



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

Project Name: 425 Partners Date: 03/03/2015
 Property Address: 425 North 25th Tax Map #: E0000384034

Fee: \$1,800 Total area of affected site in acres: 5.5%
 (See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: RO-2

Existing Use: Vacant Lot

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Proposed Use

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

New construction site. Commercial on
first floor, two one bedroom apartments
above.

Applicant/Contact Person: Russell Jones

Company: _____

Mailing Address: 2618 East Broad Street

City: Richmond State: Va Zip Code: 23223

Telephone: (804) 218-3261 Fax: (804) 649-2649

Email: _____

Property Owner: William Russell Jones, III

If Business Entity, name and title of authorized signee: _____

Mailing Address: 2618 East Broad Street

City: Richmond State: Va Zip Code: 23223

Telephone: (804) 218-3261 Fax: (804) 218-3261

Email: _____

Property Owner Signature: William Russell Jones

(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)

William Russell Jones, III
2618 East Broad Street
Richmond, Virginia 23223
804-218-3261
Fax 804-649-2649

Applicants Report:

425 North 25th Street

Located two blocks North of East Broad Street in the 25th Street corridor of Church Hill, 425 North 25th Street is a vacant lot on the Southeast corner of 25th and East Clay Street. The lot is currently zoned RO-2. The other three corners of 25th and East Clay Street are zoned UB-PE2. The RO-2 zoning places a hardship on the development of this lot because of the requirements of RO-2 zoning. All the corners should be consistent and zoned UB-PE2. The change in zoning from RO-2 to UB-PE2 will enhance the urban business development of North 25th Street. The proposed new construction will not be detrimental to the safety, health, morals, and general welfare of the community involved. I plan to construct a two story building on the lot that will contain a commercial space on the first level and on the second level two one bedroom apartments. The proposed construction will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved and will not tend to cause overcrowding of land and an undue concentration of population. The construction will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements will not interfere with adequate light and air. The new construction will require exemption of building setbacks on the lot and conform to the standards of the Commission of Architectural Review.