



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: 200 W Marshall Street, Richmond, VA 23220 Date: 2/10/2023  
 Parcel I.D. #: N0000150014 Fee: \$2,400  
 Total area of affected site in acres: 0.205

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

**Zoning**

Current Zoning: RO-2 - Residential Office

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: Museum/Gallery

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: No Ordinance Number found, likely grandfathered from 1970s era museum use.

**Applicant/Contact Person:** Bruce Vanderbilt

Company: Vanderbilt Properties  
 Mailing Address: PO Box 707 #12788  
 City: Richmond State: VA Zip Code: 23218  
 Telephone: (804) 248-5462 Fax: ( )  
 Email: brucevanderbilt@gmail.com

**Property Owner:** Bruce Vanderbilt

If Business Entity, name and title of authorized signee: Vanderbilt 5 LLC

(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: PO Box 707 # 12788  
 City: Richmond State: VA Zip Code: 23218  
 Telephone: (804) 248-5462 Fax: ( )  
 Email: brucevanderbilt@gmail.com

**Property Owner 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)

Bruce Vanderbilt  
Vanderbilt Properties  
PO Box 707, #12788  
Richmond, VA 23218  
804-248-5462

February 13, 2023

Mr. Mathew Ebinger  
City of Richmond Department of Community Development  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, VA 23219

RE: Special Use Permit for 200 W Marshall Street

Dear Mr. Ebinger,

Please accept this letter as the applicant's report for a Special Use Permit (SUP) for the property located at 200 W Marshall Street on the corner of West Marshall St and Brook Rd. This property resides within an RO-2 zone and has a SUP for Gallery/Museum use. My intent with this application is to amend the existing SUP to allow uses compatible with B-4 zoning, with the exclusion of "Adult Entertainment."

200 W Marshall is a fully restored historic firehouse located in the popular Arts District within the Jackson Ward and is both a Virginia and National Landmark. The property is a two-story commercial building of approximately 6,000 sq ft. The first floor is occupied by the award-winning, not-for-profit Gallery 5. The 2nd floor is currently vacant.

The building underwent a yearlong historic renovation in 2019 including restoration of the façade, roof, windows, doors, interior features as well as modernizing all safety, mechanical, electrical, and plumbing systems bringing it current with Assembly 3 building codes. Assembly 3 supports the existing Museum/Gallery SUP as well as many of the uses within the B-4 zoning ordinance.

These renovations required a significant investment which transformed this historic property back to its original condition which contributes to the beauty and appeal of Jackson Ward. In addition, in collaboration with neighbors, Venture Richmond and the City of Richmond, we installed a lovely placemaking pedestrian plaza directly in front of this building for public safety and neighborhood enhancement.

The building's current zone of RO-2 has significantly limited our ability to lease the 2<sup>nd</sup> floor to a viable business. We have yet to stabilize the building financially, which jeopardizes our ability to maintain the property in the future. Despite years of effort, we have not successfully placed a long-term tenant in the 2<sup>nd</sup> floor with a use permitted in the RO-2 zone or SUP. We have had various interested parties decline to lease the space over the years due to the limitations of our zoning. The requested SUP with B-4 permitted uses will allow Gallery 5 to continue to operate,

while allowing us to market and lease the 2<sup>nd</sup> floor for a broader set of uses that will serve the neighborhood better for years to come.

The building has always served in government or commercial use, it's built to meet commercial code, resides on a corner lot, does not contain any residential units, and sits adjacent to a B-4 zone that spans much of Downtown. The Master plan designates 200 W Marshall as Neighborhood Mixed-Use and the building sits on a major mixed-use corridor. A half block to the South and half block to the West from 200 W. Marshall has a designated future land use of Downtown Mixed-Use which allows for even denser commercial use. The extremely close proximity of the Downtown Mixed-Use areas as well as the existing B-4 zoning district should be a consideration with this request.

Additionally, the building is immediately surrounded by commercial uses found within B-4 zoning including a wine bar to the East, a historic restoration workshop to the West, a catering company to the North, and many other B-4 type businesses along the 200 Block of W Marshall and Eastward.

Finally, we have had preliminary meetings with the Land Use and Zoning Administrations who both confirm the permitted uses within B-4 zoning district aligns well with the master plan and is appropriate for this property.

Thank you for your time and consideration to this request, and please let me know if you have any questions.

Sincerely,



Bruce N. Vanderbilt  
Vanderbilt Properties

Attachments:

- Neighbor support letters
- WGSA Association Support Letter
- Zoning Confirmation Letter
- Survey

**CORNICE ENCROACHMENT:**

BROOK ROAD SIDE: 78.7' X 2.2' = 173.2 SF

MARSHALL STREET SIDE: 26.4' X 2.2' = 58.1 SF

CITY OF RICHMOND  
DRAWING N-19749

**NOTES**

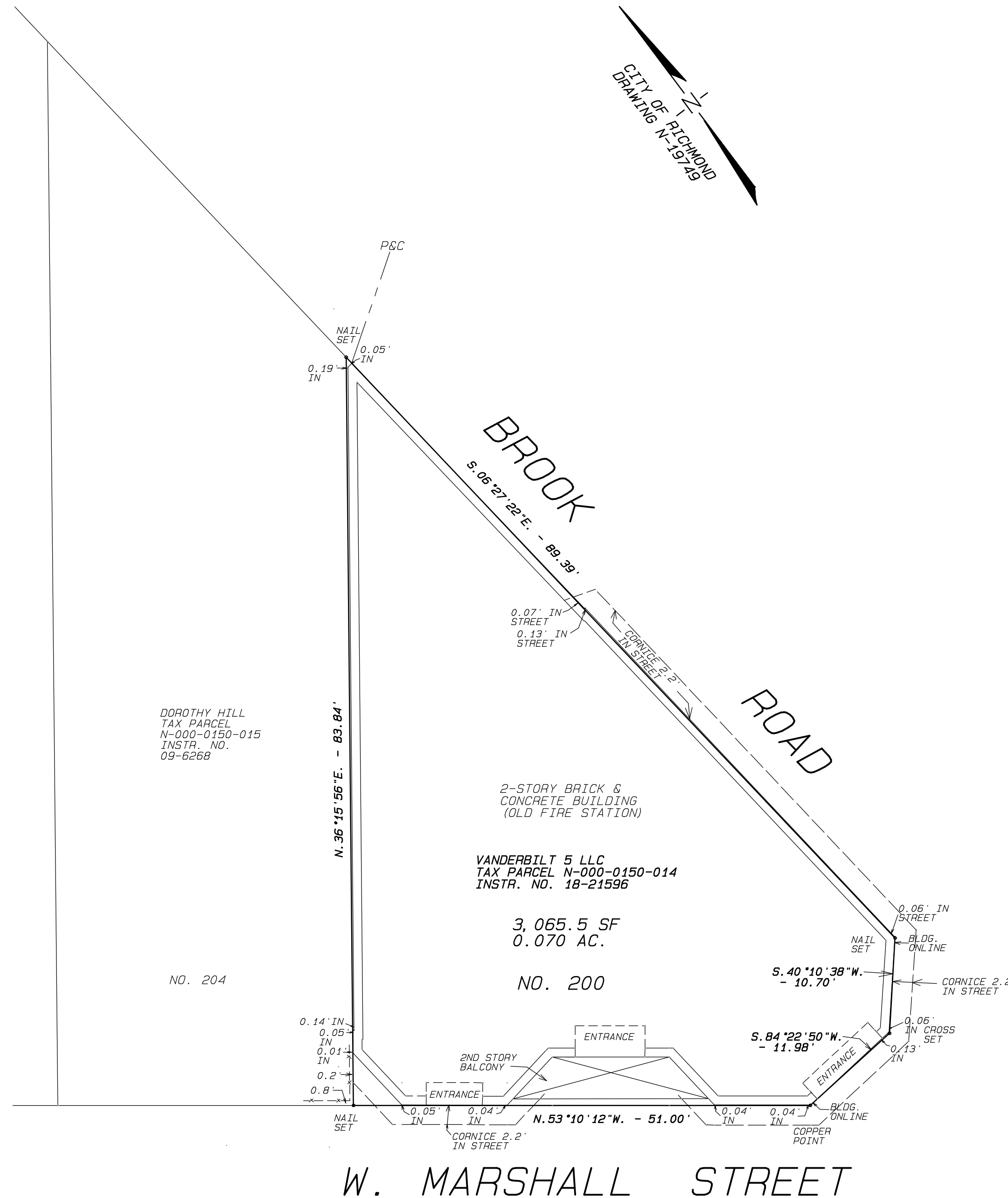
1. SEE CITY OF RICHMOND DEPT. OF PUBLIC WORKS DRAWING N-19749, DATED APRIL 4, 1976.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

**CERTIFICATION**

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON. THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON. THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS, EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

STEVEN B. KENT - LAND SURVEYOR  
REGISTRATION NO. 1686  
COMMONWEALTH OF VIRGINIA

PLAT OF PROPERTY SITUATED  
AT THE NORTHWEST CORNER  
OF W. MARSHALL STREET  
AND BROOK ROAD  
CITY OF RICHMOND, VIRGINIA  
DEC. 17, 2018 SCALE: 1"=10'



DOROTHY HILL  
TAX PARCEL  
N-000-0150-015  
INSTR. NO.  
09-6268

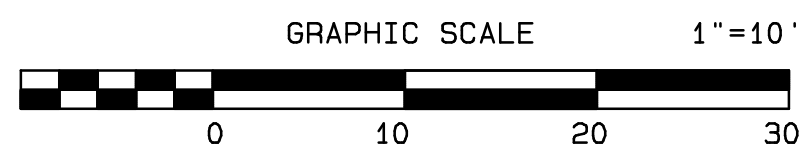
2-STORY BRICK &  
CONCRETE BUILDING  
(OLD FIRE STATION)

VANDEBILT 5 LLC  
TAX PARCEL N-000-0150-014  
INSTR. NO. 18-21596

3,065.5 SF  
0.070 AC.

NO. 200

NO. 204

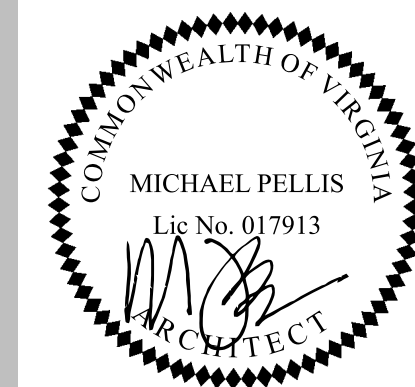


STEVEN B. KENT & ASSOCIATES, PC  
LAND SURVEYORS  
1521 BROOK ROAD  
RICHMOND, VIRGINIA 23220  
OFF. 804.643.6113  
email: stevenkent85@verizon.net









PROPOSED PLAN KEY NOTES

- ① COUNTERBALANCED FIRE STAIR. SEE A1.2

PARTITION TYPE KEY NOTES

- A 1HR EGRESS STAIRWELL WALL UL311 - 2 X 6 WOOD STUDS (FLOOR TO DECK) FILLED W/ CELLULOSE INSULATION W/ 5/8" TYPE 'X' GYP. BOTH SIDES. 5/8" TYPE 'X' EXTERIOR GRADE WHERE APPLIES WITH WEATHERBARRIER & HARDIE PANELS (SMOOTH FINISH)
- B 1HR EGRESS UNDERSIDE OF STAIRS RATED PER UL - L505 - (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. W/ RESILIENT CHANNEL SANDWICHED BETWEEN LAYERS.
- C TYPICAL INTERIOR WALL - 2 X 4 WOOD STUDS 5/8" GYP. BOTH SIDES. PROVIDE 2 X 6 STUDS ALONG PLUMBING WALLS AND USE CELLULOSE INSULATION ON ALL BEDROOM & BATHROOM WALLS.
- D TYPICAL INFILL WALL - 2 X 4 WOOD STUDS 5/8" GYP. FINISH SIDE ONLY. AND USE CELLULOSE INSULATION ON ALL BATHROOM WALLS.
- E EXISTING 1HR CEILING - 3/4" T&G WOOD FLOORING OVER 5/4" T&G WOOD SKIP SHEATHING OVER 2 X 12 NOMINAL LUMBER W/ 1" T&G ATTACHED TO BOT. OF STUDS AND FACED WITH 12 GA TIN CEILING.

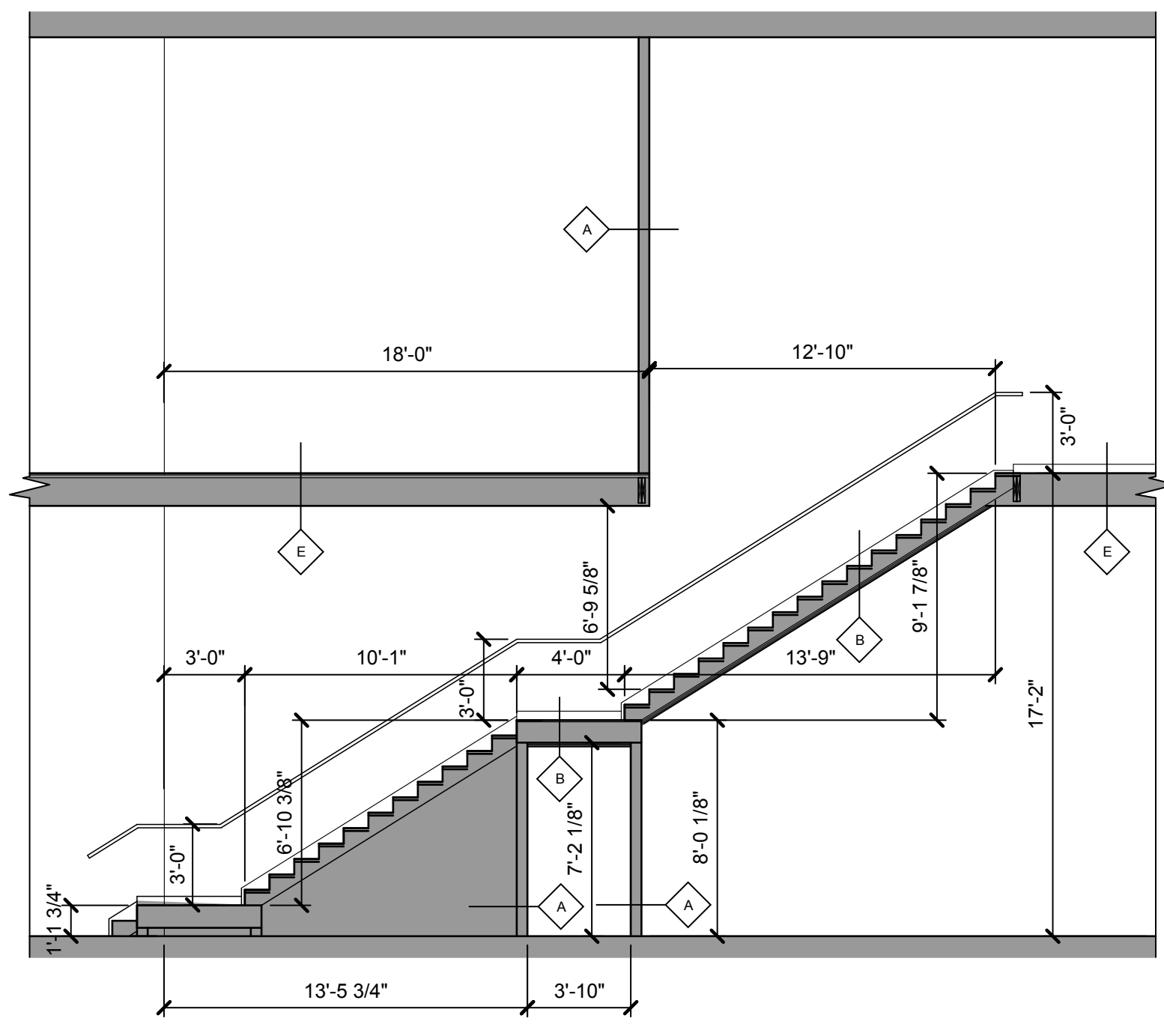
DOOR TYPE KEY NOTES

- ① 3070 ALUM. STOREFRONT DOOR & FRAME W/ TEMPERED FULL LITE GLASS. FIELD VERIFY SIZES. FINISH - DARK BRONZE, ENTRY LOCKSET. PANIC HARDWARE INSTALLED PER VCC SECTION 1008.1. W/ ADA COMPLIANT CLOSER & THRESHOLD.
- ② 80 MIN. METAL DOOR & FRAME - (3070) PANIC HARDWARE. PER VCC SECTION 1008.1. W/ ADA COMPLIANT CLOSER & THRESHOLD.
- ③ 38" X 84" SOLID CORE WOOD DOOR IN METAL FRAME - FLUSH, NO LITE - PRIVACY LOCKSET
- ④ EXISTING WOOD DOORS TO REMAIN AS SHOWN

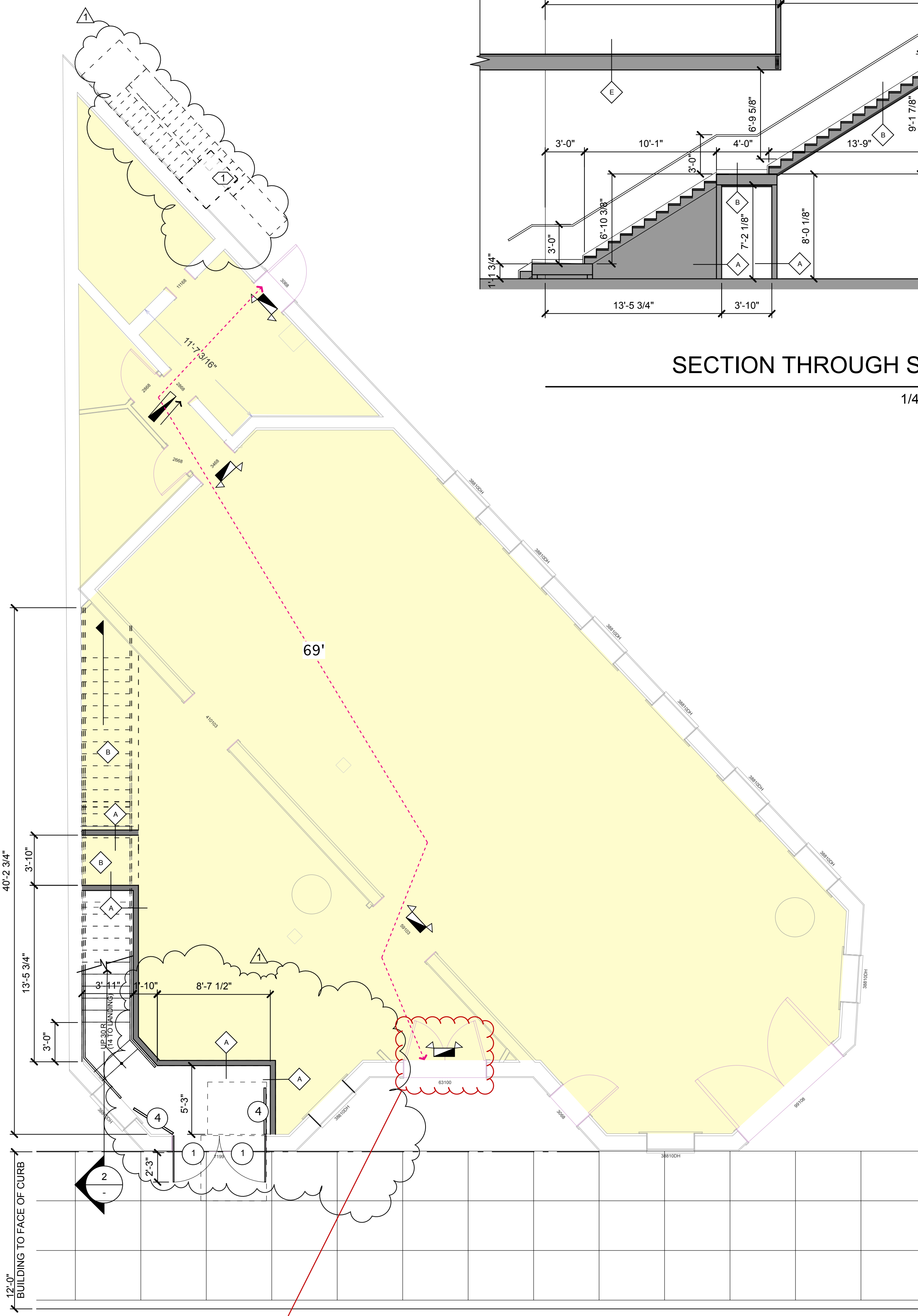
- INTERIOR DOORS:
- SOLID CORE WOOD DOORS & KNOCK DOWN METAL FRAMES.
  - STAIN GRADE FLUSH WOOD DOORS.
  - CYLINDRICAL LEVER HARDWARE, HINGES AND WALL STOPS.
  - ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.
- EXTERIOR DOORS:
- ALL HARDWARE TO HAVE 613 (OIL RUBBED BRONZE) FINISH. GRADE 2.
- DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN

EGRESS KEY NOTES

- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE APPLIES)
- ILLUMINATED EXIT SIGN W/ BATTERY BACKUP EMERGENCY EGRESS LIGHTING
- EMERGENCY EGRESS LIGHTING WITH BATTERY BACK-UP
- PATH OF TRAVEL WITH LINEAR FOOT DISTANCE



SECTION THROUGH STAIR 2  
1/4" = 1' - 0"



Egress doors must swing in the direction of egress per Section 603.6.3.2 VEBC 2015.

1ST FLOOR PLAN 1  
3/16" = 1' - 0"

2,948 SF GROSS

Building Permit - Approved Construction Documents  
Under general authority of the Building Code, this approved set of construction documents shall be kept on the job site at all times and shall not be altered without approval from the Building Official. This permit does not approve any Electrical, Mechanical or Plumbing work. This approval does not relieve the builder from consulting with manufacturer instructions, Virginia Uniform Statewide Building Code and City of Richmond regulations whether noted, implied or omitted.  
Pellis Architectural Approved, 200 W Marshall Street, PERMIT  
BLDC-061374-2019 04/08/2019 1:52:25 PM

PROJECT: 200 W. MARSHALL STREET, RICHMOND, VIRGINIA  
MODIFICATIONS TO:  
OWNER: VANDERBILT PROPERTIES, LLC  
PO BOX 707 PMB 12788, RICHMOND, VA 23235

PROPOSED FLOOR PLAN

REVISIONS

REVISION	BUILDING REVIEW COMMENTS
①	BUILDING REVIEW COMMENTS JANUARY 25, 2019
N/A	
N/A	
N/A	
N/A	

A1.0  
DATE: JANUARY 14, 2019





