



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 10th Street from the Truist Building. The Property is unique with its significant slope along the 10th 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 10th 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 10th 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 10th 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,

A handwritten signature in blue ink that reads "Jennifer D. Mullen". The signature is written in a cursive style with a long horizontal flourish at the end.

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.

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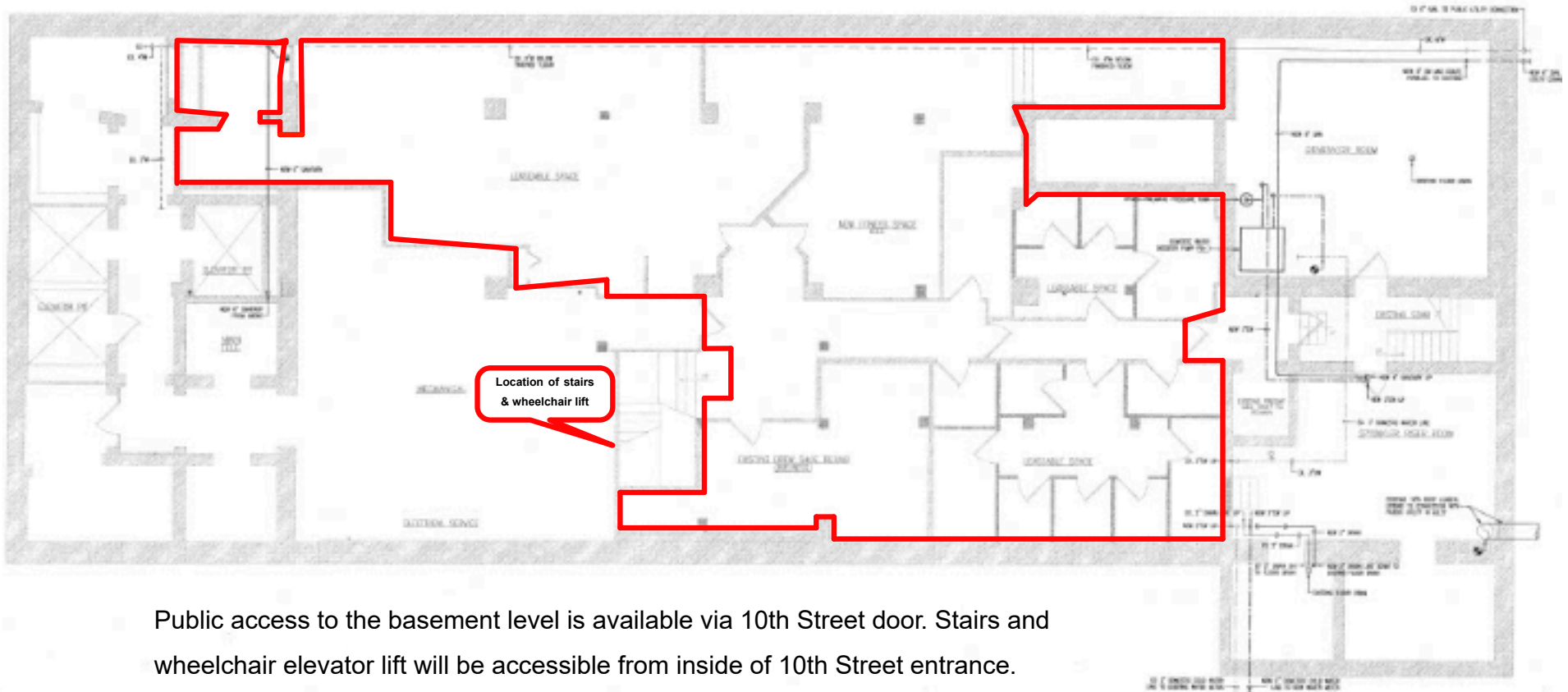
1001 E. Main Street
Street Level Retail Area



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

1001 E. Main Street

Basement Level



Public access to the basement level is available via 10th Street door. Stairs and wheelchair elevator lift will be accessible from inside of 10th Street entrance.

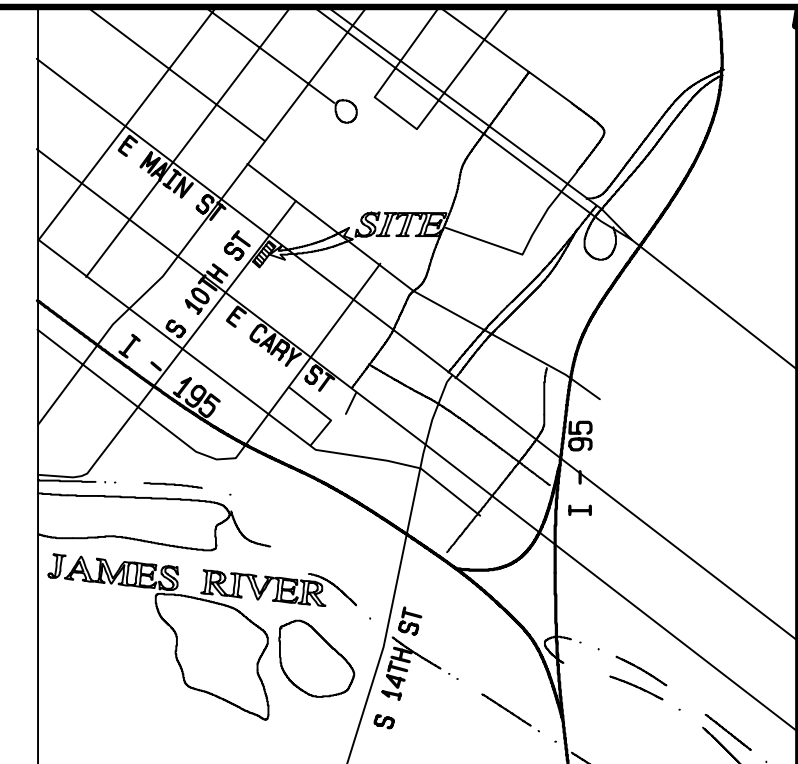
**LEGAL DESCRIPTION by
Chicago Title Insurance Company
Commitment No. 202300352VA Revision 2**

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:

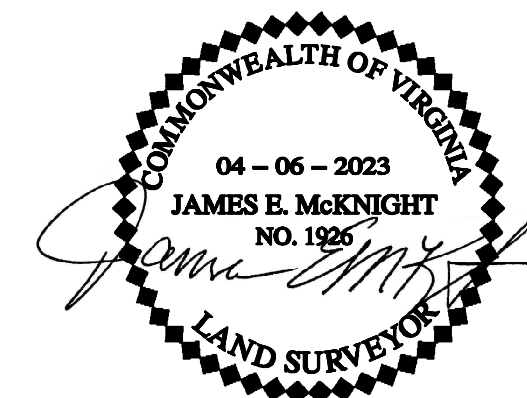
- 1) Chicago Title Insurance Company
- 2) American Heritage Apts, LLC
- 3) Fannie Mae


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

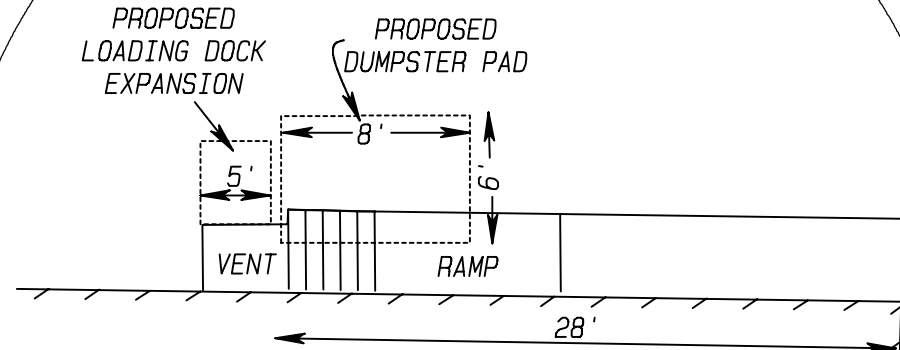
ALTA/NSPS LAND TITLE SURVEY
OF 1001 E. MAIN STREET,
IN THE CITY OF RICHMOND, VIRGINIA.



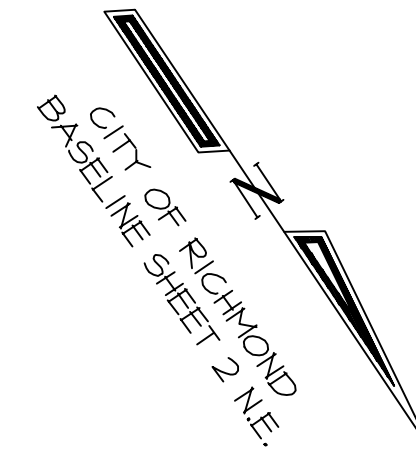
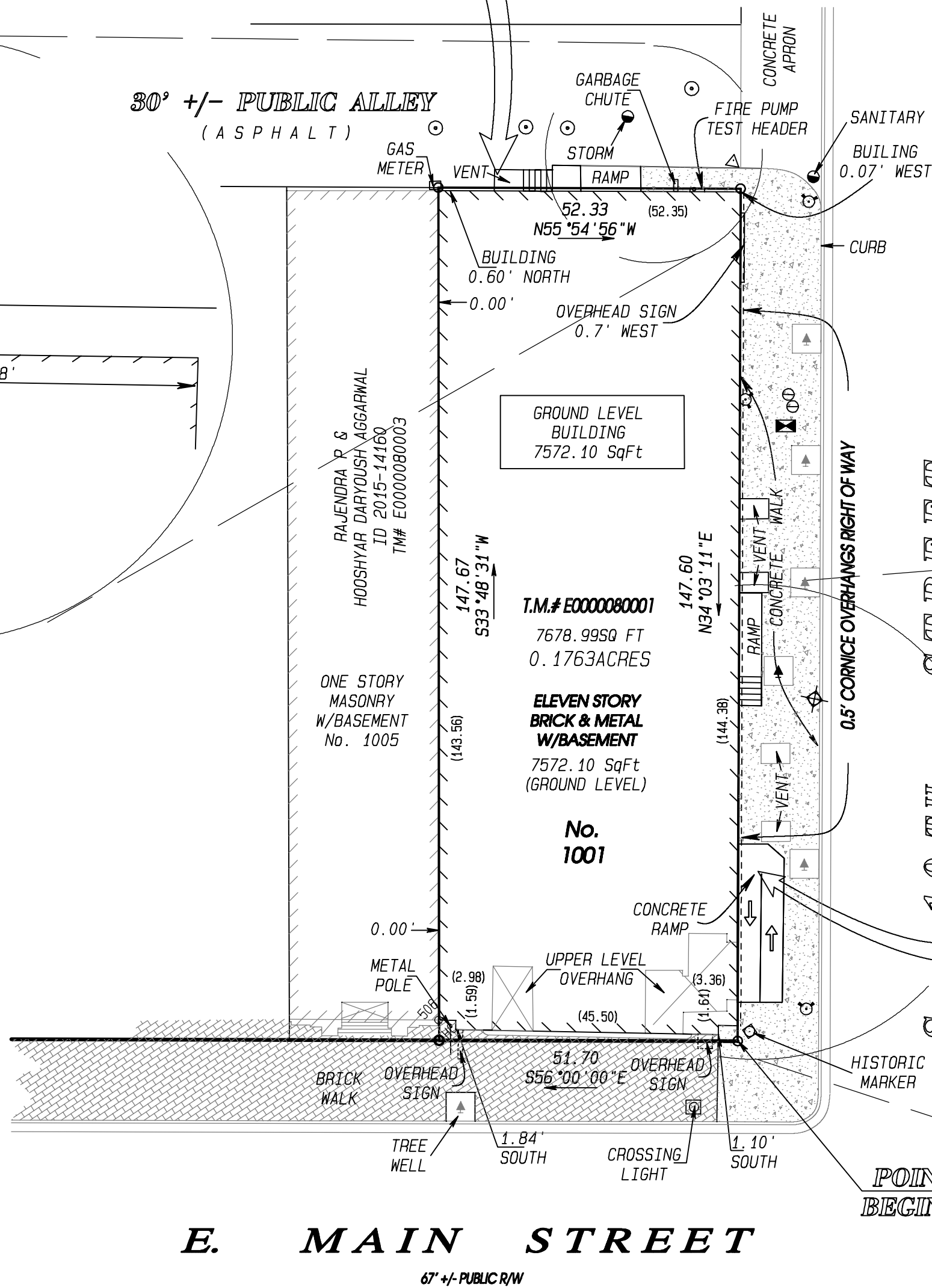
RICHMOND CITY	VIRGINIA
SHEET 1 OF 2	DATE: APRIL 06, 2023
DRAWN BY: T. V. B.	CHECKED BY: J. E. M.
	
201 TWIN RIDGE LANE RICHMOND, VIRGINIA 23235 TELEPHONE (804) 320-2646	

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

DETAIL " B "

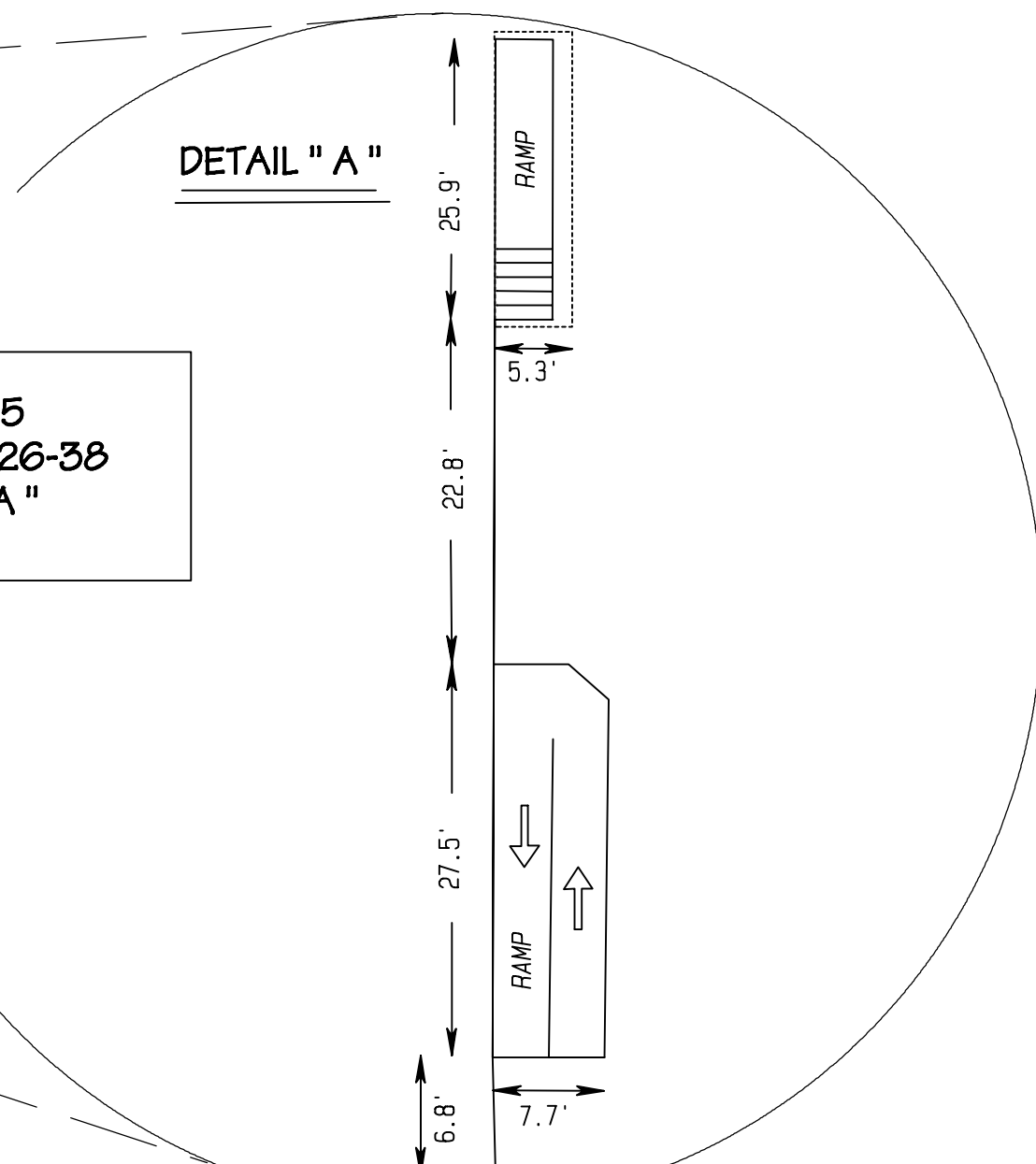


30' +/- PUBLIC ALLEY
(ASPHALT)



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

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.

1" = 20'

GRAPHIC SCALE



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

- CORNICE ALONG WESTERN FACE OF BUILDING OVERHANGS RIGHT OF WAY 0.5'.
- SOUTH WESTERN CORNER OF BUILDING EXTENDS 0.07' OVER RIGHT OF WAY.
- RAMP ALONG WESTERN FACE OF BUILDING PROJECTS 7.70' INTO RIGHT OF WAY.
- RAMP ALONG WESTERN FACE OF BUILDING PROJECTS 5.30' INTO RIGHT OF WAY.
- 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



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

REVISED:

JOB NUMBER: 01120701