



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.richmondva.gov/>

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: 3401 Patterson Ave Date: 5/16/21  
 Tax Map #: W0001614013 Fee: \$1,200  
 Total area of affected site in acres: 0.085

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

**Zoning**

Current Zoning: R-48

Existing Use: General Retail/Service

**Proposed Use**

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

Existing Use: former dry cleaner

Is this property subject to any previous land use cases?

- Yes  No  If Yes, please list the Ordinance Number: SUP 90-142-117

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

Company: Roth Jackson Gibbons Condlin, PLC  
 Mailing Address: 1519 Summit Ave., Suite 102  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: (804) 977-3374 Fax: ( )  
 Email: jmulen@rothjackson.com

**Property Owner:** Carolyn H Loupassi, Trustee

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 1821 Mactavish Ave  
 City: Richmond State: VA Zip Code: 23230  
 Telephone: ( ) Fax: ( )  
 Email: cmacphaille@gmail.com

**Property Owner Signature:** [Signature] by power of attorney

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)

June 25, 2021

Mr. Matthew Ebinger  
Planning and Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Jennifer D. Mullen  
Richmond Office  
(804)977-3374  
[jmullen@rothjackson.com](mailto:jmullen@rothjackson.com)

Re: Special Use Permit Amendment Application – 3401 Patterson Avenue

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying a request to amend the special use permit (Ordinance 90-142-117) (the "SUP") for the property located at 3401 Patterson Avenue ("the Property"). My firm represents the contract purchaser of the Property. The SUP permitted the Property to be used for a dry cleaning establishment, amending an earlier 1964 ordinance authorizing use of the Property for a service station for automobiles. The applicant proposes to repurpose the existing building for PJ's Coffee Shop, a coffee shop founded in 1978 in New Orleans, Louisiana. PJ's sources its beans directly from farmers, improving the transparency and sustainability of the coffee economy. The proposed hours of operation are from 6 – 8 pm on the weekdays and from 6 – 9 pm on the weekends with the potential for live music outside during the same hours.

### Richmond 300 Plan Designation

The Richmond 300 Plan recommends Neighborhood Mixed-Use for the Property. This land use category is described in the Richmond 300 Plan as "predominately residential with a small, but critical, percentage of parcels providing retail, office, personal service and institutional uses." This Property is well situated on the same block as a public park, across the street from Albert Hill Middle School and within a highly walkable and bikable neighborhood. The proposed use of a coffee shop with additional outside seating area is exactly the type of use the Richmond300 promotes for this land use category.

### Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed amendment to the SUP will not:

- **Be detrimental to the safety, health, morals and general welfare of the community involved.**  
The proposed SUP will not impact the safety, health, morals and general welfare of the community involved. The redevelopment of this Property as proposed will provide positive impacts in terms of health, welfare, etc.
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**

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#### RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

#### TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The anticipated traffic generation will easily be handled by the existing road network. The Property is situated at Roseneath Road between Patterson Avenue and Kensington Avenues with on-street parking along each street and low parking uses within the block. In addition, walking and biking are expected to be frequent modes of transportation. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- **Create hazards from fire, panic or other dangers.**  
The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.
- **Tend to overcrowding of land and cause an undue concentration of population.**  
The proposed SUP will not tend to overcrowd the land or create an undue concentration of population.
- **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.**  
The proposed SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.
- **Interfere with adequate light and air.**  
The light and air available to the subject and adjacent properties will not be adversely affected.

Thank you for your time and consideration of this request. Should you have any further questions about this request, please do not hesitate to contact me.

Sincerely,



Jennifer D. Mullen

Enclosures

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