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OCT 06 2015

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October 5, 2015

LAND USE ADMINISTRATION

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

Re: Special Use Permit Amendment: 1617 and 1627 Monument Avenue

Dear Lory:

This letter shall serve the Applicant's Report accompanying the application for an amendment to the existing Special Use Permit authorized by Ordinance 2007-264-231 (the "SUP") to permit the properties known as 1617 Monument Avenue and 1627 Monument Avenue for a day nursery for up to 136 children, which would be permitted between the two buildings as follows: 40 within the first floor of the building located at 1617 Monument Avenue and 96 children located in a portion of the building located at 1627 Monument Avenue in one room in the basement, two rooms on the first floor and two rooms on the second floor. The day nursery operation in both buildings shall meet the requirements established by the Virginia Department of Social Services (or its successor agency) for its use. The operations of the day nursery will be staffed by the necessary staff members for such operation. The use within 1627 Monument Avenue is within rooms currently used for nursery and Sunday school operations in rooms 101, 102, 207 and 210 by Grace Covenant Presbyterian Church, as well as the Forum Room in the basement. The basement room has been renovated and will serve as the Pre-K room.

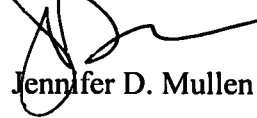
Grace Covenant Child Development Center ("GCCDC") provides a valuable resource for the City as a quality child care facility conveniently located on Monument Avenue in the Fan District. Over the last twelve years, GCCDC's mission is to provide the values of Christian life to children from a broad range of social, economic and ethnic backgrounds and establish the foundation of a well-balanced education through a safe and loving environment. GCCDC's programs are designed to blend free play with teacher-guided activities within classrooms with a low student to teacher ratio, helping to focus on all areas of development of the children. GCCDC is open five days a week currently between the hours of 7:30 a.m. to 6 p.m.

The proposed use is appropriate 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.

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 Charles R. Samuels
Monument Avenue Preservation Society
Fan District Association

6669c



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/>

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LAND USE ADMINISTRATION

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: Grace Covenant Child Development Center Date: 9/23/2015

Property Address: 1617 and 1627 Monument Avenue Tax Map #: W000-0666/024A and W000-0666/024B and W000-0666/015
Fee: \$200.00 Total area of affected site in acres: approx 1 ac

(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: day nurse and church

Is this property subject to any previous land use cases? Amend sections 1 to include a portion of 1627 Monument Avenue, 3(d), 3(d)(a) and 3(d)(d),

Yes No
 If Yes, please list the Ordinance Number:
2007-264-231

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

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: Trustees of Grace Covenant Church Warren E Zirkle

If Business Entity, name and title of authorized signee: Warren Zirkle, Trustee

(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: 1627 Monument Avenue

City: Richmond State: Va Zip Code: 23220

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)