

9795



# 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/>

RECEIVED  
JUL 06 2015  
LAND USE ADMINISTRATION

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: 8-10 WEST CARY STREET Date: 7/6/2015

Property Address: 8-10 W. Cary Street Tax Map #: W0000102022

Fee: \$2,400.00 Total area of affected site in acres: W0000102023

(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: B-3

### Proposed Use

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

Existing Use: OFFICE & PARKING

Is this property subject to any previous land use cases? OFFICE

Yes  No

If Yes,  please list the Ordinance Number:

Applicant/Contact Person: DAVID JOHANNAS

Company: JOHANNAS DESIGN GROUP

Mailing Address: 1901 WEST CARY ST.

City: RICHMOND State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: (804) 358-8211

Email: dave@johannasdesign.com

Property Owner: MOFO REALTY LLC

If Business Entity, name and title of authorized signee: MOSES FOSTER

(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: 5 WEST CARY STREET

City: RICHMOND State: VA Zip Code: 23219

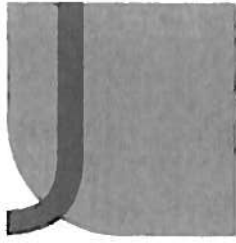
Telephone: (804) 495-4712 Fax: (804) 343-2028

Email: mfooster@westcarygroup.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)



**JOHANNAS**  
design group

7/6/2015

8-10 West Cary Street

SPECIAL USE PERMIT APPLICATION - Applicant's Report

Moses Foster of the West Cary Group advertising agency is planning to expand his corporate presence in the zero hundred block of West Cary Street. The West Cary Group has been located at 5 West Cary Street since 2007. In 2009, Moses, a principal in the company, purchased and renovated 10 West Cary Street, directly across from 5 West Cary St. This building now houses the firm's creative staff.

The West Cary Group is now looking to expand its business. The intent is to build a new building at 8 West Cary Street, the parking lot adjacent to 10 West Cary Street. The goal of this project is to secure a small urban campus for the company at 5, 8 and 10 West Cary Street, brand the location, and show continued downtown revitalization.

The Downtown Master Plan designates this district as an Urban Center Area which translates to a "three to five story dense urban fabric" area. On page 4.16 of the Downtown Master Plan, under General Recommendations "infill buildings that create a continuous street frontage and respect the character of the neighborhood with similar massing" (are recommended). It also states that increased transit will reduce the need for parking.

8-10 West Cary Street is within four to five blocks of the following bus routes; 1, 2, 3, 4, 6, 10, 16, 19, 21, 24, 52, 53, 70 and 71. Additionally, the site will be within four and a half blocks of the Adams and Broad BRT stop.

The new building will require the removal of a surface parking lot from street view. It will also eliminate onsite parking. Currently, there is surface parking available; however; the attorney, representing Moses, noted that there is no guarantee that will be access to parking if those lots are in-filled in the future. His attorney further recommend that Moses not risk the cost of the development without securing his real estate, by seeking a special use application which would not require parking for commercial uses for 8 and 10 West Cary Street.

There currently is an existing micro-dwelling unit in 10 West Cary Street, used by the office executives and the proposal includes adding an additional accommodation in 8 West Cary St.

1901 WEST CARY STREET RICHMOND, VA 23220

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**The proposed special use will not:**

1. be detrimental to the safety, health, morals and general welfare of the community involved;
  - a. The new building will add to the corporate presence for the West Cary Group which will be beneficial for the city and neighborhood.
  - b. The proposed office use will not be detrimental to the safety, health, morals and general welfare of the community.
2. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
  - a. the proposed use is located in a central city neighborhood and will not create congestion in the streets, roads, alleys and other public ways.
  - b. The removal of a curb cut on West Cary Street will be beneficial to the neighborhood.
3. create hazards from fire, panic or other dangers;
  - a. the new construction shall be in accordance with local, state and national building codes and will not create hazards from fire, panic or other dangers.
4. tend to cause overcrowding of land and an undue concentration of population;
  - a. the expansion of the West Cary Group will not cause overcrowding of land or an undue concentration of population to this area. The Downtown Master Plan notes this area as a dense urban fabric area.
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;
  - a. the proposed use 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.
6. interfere with adequate light and air.
  - a. The proposed new building meets the intent of the Downtown Master Plan and will not interfere with adequate light and air.