



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: 2919 Griffin Avenue Date: April 25, 2019

Tax Map #: N0000885024 Fee: \$300.00

Total area of affected site in acres: 0.241

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

Zoning

Current Zoning: UB-PE7

Existing Use: Single-Family Residence

Proposed Use

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

split the lot in half for an additional residential buildable lot

Existing Use: Single-Family Residence

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2019-014

Applicant/Contact Person: Cory Weiner

Company: CW Performance Group LLC

Mailing Address: PO Box 14609

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 347-3251 Fax: ()

Email: CWPerformanceGroupLLC@gmail.com

Property Owner: 2919 Griffin Avenue LLC

If Business Entity, name and title of authorized signee: Cory Weiner, 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: PO Box 14609

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 347-3251 Fax: ()

Email: CWPerformanceGroupLLC@gmail.com

Property Owner Signature: Cory Weiner

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)

April 25, 2019

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 2919 Griffin Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 2919 Griffin Avenue. With this application, 2919 Griffin Avenue LLC is petitioning the City Council for a Special Use Permit to authorize the division of 2919 Griffin Avenue parcel in half to create a buildable residential property at 2917 Griffin Avenue in the UB-PE7 (Urban Business with Parking Exempt Overlay) District.

Site

The property is located in the North Planning District near the corner of W Brookland Park Blvd and Griffin Ave. The property has a land area of 10,500 square feet and is zoned in the UB-PE7 (Urban Business with Parking Exempt Overlay) District. This property is currently improved with a 2,524 square ft two story building constructed in 1910 that is under renovation.

Zoning and SUP Ordinance Conditions

The property is located in the UB-PE7 (Urban Business with Parking Exempt Overlay) District. The UB district permits commercial uses to promote a densely developed pedestrian-oriented urban shopping character. 2919 Griffin Avenue was previously in the R-6 district, but was vacant for 2 years and converted into the new UB-PE7 zoning. In 2019, 2919 Griffin Avenue was awarded a Special Use Permit (Ordinance 2019-014) to be used as a single family residence. Since the underlying parcel is still UB-PE7 zoning, we need another Special Use Permit to split the lot, which previously would have been legally viable in the R-6 district.

Proposal

We are proposing to split the parcel in half and construct a new 2,315 sq ft single family residence. The planned single-family residence would be situated between other single-family residences. The architecture for the planned residence is to match the existing buildings in the neighborhood

Thank you for your consideration of this application. Please feel free to contact me at CWPerformanceGroupLLC@gmail.com or (804) 347-3251 if you have any questions or require additional materials to process the application.

Very Truly Yours,


Cory Weiner

Enclosures

Cc: The Honorable Chris A. Hilbert
Matthew Ebinger, Secretary to the City Planning Commission