

**MEYER BALDWIN LONG & MOORE LLP**

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November 4, 2020

Jonathan W. Brown, Senior Planner  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
900 East Broad Street  
Richmond, VA 23219

Re: WWS VIII LLC – Application for Amendment to Special Use Permit Ordinance No.  
2018 – 192

Dear Jonathan:

I am forwarding an Application for an amendment to the referenced Special Use Permit ordinance.

Please let me know, if you need anything further to begin processing the application.  
Thank you for your assistance.

Sincerely yours,



Glenn R. Moore

Cc: Mr. Walid M. Daniel

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November 4, 2020

The Honorable Council of the City of Richmond  
c/o Department of Planning and Development Review  
Land Use Administration Division, Room 511  
900 East Broad Street  
Richmond, VA 23219

RE: Special Use Permit Plan Amendment Application for WWS VIII LLC (the "Owner")  
Relating to Property at 3112 to 3124 N Street (the "Property")

Dear Ladies and Gentlemen:

In compliance with the administrative policy of the Division of Land Use Administration, we submit herewith the following report in connection with the Special Use Permit Plan Amendment Application of the Owner to allow the completed residences constructed on the Property to have attractive precast concrete panels as the visible exterior finish of building foundation walls and to approve other minor cosmetic changes to the building exteriors. The Property is identified on the enclosed Foundation Surveys prepared by Parker Design Group, dated February 5, 2020 and April 30, 2020, revised October 5, 2020. Also submitted herewith are revised elevation drawings entitled "3112 and 3116 N St. Townhouse" and "3120 and 3124 N St Townhouse" prepared by Joseph F. Yates Architects, last revised on November 2, 2020, depicting the foundation walls constructed of custom-made precast concrete and reflecting other minor plan modifications (the "Modified Elevation Drawings"), and a photograph showing one of the foundation walls.

1. Special Use Permit Plan Amendment Request. The residences on the Property were constructed pursuant to the terms of Ordinance No. 2018-192 approved on July 23, 2018 (the "SUP"). The elevation drawings approved as a part of the SUP showed brick veneer as the exterior building material of residence foundation walls. In the process of preparing final construction plans, the Owner and its contractor concluded that precast concrete would be an architecturally attractive alternative material for the foundation walls. Neither the owner nor its contractor were aware that the change in the foundation wall material would have to be formally approved, unless a determination was made that the substituted material was substantially the same as the brick veneer shown on the SUP plans.

The Zoning Administrator's Office has determined that the custom precast concrete is not substantially the same material as the brick veneer finish shown on the SUP plans. The owner and

its contractor believe that the precast concrete wall material is attractive and would like to retain the material as the visible foundation wall finish. The residences with the alternative foundation wall material are deemed to be attractive to the buying public, as evidenced by the recent sale of one of the residences.


The owner now asks that precast concrete as shown on the Modified Elevation Drawings be approved as a substituted foundation wall material, as it is a quality exterior finish which is acceptable to potential buyers. The owner did not intentionally deviate from the approved plans without asking permission to make the change. The alternative material is deemed to be a structurally sound and fully acceptable and aesthetically pleasing finish material for the foundation walls. The walls are constructed of high-strength, steel and fiber reinforced 5,000+psi concrete panels.

2. Community Benefits. Approval of the Special Use Permit Plan amendment request will allow the owner to continue to market the attractive residences, which are a positive addition to the neighborhood.

3. Summary. The SUP Plan Amendment to authorize the precast concrete foundation walls instead of brick veneer will allow the residences to be marketed and occupied in a timely manner by residents seeking to live in newly constructed residences in the Church Hill area of the City. On the basis of the foregoing, we respectfully request that City Council approve the Special Use Permit Plan amendment request to allow the Owner to complete the sale and occupancy of the residences as currently constructed and as shown on the Modified Elevation Drawings, which will benefit the surrounding area and the entire City as set forth herein, at the earliest practicable time.

Respectfully Submitted,

WWS VIII LLC, a Virginia limited liability company

By:   
Attorney

Cc: Mr. Walid Daniel



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: 3112 to 3124 N Street Date: \_\_\_\_\_  
Tax Map #: E0000725037, -38, -39, -40 Fee: \$200.00  
Total area of affected site in acres: 0.1885

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

**Zoning**

Current Zoning: R-6

Existing Use: Single Family Attached Residence Buildings

**Proposed Use**

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

Four (4) Single Family Residences  
Existing Use: Four single family Residence Buildings

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: 2018-192

**Applicant/Contact Person:** Glenn R. Moore

Company: Meyer Baldwin Long & Moore LLP  
Mailing Address: 5600 Grove Avenue  
City: Richmond, VA 23226 State: VA Zip Code: 23226  
Telephone: (804) 8,355,029 Fax: (804) 2,857,779  
Email: gmoore@meyerbaldwin.com

**Property Owner:** WWS VIII LLC

If Business Entity, name and title of authorized signee: Walid Daniel, 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: 3904 Longview Landing Court  
City: Richmond State: VA Zip Code: 23233  
Telephone: (804) 5,130,071 Fax: ( )  
Email: wdaniel69@verizon.net

**Property Owner Signature:** Walid M. Daniel, Manager

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)