



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: 821 North 25th Street Date: 11-23-2020  
 Tax Map #: E000-0380040 Fee: 1,200.00  
 Total area of affected site in acres: 0.057

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

**Zoning**

Current Zoning: R-63 Residential (Multi-Family Urban)

Existing Use: Vacant

**Proposed Use**

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

R-2 live work units  
 Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: Ordinance number 2020-023

**Applicant/Contact Person:** Mary Lonno

Company: LoCh Design  
 Mailing Address: 12 North 30th Street  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: (804) 840-9415 Fax: (804) 757-767-5470  
 Email: mary@lochdesign.com

**Property Owner:** DeWorth Restoration Associates llc

If Business Entity, name and title of authorized signee: John Whitworth - member

(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: 2511 O Street  
 City: Richmond State: VA Zip Code: 23223  
 Telephone: (804) 243-2382 Fax: ( )  
 Email: jwhitworth@comcast.net

**Property Owner Signature:** J.D. Whitworth

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)



## **APPLICANT'S REPORT**

November 23, 2020

Special Use Permit Amendment  
Ordinance No. 2020-023  
821 N 25<sup>th</sup> Street, Richmond, VA  
Map Reference Number: E000-0380040

Submitted to: City of Richmond  
Department of Planning and Development Review  
Land Use Administration  
900 East Broad Street, STE 511  
Richmond, VA 23219

Submitted by: Deworth Restoration Associates, LLC  
2511 O Street  
Richmond, VA 23223

Prepared by: Loch Design  
12 North 30<sup>th</sup> Street  
Richmond, VA 23223

## **Introduction**

When the ordinance No. 2020-023 was passed in early 2020, the developer of the project, Mr. John Whitworth, was under the belief that each of the Live-Work Units would be allowed several employees, visitors (customers), and various economic opportunities. He had several conversations with various officials and thought that this was the situation – the architectural drawings he had prepared reflected this understanding. In addition, he had made commitments to City Officials that he would be bringing economic opportunities to the site. It was only upon learning from his lender that he had not received his loan confirmation that he became aware of the limiting zoning definition of Live-Work Unit, which is significantly more restrictive than the building code definition. The zoning code definition allows for up to 1 outside employee and no visitors/customers. The building code definition allows up to 5 outside employees and up to 15 total persons total per unit (Maximum Occupancy). Mr. Whitworth would like to amend the SUP, such that in this scenario the zoning code definition is expanded to allow him to keep his promises to City officials, receive the loan commitment he needs to move the project forward, and maximize the opportunities for his potential tenants.

## **Proposed Amendment**

We would like to propose that Ordinance No. 2020-023 be amended such that the zoning definition of Live-Work Unit be expanded to align with the Virginia Construction Code edition 2015 definition. This would allow each Live-Work Unit to have up to 5 outside employees as well as allow for customers / guests with a total maximum occupancy for each unit of 15 persons. Additionally each "Work" portion of the unit will be eligible for any of the newly defined R63 uses or economic opportunities.