 1/6/2020

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer *[Handwritten signature]*

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning *[Handwritten signature]*

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review *[Handwritten signature]*

**RE:** To amend and authorize the special use of the property known as 3011 Meadow Bridge Road for the purpose of authorizing commercial uses, which may also be operated on a social service delivery basis, and an accessory parking area, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To amend and authorize the special use of the property known as 3011 Meadow Bridge Road for the purpose of authorizing commercial uses, which may also be operated on a social service delivery basis, and an accessory parking area, upon certain terms and conditions.

**REASON:** The proposed amendment to this special use is not currently permitted within the underlying zoning ordinance. The applicant wishes to allow for private events that will serve alcohol during certain times of the day and night which was previously prohibited by the previously approved special use permit.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 3, 2020, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.



**BACKGROUND:** The subject property consists of a total of 10,290 SF or .24 acre parcel of land improved with an institutional building adapted for commercial uses and is currently located in the Highland Terrace neighborhood within the City's North Planning District.

The City's Master Plan recommends three of the parcels to be Neighborhood Commercial. Neighborhood Commercial uses consist of "...office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses. Typical zoning classifications that may accommodate this land use category: B-1 and UB." (Ibid, 134)

The subject properties are zoned UB-PE8 (Urban Business Parking Exempt) District. Adjacent properties are located in the same UB Districts to the north and south. Properties to the east and west are zoned in the R-6 Single-Family Attached and the R-5 Single- and Two-Family Residential Districts respectively.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,800

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** January 13, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** February 10, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, February 3, 2020.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

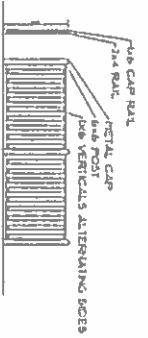
*PDR File No. 19-39*

SEWER CONNECTIONS: EXISTING SANITARY SEWER CONNECTION SHALL BE MAINTAINED AT 2'-517 IN MEADOWBRIDGE ROAD TO 60" COMBINED SEWER AND NEW STORM WATER CONNECTION IS PROPOSED. NEW PAVING WILL BE SHEET FLOWED TO MEADOW BRIDGE ROAD

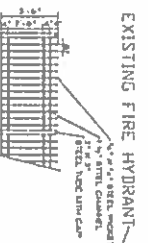
EXISTING CONCRETE DRIVE TO REMAIN AND TO SERVE AS AN ENTRY PLAZA & POTENTIAL OUTSIDE DINING

DENOLISH EXISTING CURB OPENING AND GUTTER TO CONTINUE EXISTING GRADE LINE OF EXISTING CURB. PROVIDE NEW SIDE WALK TO CONNECT TO EXISTING SIDEWALKS

PROVIDE SIGNAGE FOR 122 LINEAR FEET OF 2 HOUR STREET PARKING AT CLOSED DRIVE (6 PARALLEL SPACES)



PROPOSED FENCE DETAIL



PROPOSED DECORATIVE FENCE

NEW 3' WIDE CONCRETE SIDEWALK TO CONNECT TO CITY SIDEWALK

TWO SIDED, FREESTANDING YARD SIGN, NO MORE THAN 75 SQUARE IN SIZE AND NO GREATER THAN 8' ABOVE GRADE. SIGN SHALL BE ILLUMINATED BY GROUND LIGHTS

GROUND MOUNTED HVAC UNIT NOT TO EXCEED A HEIGHT OF 36" AFF FINISHED GRADE

1 STORY MASONRY 'RETAIL / RESTAURANT' F.F. = 101.40

NEW SUPER CAR CORRAL OVER EXISTING CONCRETE SLAB WITH 6' HIGH WOODEN FENCE AND 2 GATES

NEW LIGHT AND POLE (2)

PAVE APPROXIMATELY 125' LINEAR FEET OF 20' WIDE CITY ALLEY FROM CURB CUT TO EASTERN PROPERTY LINE WITH MEDIUM DUTY PAVING (3" BITUMINOUS/6" STONE BASE). SHEET FLOW STORM TO MEADOWBRIDGE CURB AND GUTTER

EXISTING SHED TO REMAIN (HISTORIC CONTRIBUTING STRUCTURE, 180 GSF) EXTERIOR TO BE RENOVATED

ACCESSIBLE LOADING TO ALIGN WITH POLE

EXISTING UTILITY POLE TO REMAIN

DENOLISH 59' OF EXISTING STONE WALL TO ALLOW FOR NEW PARKING

PAVE SIDE YARD TO CREATE 9 ON-SITE PARKING SPACES (2380 SQUARE FEET OF NEW PAVED AREA) ALLEY BACK UP REQUIRED. PROVIDE WHEEL STOPS

11' LENGTH OF EXISTING 30" +/- HIGH STONE WALL TO REMAIN (HISTORICALLY CONTRIBUTING)

BUFFER TYPE 4'-42" HIGH DECORATIVE BLACK IRON FENCING 35' LONG WITH (9) 2" HIGH HILLY BUSHES IN 4' DEEP MOUND BED.

SCHEMATIC SITE PLAN

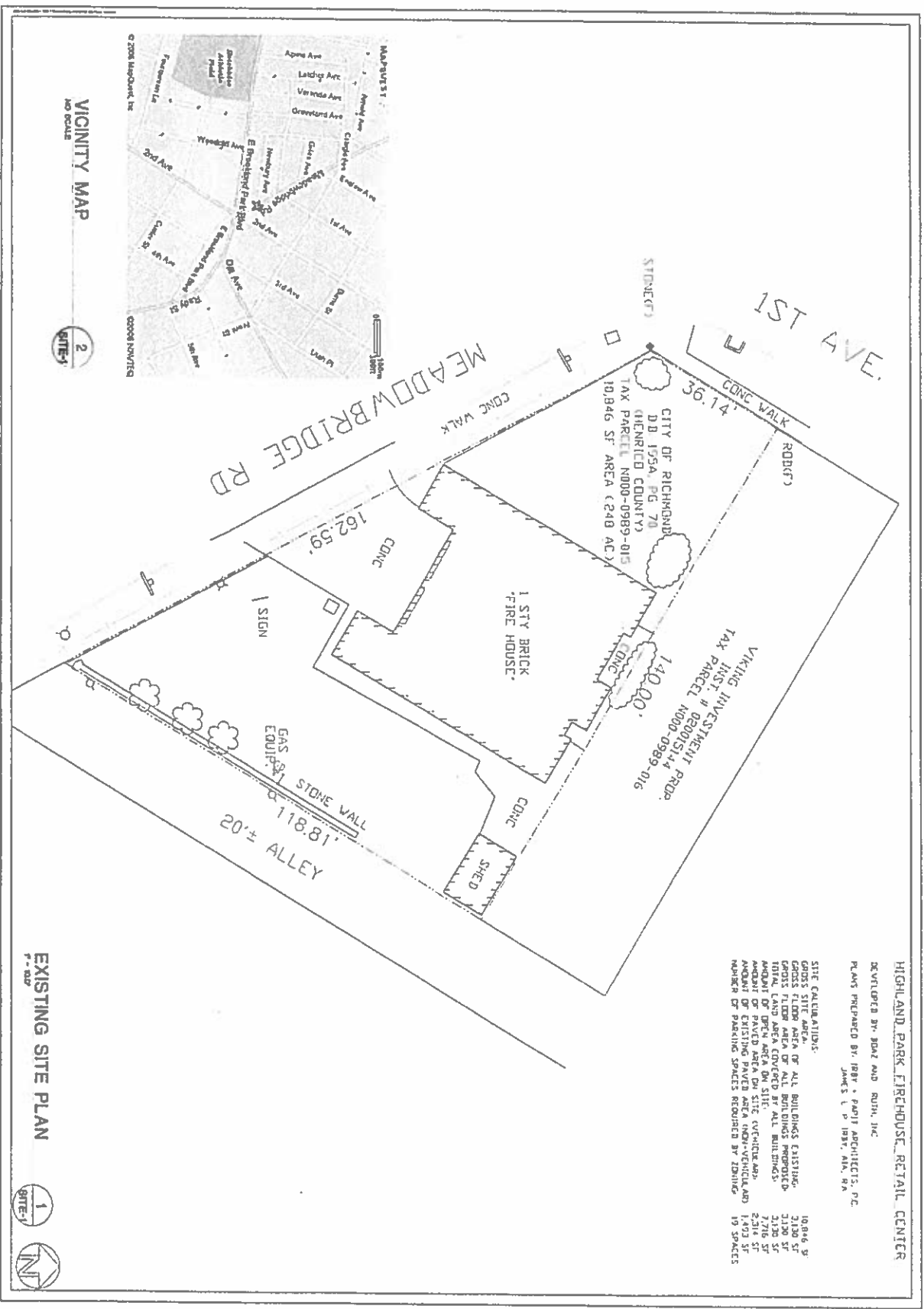


SHEET SITE -2

PROPOSED RENOVATION FOR  
**FIREHOUSE RETAIL CENTER**  
301 MEADOW BRIDGE ROAD  
RICHMOND, VIRGINIA



IRBY+PART ARCHITECTS  
ARCHITECTS  
1101 W. BROAD ST. SUITE 200  
RICHMOND, VA 23220  
TEL: (804) 353-1100  
WWW.IRBY+PART.COM



**HIGHLAND PARK FIREHOUSE RETAIL CENTER**

DEVELOPED BY: BOAT AND RUPP, INC.

PLANS PREPARED BY: IRBY + PAPIT ARCHITECTS, P.C.

JAMES L. P. IRBY, AIA, RA

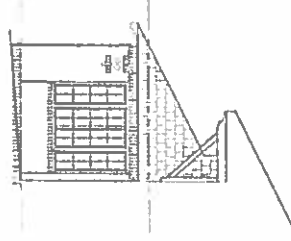
**IRBY + PAPIT ARCHITECTS**  
1000 N. GLENN AVE., SUITE 100  
RICHMOND, VA 23220  
TEL: (804) 781-1100  
WWW.IRBY-PAPIT.COM

**PRELIMINARY**

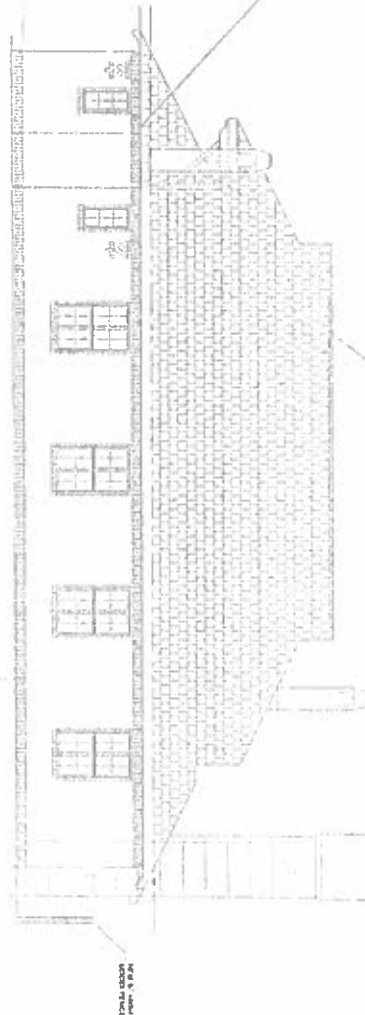
PROPOSED RENOVATION FOR  
**FIREHOUSE RETAIL CENTER**  
301 MEADOW BRIDGE ROAD  
RICHMOND, VIRGINIA

Site of January 2006  
As per site plan  
Revised for 1/17/06  
1/17/06 SITE-1  
CONCEPT

SHEET  
SITE -1



ALL ROOF STRUCTURE TO BE RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND STANDARDS. ALL ROOF STRUCTURE SHALL BE RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND STANDARDS.



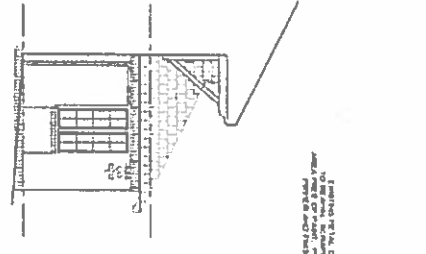
REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS. REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS. REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS.

NEW BLIND ELEV.  
V.E. 1-10

3  
A.3

NEW EAST ELEV.  
V.E. 1-10

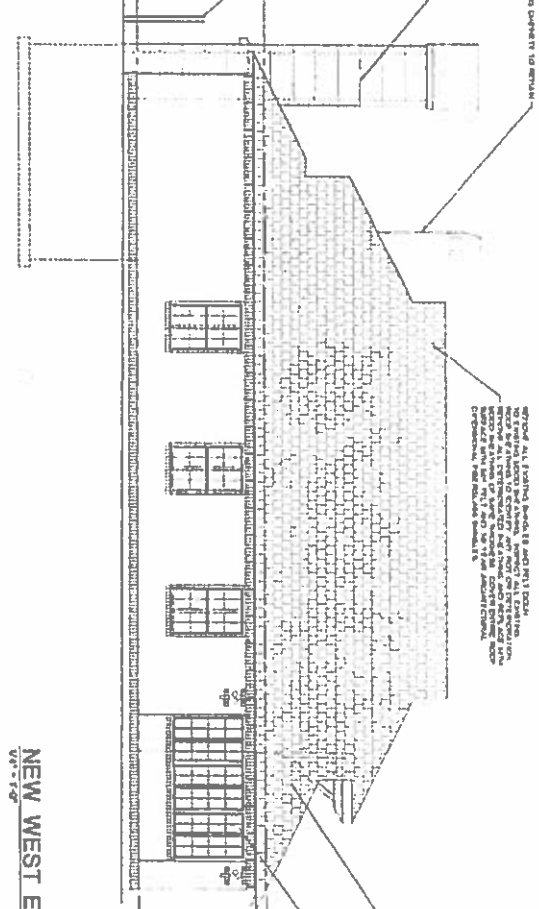
1  
A.3



REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS. REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS.

NEW BLINDWEST  
V.E. 1-10

4  
A.3



REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS. REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS.

REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS. REPAIR ALL EXISTING BRICKWORK AND REPAIR ALL CRACKS.

NEW WEST ELEV.  
V.E. 1-10

2  
A.3

PROPOSED RENOVATION FOR  
**FIREHOUSE RETAIL CENTER**  
3011 MEADOW BRIDGE ROAD  
RICHMOND, VIRGINIA



**IRBY+PAPIT**  
ARCHITECTS  
1000 W. BROAD ST.  
RICHMOND, VA 23220  
(804) 781-1111  
www.irby+papit.com

DATE	BY	REVISION

SHEET  
A.3







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: 3011 meadowbridge Rd, Richmond, 23222 Date: 1/9/19
Tax Map #: N0000989015 Fee: \$1800.00
Total area of affected site in acres: 10269.5 parcel square footage

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

Zoning

Current Zoning: UB-PE8
Existing Use: Restaurant

Proposed Use

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

no change
Existing Use: restaurant

Is this property subject to any previous land use cases?

Yes No
If Yes, please list the Ordinance Number: 2006-130-115

Applicant/Contact Person: Megan Rollins
Company: Boaz And Ruth, Inc.
Mailing Address: P.O. Box 6129
City: Richmond State: VA Zip Code: 23222
Telephone: (804) 329-4900 Fax: (804) 329-0190
Email: megan@boazandruth.com

Property Owner: Boaz And Ruth, Inc.
If Business Entity, name and title of authorized signee: Megan Rollins, President/CEO

(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: P.O. Box 6129
City: Richmond State: VA Zip Code: 23222
Telephone: (804) 329-4900 Fax: (804) 329-0190
Email: megan@boazandruth.com

Property Owner Signature: M. Rollins

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)





P.O. Box 6129  
3030 Meadowbridge Road  
Richmond, VA 23222  
Phone 804-329-4900  
Fax 804-329-0190  
[www.boazandruth.com](http://www.boazandruth.com)

**BOARD OF DIRECTORS**

Christine Eacho

*Chair*

*VA Department of Corrections  
(retired)*

Bob Beukema

*Treasurer*

*Le Grande Tour*

Gina Elbert

*Dominion Energy*

Elizabeth Harkless

*Thought Logic*

Kim MacLeod

*Hunton & Williams*

Tiffany Musselman

*Virginia Commonwealth  
University - MCV*

Ryan Rinn

*Storefront for Community  
Design*

Haywood Spangler

*Think & Work*

Megan Rollins

*President / CEO*

August 1, 2019

Mr. Jonathan Brown, Senior Planner

Mr. Matthew Ebinger, Principal Planner

Mr. Joshua Young, Zoning Officer

900 East Broad Street

Richmond, VA 23219

RE: Special Use Permit 2006-130-115

**Applicant's Report.**

We are requesting a modification to the existing special use permit for 3011 Meadowbridge Road, Richmond, VA 23222 that will allow the consumption of alcohol at private events and a change in operating hours to 11:00pm Sunday through Thursday and until 12:00am, midnight Friday & Saturday with all activities in the garden and front patio ending by 10:00pm. The space is currently rented to The Kitchen Magician who holds a three-year lease through 2020 at Fire House 15. The restaurant is open to the general public on Saturday evenings and for Sunday brunch. In an effort to support a local business in the Highland Park neighborhood, and as the landlord, we believe allowing The Kitchen Magician to expand their business to include the consumption of alcohol at private functions would allow The Kitchen Magician to become a thriving business along the Meadowbridge commercial corridor, bringing people from around the city to Highland Park. As The Kitchen Magician Catering increases core business services it allows for additional hours of operation open to the general public.

As a nonprofit working with community members since 2002 in workforce and economic development through programing and operating social enterprises Boaz & Ruth believes having another successful business and diversity of services along the commercial corridor is vital to a neighborhoods success. As business increases for The Kitchen Magician at Fire House 15 employment opportunities arise for neighbors. This boosts safety, health, and general welfare of the community.

Boaz & Ruth owns the two properties directly behind Fire House 15 on First Avenue, 3005 and 3007 First Avenue providing safe, affordable housing to community members. Across the street, 3000 First Avenue is a vacant restaurant with apartments above owned by Franklin Grove LLC which is currently vacant with plans to renovate. 3004 First Avenue is used as an office building owned by a local contracting firm, G&S Contractors. 3006 First Avenue is a vacant laundry mat with a dilapidated roof with no current occupants. 3008 and 3010 First Avenue are operated by Tabernacle of Praise Temple. Directly across the street on Meadowbridge Road is 3014 owned by Seventh Street Memorial Baptist Church, currently the church is worshiping at a location in Henrico and had the building listed for sale in late 2018. Blair's Beauty and Barber operates out of 3026 Meadowbridge Road owned by Waller Richard A Jr. Directly to

*Empowering - Rebuilding - Connecting*

the east of Fire House 15 is 3001 Meadowbridge Road owned by Boaz & Ruth and separated by an alley. 6 Points Innovation Center located at 3001 houses five nonprofits and organizations committed to serving members of the Highland Park community. The only residential property directly abutting Fire House 15 at 3001 Meadowbridge Road is 3005 First Avenue.

Boaz & Ruth has been a member of the Highland Park community since 2002 and we are committed to being good community members while also supporting the commercial corridor. Modifying the special use permit will allow The Kitchen Magician to expand business offerings to grow his business. We estimate there would be no more than three private events held each month where alcohol would be served.

Please find, by-laws, certificate of occupancy, and letters of support for the change in the existing special use permit from community members within the Highland Park neighborhood.

To address parking concerns, overflow parking is offered to patrons of private events in the parking lot across the street behind 3030 Meadowbridge Road.

The Kitchen Magician Catering will remain in compliance with building's certificate of occupancy including the maximum occupancy limitations as not to create hazards from fire, panic, other dangers, or cause overcrowding of the land.

Modifying the existing special use permit will not adversely affect or interfere with public or private schools as the closest public schools are Overby-Sheppard Elementary School .6 mile away and Richmond Community High School .7 mile away. The activities will not interfere with parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements. We believe a business that is open additional hours is a benefit to the community rather than a detriment and would provide additional conveniences as well as being an improvement to the neighborhood as another service available to community members. The existing functioning of the space does not interfere with adequate light and air, the requesting change in special use permit does not change light and air.



**GROUNDWORK**  
**RVA**

June 19, 2019

Megan Rollins  
CEO  
Boaz and Ruth  
Via Email

Re: Support for Special Use Permit for Kitchen Magician to Serve Alcohol.

Dear Megan,

As a founding member of the 6 Points Innovation Center, and a long-time partner and friend of Boaz and Ruth, we are 100% in favor of having Chef Ausar be able to serve alcohol as part of his food service and events business.

We have used Chef Ausar's services many, many times and the quality of his offerings and service are top-notch. Being able to expand those offerings by offering drinks, will only add to his success and enhance the indigenous business presence in this part of Highland Park.

Thanks for all you and Boaz and Ruth have done and continue to do for the community.

Best regards,

Rob Jones, Executive Director

Groundwork RVA is a 501(c)3 organization (EIN 46-2191744).

I am a B&R board member and have eaten at Fire House 15 several times with my family. I am wholly supportive of obtaining the special use permit that will allow Fire House 15 to serve alcohol at private parties and events. Ausar is an incredible partner to B&R and is dedicated to Highland Park and its residents. We should do everything within our power that is reasonable (and I believe this request is inherently reasonable) to allow Ausar to be successful in this space. Having a special use permit would change everything for him and make Fire House 15 much more marketable.

Kimberly C. MacLeod  
[kmacleod@huntonAK.com](mailto:kmacleod@huntonAK.com)  
804.788.8529 (w)  
804.787.3711 (c)



September 17, 2018

Megan,

I'm writing you this email in reference to the possibility of obtaining a day permit for serving alcohol for private events at Fire House 15. In order for me to be a viable/competitive venue it would help me exponentially being able to serve alcohol for private events. I missed out on the opportunity to do a wedding because I couldn't serve alcohol. I lost out on another opportunity to do a 25th year anniversary for the same reason. I understand that these stipulations were put in place prior to the services I provide to the community. I have spoken with several community members who are interested in having events at Fire House 15. One in particular is Free Egunfemi who has two potential opportunities for the end of 2019. Please consider eradicating this obstacle, which will allow me to have the opportunity for more potential clients.

Thank you,  
Ausar AriAnkh

Hi Megan,

I want to give my approval for the Firehouse Restaurant to obtain an ABC permit for private events. Restaurants that can't serve alcohol for special occasions lose out on a lot of business. I want to see the restaurant be successful not only for the owner, but also for the community. As you know, we have been an active partner with Boaz & Ruth and other organizations in the community to assist in bettering the quality of life here. An open and thriving restaurant goes a long way in helping to better that quality of life.

So again, I give my full support for the Firehouse Restaurant to obtain an ABC permit for private events.

*Jo White*  
*Chapter Commander*  
*Alliance of Guardian Angels*  
*Richmond, VA Chapter*  
*(804) 937-6836*  
[www.richmondguardianangels.org](http://www.richmondguardianangels.org)

I support the Special Use Permit to the allow consumption of Alcohol for private events at Fire House 15. In addition, I would dine at Fire House 15 if they distributed alcohol like most restaurants do. As a resident of the North Highland Park Community, I support any and all businesses that will stimulate economic activity in our neighborhood.

Kindly,

Tamara Barker, Highland Park Resident  
Research Administrator  
Department of Neurology  
804-628-6439  
Sanger Hall RM 6-006A



**DATE:** 19 June 2019

**RE:** Special Permit Zoning for Kitchen Magician

To Whom it Concerns:

My name is Free Egunfemi. I am the Founder of Untold RVA, a History and Tourism consultancy operating from within Six Points Innovation Center on Meadowbridge Road. I am also the Social Innovator in Residence at 6PIC and serve as a Mayoral appointee on Richmond's History and Culture Commission. Additionally, I am the Chair of the Social Innovation collective BMASIV (Black Monument Avenue Social Innovators) which I founded in 2018.

This letter is to support the issuance of a special permit for libations and spirits to be served at the Firehouse Restaurant under the direction of Chef Ausar's Kitchen Magician catering services. Chef Ausar is an inaugural member of BMASIV as well.

It is my firm belief that this business owner has brought a much valued presence to the Social Innovation corridor of Meadowbridge Road, a district that was proclaimed by Mayor Levar M. Stoney in 2018 as "Black Monument Avenue".

Chef Ausar is poised to anchor his establishment as the foremost Black Owned venue in Highland Park where his consumer base can access the historic building for positive events including birthdays, funerals, graduations, business networking socials and more. Under the current designation, potential customers do not consider Chef Ausar's venue because of the stifling restrictions on serving libations to their guests.

Please approve this application to remove any barriers that Chef Ausar could experience and construct the new designation in a non-binding way so that our Social Innovation corridor can



grow at a pace commensurate with the breweries and pubs which have begun to encroach upon the area on all sides.

Thank you in advance for working to ensure the viability of this important member of the Black Social Innovation sector of Richmond, Virginia. Nothing but good outcomes for our emerging district will follow under the direction of Chef Ausar.

Sincerely Yours,

Free Egunfemi  
Founder, Untold RVA  
Social Innovator in Residence, 6PIC  
City of Richmond History and Culture Commissioner  
Chair, Black Monument Avenue Social Innovators (BMASIV)

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