



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 15 2014

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: PATIO FOR MY NOODLE Date: 6.29.14

Property Address: 1600 MONUMENT AVENUE Tax Map #: W0000735032

Fee: \$1800 Total area of affected site in acres: LESS THAN 1 ACRE
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Existing Use: Multifamily Restaurant

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Proposed Use

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

outdoor dining for existing restaurant

Applicant/Contact Person: MICHAEL PELLIS

Company: MICHAEL PELLIS ARCHITECTURE, PLC

Mailing Address: 201 W. 7TH ST.

City: RICHMOND State: VA Zip Code: 23224

Telephone: (804) 212 9024 Fax: () N/A

Email: MICHAEL@MICHAELPELLIS.COM

Property Owner: _____

If Business Entity, name and title of authorized signee: CHESTERFIELD Building / Luis Cozza A

Mailing Address: 900 WEST FRANKLIN STREET

City: Richmond State: VA Zip Code: _____

Telephone: (812) 206-6181 Fax: ()

Email: B COZZA@IMRE.CO

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)

NEED SURVEY PLAT



MICHAEL www.michaelpellis.com
PELLIS 804.212.9024
ARCHITECTURE 201 W. 7th St., Richmond, VA 23224

MY NOODLE RESTAURANT & BAR ENCLOSED OUTDOOR SEATING SPECIAL USE PERMIT APPLICANT REPORT

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street, Richmond Virginia 23219

July 15, 2014

To Whom It May Concern:

The owner of My Noodle Restaurant & Bar, Joe Kiatsuranon (the applicant), is requesting the allowance of enclosing the existing patio with a fence and gate located at 1600 Monument Avenue in Richmond Virginia. The fence would enclose the patio directly to the west of the stairs leading down to the restaurant located in the basement. The proposed fenced-in area would allow for outdoor seating to accommodate 21 customers. The proposed fence will be black metal, similar in appearance, to the existing fences on other portions of the existing Stuart Court Apartments property. The fence would be 48" high and be permanently cemented into the ground with posts located per the plans. The portion of the fence facing Monument Avenue would have a 15" deep wooden counter top attached to it with bracket supported by the vertical fence supports. All other furniture will be free standing and temporary in nature. No food or beverages will be prepared on this patio. The purpose of the patio will be for seating of customers only.

Please refer to the plan sheet titled SUP-1 as evidence in support of the following statements:

1. The enclosed fence and gate will not be detrimental to the safety, health, morals and general welfare of the community involved. The purpose of the fence and self-closing gate is to ensure the functions stay within the confines of the patio. The owner would like to restrict the usage of the patio to the following weekly schedule:
 - Mon – Sunday: 10am – 10pm
2. The fence is located on the patio and the gate swings inward so as to not create congestion in the adjacent public sidewalk.
3. The existing stair has 44" or greater clearance for egress on one side of the stair, therefore the new fence and gate will not interfere with the legal width of the existing egress path.
4. The proposed fenced in area is approx. 395 SF which would allow for 26 occupants – therefore the owner's limitation of 21 results in a less-crowded, less-concentrated population for the space.
5. The fence and gate will not adversely affect any public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements.
6. The fence and gate will not interfere with adequate light and air as they are of an open railing design and only 48" in total height.

The applicant and architect met with the Monument Avenue Preservation Society (MAPS), Charles Samuels and The Fan District Association and all groups expressed support for the proposed fenced in patio. Please feel free to reach out to each group and inquire regarding their specific comments. We have addressed all of their concerns regarding hours of operation and permanent vs. non-permanent items and total occupancy capacity.

Thank you for your consideration.

Michael Pellis
(On behalf of the applicant)



**The Fan District Association of Richmond, Virginia
208 N. Strawberry Street, Richmond, Virginia 23220**

June 25, 2014

Michael Pellis
Michael Pellis Architecture
201 W. 7th St.
Richmond, VA 23224

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LAND USE ADMINISTRATION

Dear Sir:

Subject: General Support for Development Concept at My Noodle & Bar

The Fan District Association of Richmond, VA, Inc., (FDA) Board of Directors (Board) has voted to support the concept of installing a patio beside the entrance to the My Noodle & Bar, which is located in the basement of the Stuart Circle Apartments. The Board's continued support is conditional in that it must review and support detailed plans and specifications that accompany an application to the City of Richmond (City) Department of Planning and Development Review.

The FDA appreciates your attendance at its Zoning Committee meeting in May. You explained that your client wishes to install the patio to provide outdoor seating. There will be no music or music speakers, an ornamental fence will surround the patio, the patio will close nightly at 10:00 PM, and seating will be limited to 21 persons. You explained that your client has met with neighbors and will be obtaining the Monument Avenue Preservation Society (MAPS) approval. The FDA has concerns that another owner may not show the same concerns for neighbors, so FDA approval would also limit is approval to an SUP that applies only to the current owner and occupancy.

The FDA Board appreciates your bringing this matter to its attention. Please feel free to contact me if you have additional questions, concerns, or issues.

Sincerely,

Matthew P. Stanley
President
(804) 332-1794
president@fandistrict.org