



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-009607-2016

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: CONGREGATION BETH SHARAH Date: 11/29/2016

Property Address: 1117-1125 W. FRANKLIN ST Tax Map #: W 531009

Fee: \$2,400.00/100 Total area of affected site in acres: 0.929
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Proposed Use

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

Existing Use: WORSHIP & SCHOOL
Is this property subject to any previous land use cases?

- Yes
- No please list the Ordinance Number:

NO CHANGE OF USE

Applicant/Contact Person: JOHANNAS DESIGN GROUP / DOUG KLEFFNER

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 W. CARY ST

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: (804) 358-8211

Email: doug@johannasdesign.com

Property Owner: TRUSTEES CONGREGATION BETH SHARAH

If Business Entity, name and title of authorized signee: RUSSELL FINER, 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: 1117 W. FRANKLIN ST.

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358-6757 Fax: (804) 358-3451

Email: lsalz@salzmanrealestate.net

Property Owner Signature: Russell Finer, Executive Director

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)

Special Use Report

Congregation Beth Ahabah

1111-1125 West Franklin Street

INTRODUCTION

Congregation Beth Ahabah has occupied property on West Franklin Street since the original sanctuary was constructed in 1904. The current campus for the congregation is comprised of 5 buildings located on just under one acre of property that is currently zoned R-6. #1109 and 1111 W. Franklin are not part of the scope of work for this project. The current scope of work includes interior renovations at #1117 and 1125, and interior renovations to #1121 with additions connecting to the buildings on each side, #1117 and 1125.

The Education Building, at 1121 West Franklin Street, was constructed in 1957 and is just to the west of the Temple structure. This two-story brick and glass, modern style building, has little architectural character and is out of scale with the neighborhood. The Education Building renovation and addition will provide direct connection of the three main structures that are used by the congregation - the Temple, the Education Building, and the Joel House.

Some of the main goals for this project are to create one central entrance that will be accessible, improve connectivity and functionality, and enhance security for the congregation. In order to connect the three buildings the footprint of the Education Building will be expanded by 1,749 square feet.

A new facade will be constructed in front of the Education Building that will provide visual connection between the Joel House and the Temple. The height of the facade addition will align with the parapet of the Joel House and will be similar in height to many of the nearby residences.

This project will also remove a vehicular cut through between West Franklin Street and the alley that is located between the Education Building and the Joel House. This will improve pedestrian safety for the neighbors as well as the congregation. The elimination of the drive lane back to the alley will also reduce automobile traffic in the alley that is behind the residences along West Avenue.

SPECIAL USE PERMIT

This project will require a Special Use Permit because of two items that do not conform to existing R-6 zoning requirements. There is no change of use proposed for the campus facilities and the number of employees and hours of operation will not change.

HEIGHT: The new facade of the education building will exceed the allowed 35 foot building height limit (plus 4' parapet). This new facade will align with the height of the existing Joel House (1125 W. Franklin) and other structures along West Franklin Street. Every structure in the block is currently three stories or more and exceeds the 35 foot height, with the exception of the Beth Ahabah Education Building. The drawings indicate the proposed height of this element.

LOT COVERAGE: The five buildings on the Congregation Beth Ahabah site cover 54.3% of the lot. The proposed addition footprint of 1749 sf and will bring the lot coverage to 58.6%. A BZA case in April of 2000 approved additions to the Joel House that allowed a lot coverage of up to 58.7%. Aspects of that proposed project were changed and the allowed lot coverage was not fully realized at that time. A review of adjacent parcels indicates that many of the neighboring properties also exceed the 55% coverage limit.

CHARTER REQUIREMENTS

The City Charter requires that the proposed special use will not:

1. be detrimental to the safety, health, morals and general welfare of the community involved;

- a. Congregation Beth Ahabah has operated for over 100 years in this location. It is a proven good neighbor and many members of the congregation live within the immediate vicinity.
2. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
 - a. The proposed additions will not create congestion in streets, roads, alleys and other public ways and places. Elimination of the vehicular cut through between Franklin Street and the alley will be a benefit the community by improving pedestrian safety and reducing automobile traffic in the alley.
3. create hazards from fire, panic or other dangers;
 - a. The renovation and new construction will be in accordance with all life-safety code requirements and will not create hazards from fire, panic or other dangers.
4. tend to cause overcrowding of land and an undue concentration of population;
 - a. The small footprint of the proposed addition will not overcrowd the land and there will be no change in the concentration of population.
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
 - a. This project will not adversely affect or interfere with existing public improvements. The proposed work will enhance the connectivity and access to the private religious school on the Beth Ahabah campus and will provide handicap accessibility to the second floor of the education building.
6. interfere with adequate light and air.
 - a. The proposed work will not interfere with adequate light and air and is not adjacent to any residential buildings.

OTHER REVIEWS

Commission of Architectural Review

The congregation has worked with the staff of the Commission of Architectural Review (CAR) and presented 3 times to the commission. A Certificate of Appropriateness was approved at the September 27, 2016 meeting of the CAR.

Neighborhoods

This project was been presented to a joint meeting of the West Avenue Improvement Association (WAIA) and the Fan District Association (FDA) on June 1, 2016.

The project, as amended and approved by CAR, was presented to WAIA on October 17, 2016 with no opposition voiced.

An additional presentation will be made to the Fan District Association once the SUP application has been submitted.

Additional meetings with neighbors will be scheduled if requested.

November 29, 2016