

INTRODUCED: June 10, 2024

AN ORDINANCE No. 2024-170

To authorize the special use of the property known as 409 Cleveland Street for the purpose of a café with accessory retail, production, wholesale, and certain distribution uses, upon certain terms and conditions. (1<sup>st</sup> District)

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JULY 22 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 409 Cleveland Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a café with accessory retail, production, wholesale, and certain distribution uses, which use, among other things, is not currently allowed by section 30-412.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, 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, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 409 Cleveland Street and identified as Tax Parcel No. W000-1411/019 in the 2024 records of the City Assessor, being more particularly shown on a plat entitled “Physical Improvement Survey of #407 & #409 Cleveland Street, City of Richmond, Virginia,” prepared by Deitz Land Surveying PLLC, and dated October 5, 2023, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a café with accessory retail, production, wholesale, and certain distribution uses, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Floor Plans,” “Site Plans,” “East/West Elevation Plans,” and “North/South Elevation Plans,” all prepared by Danny Hodge, and dated October 26, 2023, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a café with accessory retail, production, wholesale, and certain distribution uses. Production, wholesale, and distribution uses on the Property shall be limited to the production, wholesale, and distribution of roasted coffee beans.

(b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(c) The height of the Special Use shall not exceed one story, substantially as shown on

the Plans.

(d) All Mechanical equipment, including HVAC units, serving the Property shall be located or screened so as to not be visible from any public right-of-way.

(e) The hours of operation of the Special Use shall be from 6:00 a.m. to 7:00 p.m., Monday through Sunday.

(f) The outdoor patio area shall be limited to coffee and food consumption. No amplified or live music performances shall be permitted.

(g) Signs on the Property shall be limited to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and signs permitted in the R-63 District, pursuant to sections 30-507.1(2) and 30-507.1(3) of the Code of the City of Richmond (2020), as amended.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall

require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of

Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

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CITY ATTORNEY'S OFFICE



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2024-0367**

**File ID:** Admin-2024-0367

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 04/24/2024

**Subject:**

**Final Action:**

**Title:** [Empty box]

**Internal Notes:**

**Code Sections:**

**Agenda Date:** 06/10/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2024-0367 - Application Documents, Admin-2024-0367 - 409 Cleveland St - AATF Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

**Related Files:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/21/2024	Matthew Ebinger	Approve	5/23/2024
1	2	5/21/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	5/22/2024	Kevin Vonck	Approve	5/28/2024
1	4	5/22/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	5/22/2024	Sharon Ebert	Approve	5/24/2024
1	6	5/22/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	5/29/2024	Jeff Gray	Approve	5/24/2024
1	8	5/30/2024	Lincoln Saunders	Approve	5/31/2024
1	9	5/31/2024	Mayor Stoney	Approve	6/4/2024

### History of Legislative File

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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Text of Legislative File Admin-2024-0367

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** May 21, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 409 Cleveland Street for the purpose of a café with accessory retail, production, wholesale, and certain distribution uses, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit which would allow for a café with accessory retail, production, wholesale, and certain distribution uses, within an R-6 Single Family Attached Residential District. The proposed is not permitted within the R-6 zone. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Museum District neighborhood on Cleveland Street, between Kensington and Stuart Avenues. The property is currently a one-story, vacant, 1,540 sq. ft. building upon a (.05 acre) parcel of land. The building has a long history of commercial uses as do many of the properties along this portion of Cleveland Street.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as "Existing or new highly-walkable urban

neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.” (p. 56)

The current zoning for this property is R 6 Single Family Attached Residential District. The surrounding land uses include primarily residential with some commercial uses specifically on Cleveland Street.

**COMMUNITY ENGAGEMENT:** The Fan Business Alliance and the Museum District Association were notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan;

**FISCAL IMPACT:** \$1,800 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 10, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** July 22, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, July 16, 2024

**AFFECTED AGENCIES:** Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant’s Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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: 407 & 409 Cleveland Street, Richmond, VA 23221 Date: 10/26/2023  
 Parcel I.D. #: W0001411019 Fee: \$1800  
 Total area of affected site in acres: 0.049

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

**Zoning**

Current Zoning: R-6

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

**Proposed Use**

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

Existing Use: Beauty Salon

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: BZA 2002-130, BZA 1984-005, BZA 1974-068, BZA 1972-017, BZA 1971-071, BZA 1954-084

**Applicant/Contact Person:** Danny Hodge

Company: D&S Beverages, LLC  
 Mailing Address: 2621 Pershing Ave, Apt B  
 City: Henrico State: VA Zip Code: 23228  
 Telephone: (434) 305 6559 Fax: ( )  
 Email: danny@paixrva.com

**Property Owner:** BUNDAIS ENTERPRISES

If Business Entity, name and title of authorized signee: DIRAN BANDAZIAN, 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: 13108 CARRIAGE POND COURT  
 City: HENRICO State: VA Zip Code: 23233  
 Telephone: (626) 8076317 Fax: ( )  
 Email: DBANDAZ@YAHOO.COM

**Property Owner Signature:** *Diran Bandazian*

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

*October 26th, 2023*

*Special Use Permit Request  
407/409 Cleveland Steet, Richmond, Virigina  
Map Reference Number:*

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

Submitted by: Daniel Hodge  
Paix Espresso  
2621 Pershing Ave, Apt B  
Henrico, Virginia 23228

## Introduction

The applicant is requesting a special use permit (the “SUP”) for the property known as 407/409 Cleveland Street (the “Property”). The previous use of the building was primarily a hair salon. The proposed SUP would authorize the use of the existing building as a coffee shop, retail store, and coffee roastery.

## Existing Conditions

The Property is located on the east side of Cleveland Street between Kensington and Stuart Avenues. The parcel has 42 feet of frontage along Cleveland Street, is 50 feet deep along its southern property line and contains roughly 2137.5 square feet of area.

## Proposal

The proposed SUP:

1. Would utilize the same floor plan and layout of the structure.
2. Proposes to authorized the selling of food and beverages along side selling coffee beans, coffee supplies, and clothing.
3. Proposes to authorize the building to be open to the public 6 a.m. to 7 p.m., seven days a week.
4. Proposes to authorize the use of a coffee roaster inside.

## Findings and Fact

The following are factors in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by the City Council. The proposed special use permit will not:

- 1) Be detrimental to the safety, health, morals and general welfare of the community involved.*

The suggested SUP will not adversely affect the safety, well-being, ethical standards, and overall prosperity of the surrounding communities. The current enhancements on the site and the proposed activities align well with the existing development in the nearby area. This application aims to facilitate the effective utilization of the property by enabling new developments. Enhancing the property in combination with the high-quality advantages offered by the SUP will yield favorable effects concerning health, well-being, and more. Additionally, it will contribute to enhancing the liveliness of the neighborhood.

- 2) Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

The suggested SUP will not cause notable traffic disruptions in adjacent residential areas. The traffic expected from the planned property uses is in line with a pedestrian-friendly neighborhood setting.

Special Use Permit  
407 Cleveland Street

Consequently, the SUP will not lead to traffic congestion on streets, roads, alleys, or any other public pathways.

**3) *Create hazards from fire, panic or other dangers.***

The development of the Property will adhere to the stipulations outlined in the building code and comply with the mandates set by Fire and Emergency Services. The applicable City codes for this project are specifically designed to mitigate potential hazards.

**4) *Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population.

**5) *Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The Special Use Permit (SUP) would have a favorable impact on the mentioned City services. On the contrary, the proposal would yield beneficial fiscal (tax) advantages, strengthening the City's capacity to furnish these services to the intended development.

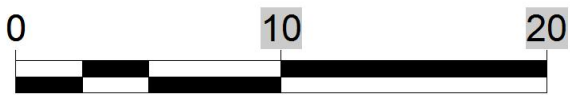
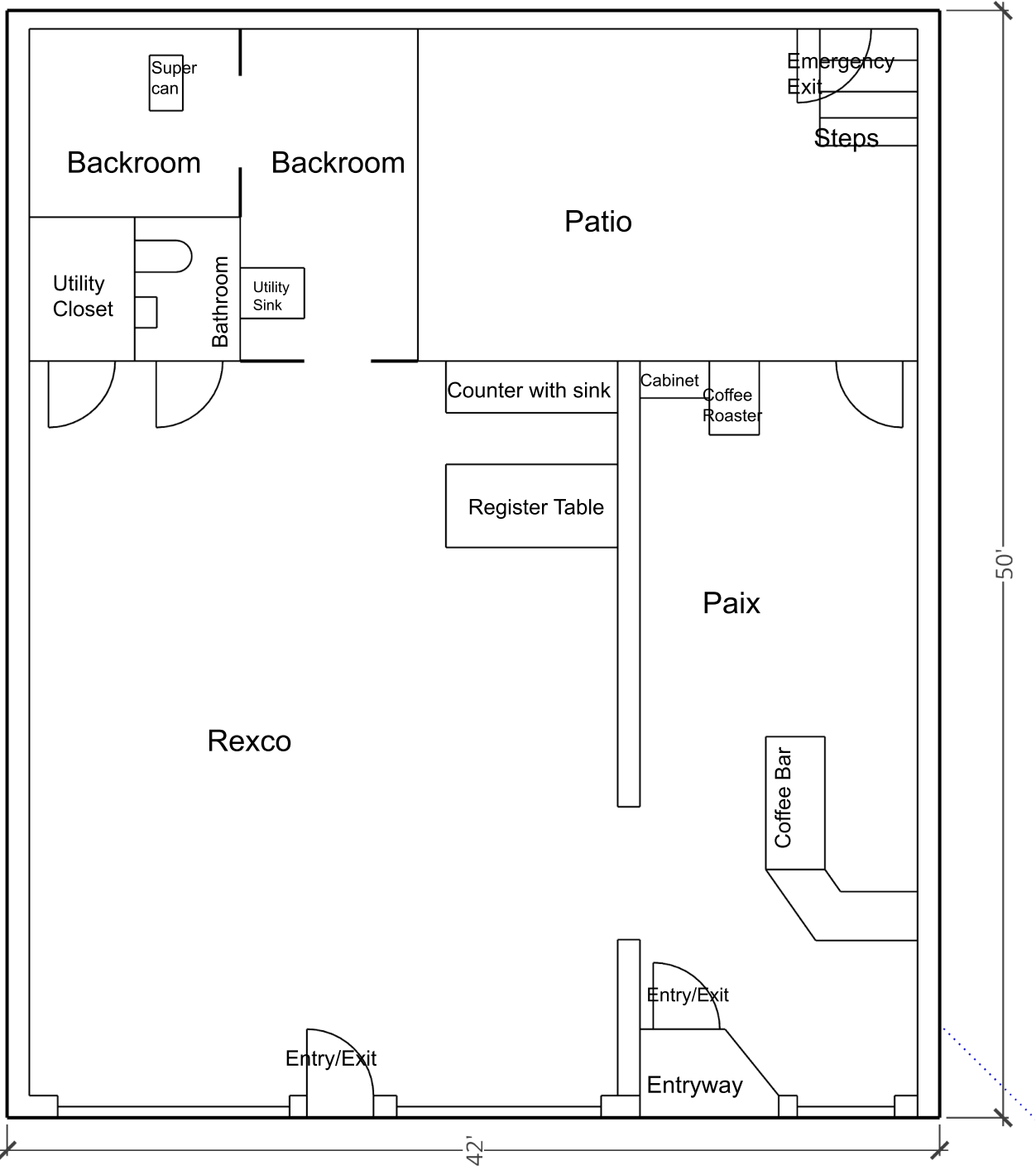
**6) *Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. No changes are currently proposed to the size or sitting of the existing structure.

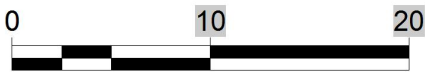
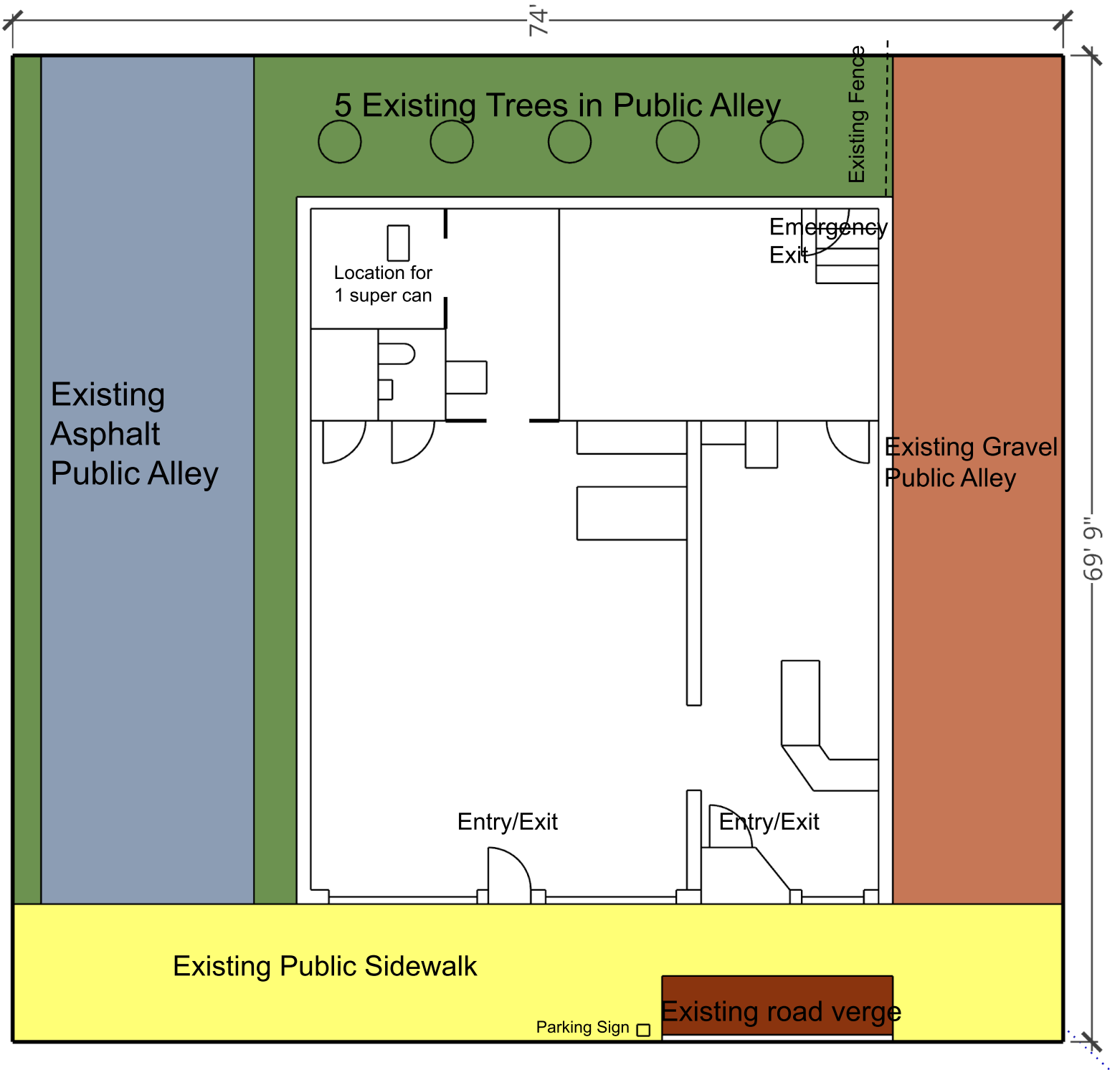
## Summary

In summary, we are seeking approval for a SUP which would allow for new uses of the building. No changes are proposed to the existing structure. The proposed SUP represents an ideal, small-scale urban commercial development for this location that is tailored to the needs of the market while continuing to contribute to the overall vibrancy of the neighborhood.

Floor Plans  
Danny Hodge  
10/26/2023



SCALE: 1" = 10'



SCALE: 1" = 10'



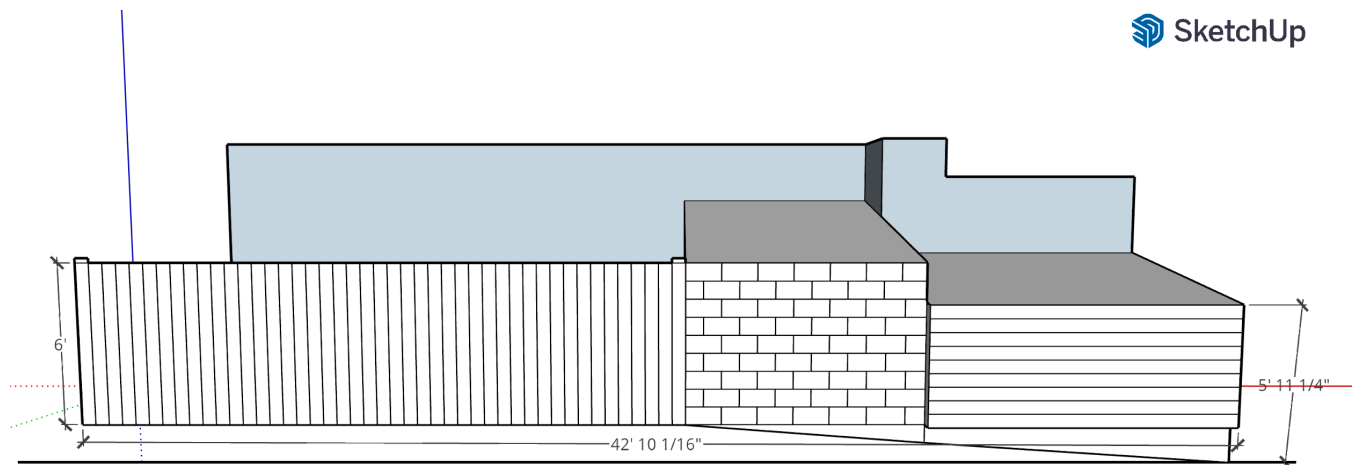
East/West Elevation Plans

Danny Hodge

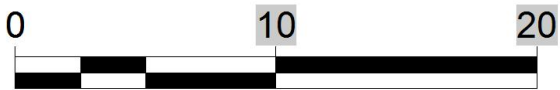
10/26/2023



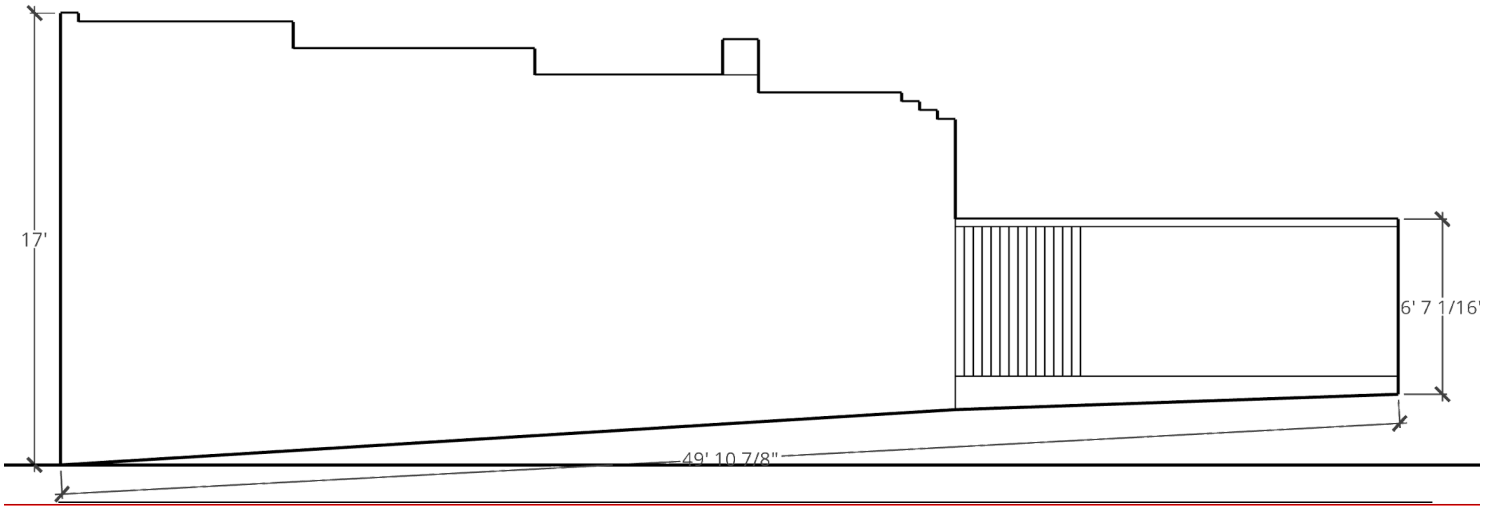
West Elevation



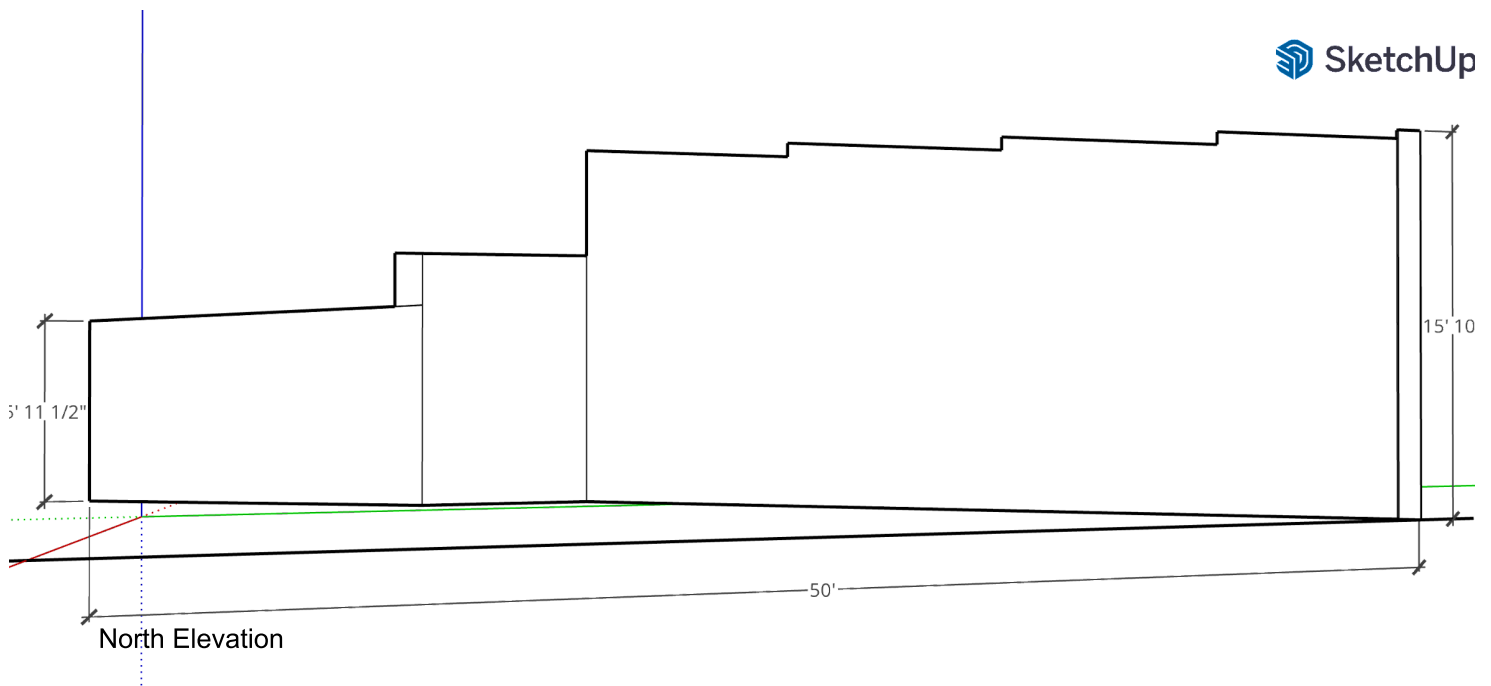
East Elevation



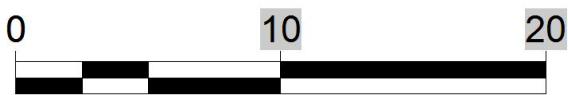
SCALE: 1"= 10'



South Elevation



North Elevation



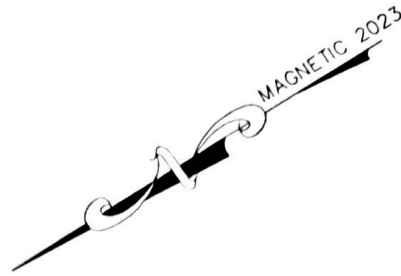
SCALE: 1" = 10'

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND ENCUMBRANCES OF RECORD.

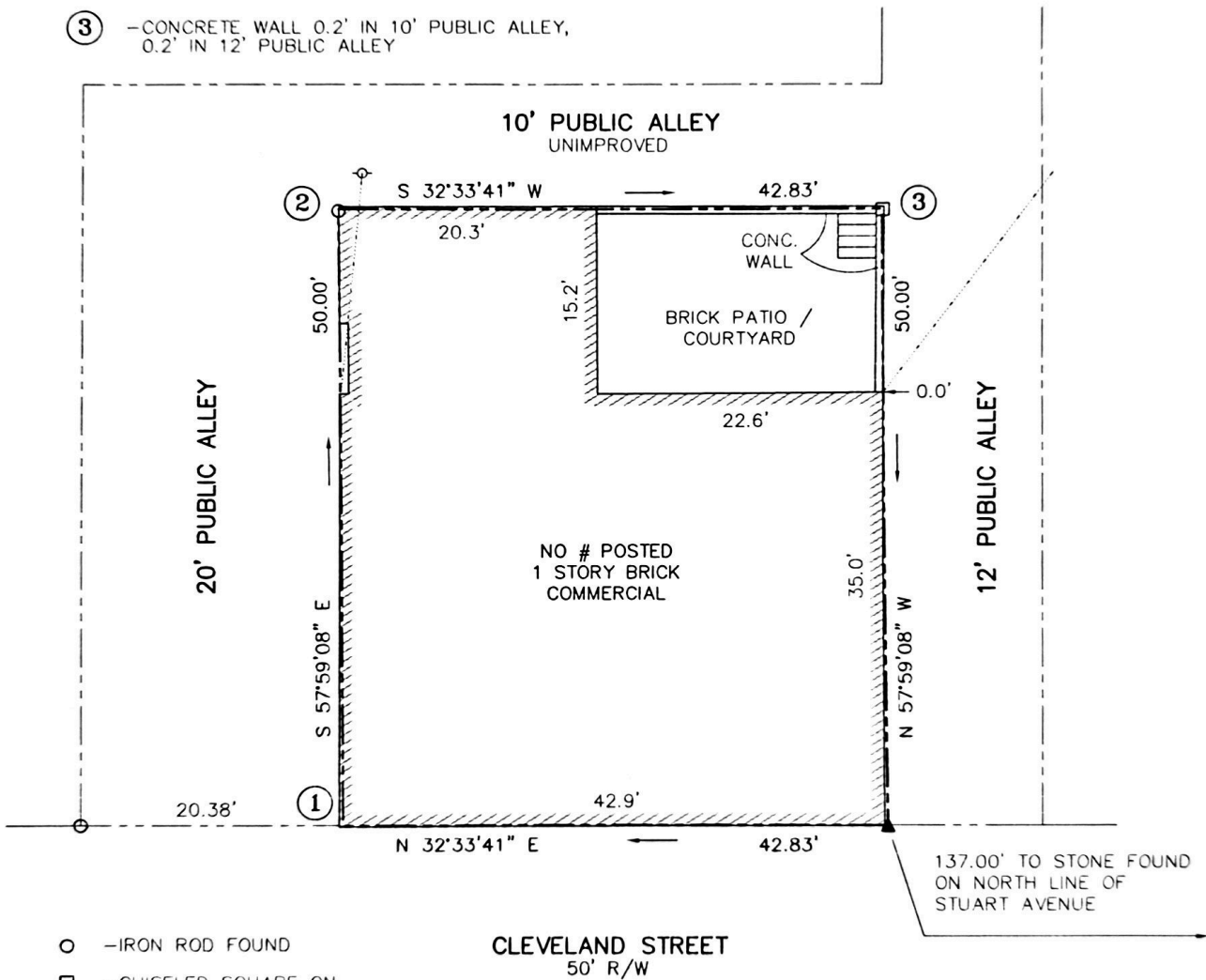
THERE IS A CITY ORDINANCE PERMITTING THE ENCROACHMENT OF THE BUILDING INTO THE 20' PUBLIC ALLEY.

OWNER: BUNDAIS ENTERPRISES, LLC  
PARCEL ID: W0001411019  
ACQUISITION: INSTRUMENT #160007861  
ZONING DISTRICT: R-6



ENCROACHMENTS

- ① -BUILDING CORNER 0.3' IN PUBLIC ALLEY, 0.1' IN CLEVELAND STREET R/W
- ② -BUILDING CORNER 0.2' IN 10' PUBLIC ALLEY
- ③ -CONCRETE WALL 0.2' IN 10' PUBLIC ALLEY, 0.2' IN 12' PUBLIC ALLEY



- -IRON ROD FOUND
- -CHISELED SQUARE ON CONCRETE WALL FOUND
- ▲ -60d NAIL SET
- ⊙ -UTILITY POLE
- -OVERHEAD WIRES

CLEVELAND STREET  
50' R/W

PHYSICAL IMPROVEMENT SURVEY OF  
#407 & #409 CLEVELAND STREET  
CITY OF RICHMOND, VIRGINIA



DEITZ LAND SURVEYING PLLC  
12310 LULLINGTON DRIVE  
RICHMOND, VA. 23238  
804-750-1337

J.N. 2375  
DATE: 10/05/23  
SCALE: 1" = 10'