



SUP-019949-2017

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)

- [X] special use permit, new
[ ] special use permit, plan amendment
[ ] special use permit, text only amendment

Project Name/Location

Property Address: 900 St. James Street Date: 07/06/2017
Tax Map #: N0000107015 Fee: \$1,800.00
Total area of affected site in acres: .776 acres

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

Zoning

Current Zoning: R-53

Existing Use: Commercial

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
3,700 sq. ft. commercial space 1st floor and 12 apartments on remaining 3 floors

Existing Use: Commercial

Is this property subject to any previous land use cases?

Yes [ ] No [X] If Yes, please list the Ordinance Number:

Applicant/Contact Person: Charles E. Ayers, Jr.

Company: St. Luke Building, LLC
Mailing Address: 710 N. Hamilton Street, 3rd Floor
City: Richmond State: VA Zip Code: 23221
Telephone: (804) 358-4731 Fax: (804) 864-0895
Email: ericap@ayerslaw.com

Property Owner: St. Luke Building, LLC

If Business Entity, name and title of authorized signer: Charles E. Ayers, Jr. 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: 710 N. Hamilton Street, 3rd Floor
City: Richmond State: VA Zip Code: 23221
Telephone: (804) 358-4731 Fax: (804) 864-0895
Email: ericap@ayerslaw.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)

# Memo

**From:** Charley E. Ayers, Jr.  
**To:** Matthew J. Ebinger  
**Date:** July 11, 2017  
**Re:** 900 St. James Street – Special Use Permit

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Matthew:

I am supplementing the Special Use Permit application that I filed last week, which included the application fee of \$1,800.00. Even though we provided electronic copies of the renovation plans done by Commonwealth Architects and the site plans done by The Bay Companies with the building permit, I am having additional copies delivered to your office. Also, if you want a survey plat, I think that is part of The Bay Companies site plan. The only remaining item that I know that needs to be submitted is the Applicant's Report.

The Applicant's Report is as follows:

The St. Luke Building that is located at 900 St. James Street was built as a four story commercial building. The first phase was three stories built in approximately 1897 with a 20 foot wing and a fourth floor added in approximately 1919. The second, third, and fourth floors will be apartments so the only floor requiring the Special Use Permit is the first floor. The first floor space contains approximately 3,700 square feet and it will be used for commercial purposes. It is our desire to rent it for medical office use and the number of employees being 10 to 15, the hours of operation being 8:00 am to 5:00 pm, six days a week, and the estimated vehicle traffic per day will be 35 to 40 vehicles. The use will be very compatible with the surrounding area and it is an appropriate use of the site as it will support the tenants in the building, the renovation of the Baker School, which is underway, and the surrounding community.

The special use 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 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.

We feel that these conditions will be met because of the high end use of the property after its renovation and it fulfills a definite need in the community.

I think this completes all of the requirements of the Special Use Permit application and I will contact you after you have had an opportunity to receive my email to discuss our application and to see if you need any additional information.

Charles E. Ayers, Jr., Co-Managing Member  
St. Luke Building, LLC  
804-358-4731