



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: 7048 forest hill ave. Date: 12/3/19

Tax Map #: 0004060056 Fee: _____

Total area of affected site in acres: <1

(See page 8 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-2

Existing Use: car wash

Proposed Use

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

car wash - SUP is for sign variance

Existing Use: car wash

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jessica Sutherland

Company: Talley Sign Company

Mailing Address: 1903 Chamberlayne Ave

City: Richmond State: VA Zip Code: 23222

Telephone: (804) 649 0325 Fax: (804) 643 1721

Email: PERMITSE@talleyssign.com

Property Owner: BGC Land LLC

★ If Business Entity, name and title of authorized signee: Rob Wornell, 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: 7003 Lakewood Drive.

City: Richmond State: VA Zip Code: 23284

★ Telephone: (913) 568-6674 Fax: ()

Email: robw@teentommys.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)

To: City of Richmond Planning & Development
From: Rob Worrell / Owner & General Manager of Tommy's Express Car Wash located at 7048 Forest Hill Ave, Richmond, VA
Regarding: SUP for a Monument Sign
Date: 12/03/2019

Dear Planning & Development,

We continue to be excited about how the Forest Hill community has embraced our car wash. We now have 2,000 residents signed up for club memberships. We are grateful to be a part of a successful business partnership with the City Richmond.

I would like to follow up on my request for a monument sign. After consulting with City Councilperson Kristen Larson, I shared my proposed monument sign design with the Southampton Neighborhood Association. The Southampton Neighborhood Association supports my Tommy's Express monument sign proposal. Enclosed, you will find their message to me.

We believe the monument sign would be a value added addition to the look and feel of the neighborhood. As the plans show, it is a sharp, tasteful sign, and we will make sure the area around it is well-manicured. The signage on the surrounding businesses is a bit weathered and may unfairly reflect a tired business area. If you look on the other side of the street, you will see a different picture.

The monument sign would also be beneficial to our business. Per current building regulations, the wash is set back away from the street. It would be helpful for passersby to see the signage closer to the street. I worry that potential customers do not see the wash until after they are right on it and unable to turn in. I have also had people share that they did not know Tommy's Express is a car wash. A common mistake is that it is a used car lot. Our visibility is blocked by neighboring buildings on the same side of the road that sit only a few feet from Forest Hill. I believe these buildings were grandfathered in with regards to current zoning because they sit so close to the street. Nevertheless, these buildings limit the visibility of our wash, and accordingly, we request permission for a monument sign. Please know we respect and appreciate the current zoning laws; however, given our unique situation of having adjacent buildings blocking our view (because they sit so close to the street), we feel a monument sign would level the playing field and give us the same business visibility that our neighbors enjoy. I have enclosed pictures of street views from either direction for your consideration.

Our monument sign would be a value-add for the area. It is sharp and will give vitality to our side of the street. It would be a good balance to the shopping development across the street. Right now, some may see a tired side and a thriving side. We want anyone driving by to see a thriving area! This was the same feedback we received from the neighborhood association.

Furthermore, please know we would be willing to remove some of the signage currently placed on the building if the city feels it necessary to add the proposed monument sign. I would be more than happy to meet at the wash to review and discuss possible scenarios at your

convenience.

Please see the enclosed SUP application. It includes two different monument sign designs for your consideration. If you have any questions I can be reached at robw@teamtommys.com or 913-568-6674.

Thank you for your consideration, and please know your service to the City of Richmond is appreciated. We are thankful for your partnership.

Respectfully,


Rob Worrell
General Manager
Tommy's Express Car Wash

Applicant's Report per the SUP application

- We operate with 12 to 15 employees
- We are open M – Sat 7:00 am – 8:00 pm; Sunday 9:30 am – 6:30 pm
- We wash approximately 300 cars per day

The proposed monument sign will not:

- a. Be detrimental to the safety, health, morals and general welfare of the community involved;
- b. Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- c. Create hazards from fire, panic or other dangers;
- d. Tend to cause overcrowding of land and an undue concentration of population;
- e. Adversely affect or interfere with the public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- f. Interfere with adequate light and air.