



## 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: 1001 East Main Street, Richmond, VA 23219 Date: 9/18/23  
Parcel I.D. #: E0000080001 Fee: \$2,400  
Total area of affected Site in acres: 0.175

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

### Zoning

Current Zoning: B-4

Richmond 300 Land Use Designation: Downtown Mixed-Use

### Proposed Use

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

self storage on ground floor and lower level

Existing Use: Mixed use building

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: \_\_\_\_\_

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

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond

State: VA

Zip Code: 23230

Telephone: ( 804 ) 977-3374

Fax: ( 804 ) 441-8438

Email: jmullen@rothjackson.com

**Property Owner:** American Heritage Apts LLC

If Business Entity, name and title of authorized signee: J. Francis Smyth, Manager

(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: 515 10th St SE

City: Washington

State: DC

Zip Code: 20003

Telephone: ( 410 ) 456-8691

Fax: ( )

Email: fsmyth@cleghorncapital.com

**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)

October 11, 2023

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

Jennifer D. Mullen  
Richmond Office  
(804) 977-3374 (direct)  
jmullen@rothjackson.com

RE: 1001 E. Main Street, Tax Map Number E0000080001 (the "Property")

Dear Mr. Ebinger:

This letter shall serve as the applicant's report accompanying the application for a special use permit ("SUP") in order to permit a self-storage facility on the ground and lower level of the Property. The Property is located at 1001 East Main Street on the corner of South 10th Street and East Main Street, in the Central Business District. The Property is located directly across 10<sup>th</sup> Street from the Truist Building. The Property is unique with its significant slope along the 10<sup>th</sup> Street frontage from Main Street to the rear alley heading south to Cary Street. The existing building uses the grade with the doors to the commercial space along the 10<sup>th</sup> Street frontage located partially below street grade, creating a condition where only a portion of the space is visible from the street level and those at grade having a varied street level elevation.

The self-storage use is permitted as an accessory use to the tenants of the Property; however, the owner is requesting the special use permit to be able to serve the public. In connection with the request for the special use to offer storage service to the public, the owner proposes to improve the pedestrian experience along 10<sup>th</sup> Street with the addition of improved exterior lighting.

The Property is zoned as B-4, and it is surrounded by commercial and mixed-use buildings also primarily zoned B-4. The Property is identified in the Richmond300 as Downtown Mixed-Use and is located in the Downtown Core priority growth node. The proposed use is consistent with Richmond300 designation and the need to provide storage services both to the building tenants and the users from the surrounding area in a convenient downtown location. This is an appropriate use of the space with its unique frontage on 10<sup>th</sup> Street which is the secondary commercial frontage. In addition, the additional storage options that the use permits will help retain tenants and owners downtown who need additional space, with multiple sizes of units and plan durations available to meet those needs.

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 special use permit will not:

- **Be detrimental to the safety, health, morals and general welfare of the community involved.**

**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

- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.**
- **Create hazards from fire, panic or other dangers.**
- **Tend to overcrowding of land and cause 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.**
- **Interfere with adequate light and air.**

Sincerely,



Jennifer D. Mullen



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The self-storage use is permitted as an accessory use to the tenants of the Property; however, the owner is requesting the special use permit to be able to serve the public, which will only increase the pedestrian interaction with the street.

The Property is zoned as B-4, and it is surrounded by commercial and mixed-use buildings also primarily zoned B-4. The Property is identified in the Richmond300 as Downtown Mixed-Use and is located in the Downtown Core priority growth node. The proposed use is consistent with Richmond300 designation and the need to provide storage services both to the building tenants and the users from the surrounding area in a convenient downtown location. This is an appropriate use of the space with its unique frontage on 10<sup>th</sup> Street which is the secondary commercial frontage. In addition, the additional storage options that the use permits will help retain tenants and owners downtown who need additional space, with multiple sizes of units and plan durations available to meet those needs.

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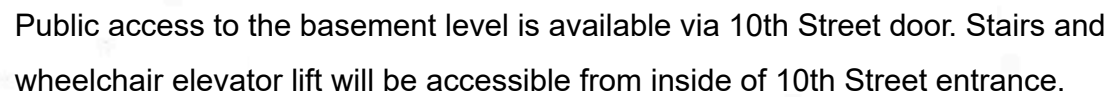
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1001 E. Main Street  
Street Level Retail Area



Red outlined area is street-level and accessible from 10<sup>th</sup> Street exterior doors.

## Basement Level





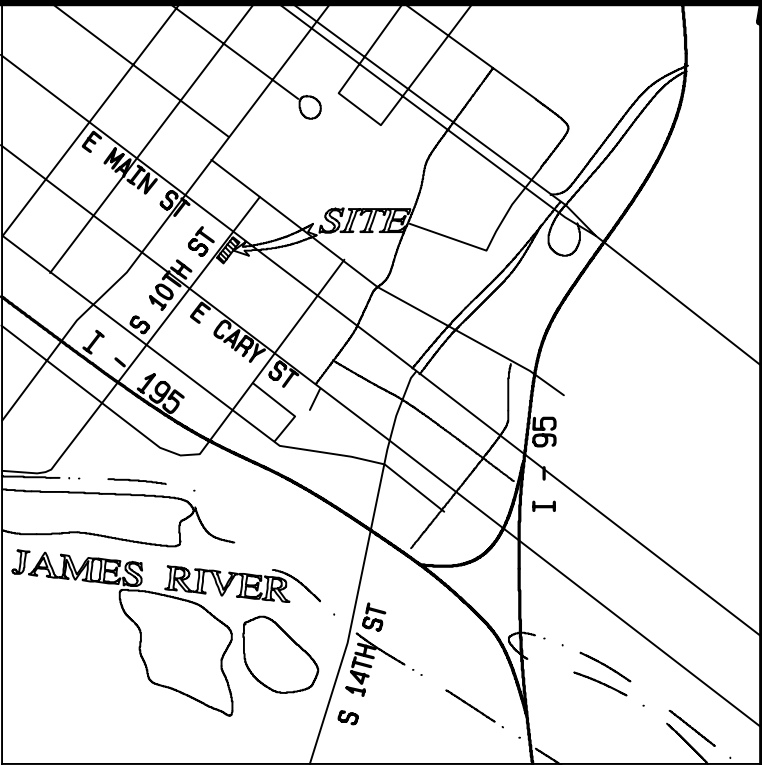
LEGAL DESCRIPTION by  
Chicago Title Insurance Company  
Commitment No. 202300352VA Revision 2

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Richmond, VA and being more particularly described as follows:  
Beginning at a point at the intersection of the southern line of Main Street with the eastern line of Tenth Street;  
then eastwardly along and fronting on the southern line of Main Street 51.70 to a point;  
then southwardly along "line along face of wall" 147.67 feet to a point on the northern line of a 30 foot alley;  
then westwardly along the northern line of a 30 foot alley 52.33 feet to a point in the eastern line of Tenth Street;  
then northwardly along the eastern line of Tenth Street, 147.60 feet to the beginning point.

METES AND BOUNDS:

BEGINNING AT A POINT where the southern line of E. Main Street intersects the eastern line of No. 10th Street, said point being the POINT OF BEGINNING. Thence South 56°00'00" East, along the southern line of E. Main Street, a distance of 51.70 feet;  
thence South 33°48'31" West, a distance of 147.67 feet;  
thence North 55°54'46" West, a distance of 52.33 feet;  
thence North 34°03'11" East, a distance of 147.60 feet to the POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS THE SAME DESCRIBED BY  
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 202300352VA REVISION 2



VICINITY MAP

Exceptions:

- 1) NOT A SURVEY MATTER.
- 2) NOT A SURVEY MATTER.
- 3) Terms, provisions, conditions and easements set forth in that certain Deed of Easement recorded as Instrument No. 030049623.
- 4) Terms and conditions set forth in Ordinance No. 93-143-99. AS SHOWN HEREON.
- 5) Terms and conditions set forth in Ordinance No. 93-26-38. AS SHOWN HEREON.

Notes:

- a) Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 5101290041E, with a date of identification of July 16, 2014 in the City of Richmond, State of Virginia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- b) The property has direct physical access to E. Main Street and S. 10th Street, a dedicated public street or highway, and a public alley in the rear.
- c) The number of actual parking spaces located on the subject property is 0.
- d) The property described hereon is the same as the property described in Chicago Title Insurance Company, Commitment No. 202300352VA Revision 2 with an effective date of May 09, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- e) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Virginia.
- f) The property is serviced by Public Sewer and Water.
- g) Property Address is Known as No. 1001 E. Main Street, Richmond, VA. 23219.
- h) Property is zoned B-4 - Business (Central Business) per, Zoning Confirmation Letter by PDRZ, dated 40/20/2023:  
Use: Multi-family Apartments (57 units, per Unit Mix); Retail.  
Setbacks: Front=0'; Side=0'; Rear=0'  
Minimum Height= 3 stories; Existing Height= 11 stories  
Required Parking = 0 Spaces
- i) There was no observed evidence of current earth moving work, building construction or building additions at the time of the survey.
- j) There are no proposed changes in street right of way lines, no observed evidence of recent street or sidewalk construction or repairs.
- k) There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- l) Area of building is determined by exterior dimensions measured at ground level.
- m) No evidence of grave sites was observed at the time of survey.

SURVEYOR CERTIFICATION

This survey is made for the benefit of:  
1) Chicago Title Insurance Company  
2) American Heritage Apts, LLC  
3) Fannie Mae

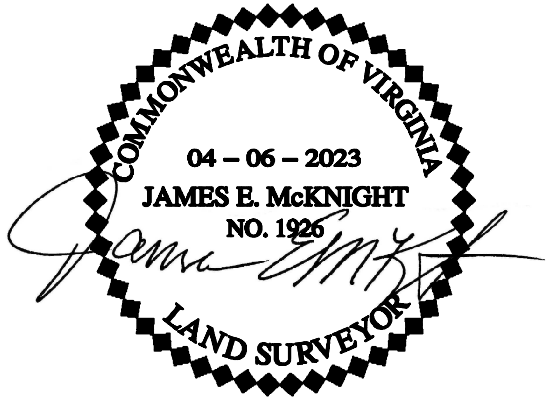
This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(B) (1), 8, 9, 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat: April 06, 2023

Land Surveyor No. 1926

ALTA/NSPS LAND TITLE SURVEY

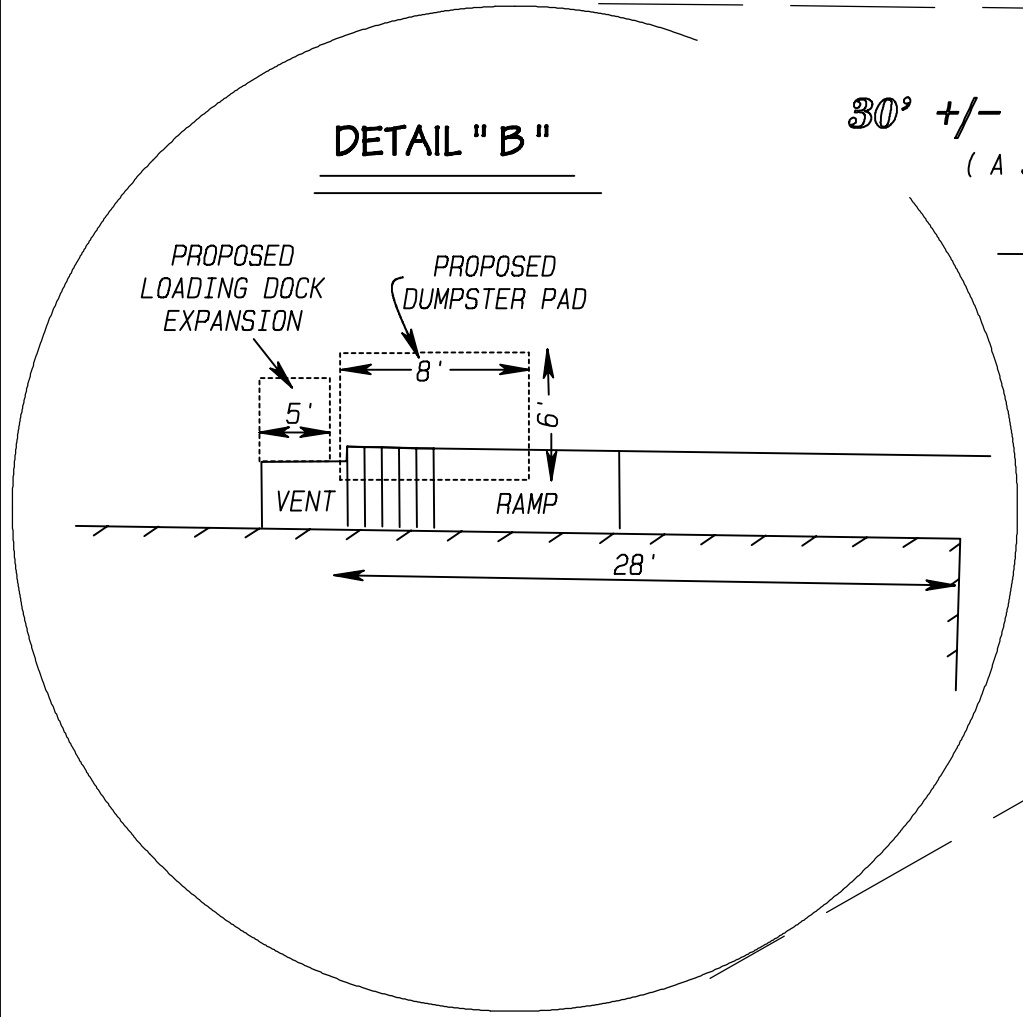
OF 1001 E. MAIN STREET,  
IN THE CITY OF RICHMOND, VIRGINIA.



RICHMOND CITY	VIRGINIA
SHEET 1 OF 2	DATE: APRIL 06, 2023
DRAWN BY: T.V.B.	CHECKED BY: J.E.M.
 <b>McKKNIGHT &amp; ASSOCIATES, P.C.</b> LAND SURVEYORS PLANNERS 201 TWIN RIDGE LANE RICHMOND, VIRGINIA 23235 TELEPHONE (804) 320-2646	



EXCEPTION # 4  
ORDINANCE # 93-143-99  
SEE DETAIL " B "













DETAIL " A "

EXCEPTION # 5  
ORDINANCE # 93-26-38  
SEE DETAIL " A "

***E. MAIN STREET***  
67' +/- PUBLIC R/W

### LEGEND

-  = WATER METER
-  = WATER VALVE
-  = UTILITY MAN HOLE
-  = FIRE HYDRANT
-  = STREET SIGN
-  = BOLLARD
-  = POWER POLE
-  = LIGHT POLE
-  = MAN HOLE
-  = GAS VALVE

ALTA/NSPS LAND TITLE SURVEY

OF 1001 E. MAIN STREET,  
IN THE CITY OF RICHMOND, VIRGINIA.

### OBSERVED SIGNIFICANT OBSERVATIONS

INFORMATION NOTED BELOW IS SIMPLY A STATEMENT OF FACT  
REGARDING THE LOCATION OF OBSERVED IMPROVEMENTS  
RELATIVE TO BOUNDARY, EASEMENT, AND SETBACK LINES AND  
IS NOT A LEGAL OPINION OR DETERMINATION OF ENCROACHMENTS

- 1: CORNICE ALONG WESTERN FACE OF BUILDING OVERHANGS RIGHT OF WAY 0.5'.
- 2: SOUTH WESTERN CORNER OF BUILDING EXTENDS 0.07' OVER RIGHT OF WAY.
- 3: RAMP ALONG WESTERN FACE OF BUILDING PROJECTS 7.70' INTO RIGHT OF WAY.
- 4: RAMP ALONG WESTERN FACE OF BUILDING PROJECTS 5.30' INTO RIGHT OF WAY.
- 5: RAMP ALONG SOUTHERN FACE OF BUILDING PROJECTS 4.50' INTO ALLEY.

RICHMOND CITY
VIRGINIA
SHEET 2 OF 2
DRAWN BY: T.V.B.
CHECKED BY: J.E.M.
DATE: APRIL 06, 2023

GRAPHIC SCALE



**McKNIGHT  
& ASSOCIATES, P.C.**

201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

REVISED:

**JOB NUMBER: 01120701**