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Application for SPECIAL USE PERMIT

LAND USE ADMINISTRATION

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

Project Name: Mrs. Babs' Nursery School addition Date: April 25th, 2014

Property Address: 2319 Grove Ave. RVA, 23220 Tax Map #: W0001039004

Fee: 1800.00 Total area of affected site in acres:
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R6 Non-Conforming

Proposed Use

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

Existing Use: NURSERY SCHOOL

Is this property subject to any previous land use cases? N/A

Yes No
If Yes, please list the Ordinance Number:

Applicant/Contact Person: JOE L. CAFARELLA

Company: MS. BABS NURSERY SCHOOL LLC

Mailing Address: 2319 GROVE AVE

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 212-7507 Fax: (804) 359-7792

Email: JOE.CAFARELLA@YAHOO.COM

Property Owner: CAFARELLA GROVE LLC

If Business Entity, name and title of authorized signee: JOE.CAFARELLA, OWNER

(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: 2319 Grove Ave

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 212-7507 Fax: (804) 359-7792

Email: JOE.CAFARELLA@YAHOO.COM

Property Owner Signature: [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)

Ms. Babs' Nursery School Special Use Permit

2319 Grove Ave.

Richmond, VA

23220

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APR 28 2011
LAND USE ADMINISTRATION

This special use application is for Ms. Babs' Nursery School, a young toddler (20 months) to Pre-K school currently located on a double lot on the 2300 block of Grove Avenue. Established in 2003, Ms. Babs' Nursery is a locally owned and family operated business just east of Stafford avenue and west of Strawberry street. One block south of Fox Elementary. Our hours of operation are 7:30AM-6:00PM Monday through Friday. The purpose of this addition is to add an infant wing onto our current building as well as create a larger Pre-K classroom above. This addition will be approximately 1500 square feet and will be built of all the same existing material (brick, slate roof) as well as the same architectural design of the existing building. Fire exits will be provided on every level of the addition. The addition will bring an additional 3 employees to our already 8 on staff currently, bringing our total to 11 employees at the facility. There are 5 parking spaces allotted along Grove Ave for no parking between the hours of 7AM-9AM and 4PM-6PM, As well as ample parking along Stafford and Grove Avenue as most residents are gone during our hours of operation.

I believe this addition will benefit the community, as most of our families are from the Fan, Museum District and are looking for a school which can care for not only their rising kindergarteners but infants as well. Both properties adjacent to 2319 Grove Avenue are larger residential properties that both have put additions in the past. Both directly affected neighbors have given consent and are more than willing to allow our addition to proceed. Ray Throckmorton (2317 Grove Ave.) and Julian Rossi(2315 Grove Ave.) The addition plans show that the new part of the building will be set back a full 10 feet from the front of the existing building, allowing more light into the neighbor's house as the property sits facing the north.

In 2003, when Ms. Babs' Nursery first started we wanted to show the Richmond Fan area what real quality care for your children was like, eleven years later we are thriving and have a great reputation because of the family-like environment we create. My heart and soul goes into this school every day and I am willing to keep re-investing in the property to maintain our dreams and continue to provide real quality childcare to the Richmond Fan and Museum District.

Thank you for your time and consideration,

Joe L. Cafarella

Owner/Admin

Ms. Babs Nursery School