



SUP - 048427-2019

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: 310 N. 3RD ST., RICHMOND, VA 23223 Date:
Tax Map #: F000-0811/001 Fee: 1,800
Total area of affected site in acres: .02 ACRES

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

Zoning

Current Zoning: R-63

Existing Use: MULTI-FAMILY APARTMENTS

Proposed Use

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

CONVERT HALF FIRST FLOOR COMMERCIAL SPACE TO 2 B.R. APARTMENT
Existing Use: 50 APARTMENTS, FID ONE AND GET COMMERCIAL SPACE IN HALF

Is this property subject to any previous land use cases?

Yes No
[X] [] If Yes, please list the Ordinance Number: 2011-20-32, 2013-25-57, 2015-20-122

Applicant/Contact Person: SUSAN OULD

Company: MANY LIVES, LLC
Mailing Address: 2630 PALMER DR.
City: NEWWICK State: VA Zip Code: 22947
Telephone: (434) 981-6455 Fax:
Email: SSOULD@AOL.COM

Property Owner: MANY LIVES, LLC D/B/A RVA APARTMENTS
If Business Entity, name and title of authorized signer: SUSAN OULD, MANAGING MEMBER

(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: 2630 PALMER DR.
City: NEWWICK State: VA Zip Code: 22947
Telephone: (434) 981-6455 Fax:
Email: SSOULD@AOL.COM

Property Owner Signature: Susan Ould

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)

APPLICANT'S REPORT, 310 N. 33rd STREET

Background: The former Chimborazo School has been converted into 50 one-bedroom apartments known as Lava Lofts based on a Special Use Permit first adopted March 14, 2011 [amended April 22, 2013] for 50 apartments and one commercial space. In 2015 the permit was amended to allow outdoor dining, but Urban Farmhouse was not successful at the location and vacated the commercial space the next year. The commercial space on the first floor consists of approximately 2,180 square feet and the Landlord is using half of it, approximately 1,090 square feet, as its Leasing Office. Despite advertising, realtor and landlord efforts, the Landlord has not been able to rent the balance of the commercial space, approximately 1,090 square feet, and it has remained vacant.

Purpose: To amend the Special Use Permit to allow 51 apartments so that the vacant commercial space can be converted in to a two-bedroom apartment.

Reason: Vacant space helps no one, not the landlord, the other tenants or the neighborhood. There is currently vacant commercial space within a block of the Property at 3119 E. Marshall Street. The current chair of the Historic Preservation and Land Use Committee of The Church Hill Association, Barbara Cotter, informs us that the Association is favorably inclined to this request because the neighborhood needs additional two-

bedroom apartments to attract young families who are not in a position to buy. However, it is the policy of The Church Hill Association to provide the letter after the application is submitted, not before.

Converting a vacant commercial space to a two-bedroom apartment will not be detrimental to the safety, health, morals and general welfare of the community. It will not tend to create congestion in streets, roads, alleys and other public ways and places in the neighborhood. In comparison to retail or dining use, the proposed change will tend to decrease congestion. It will not create hazards from fire, panic or other dangers. One additional two-bedroom apartment in a building with 50 units will not tend to cause overcrowding of land and an undue concentration of population. It 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. One apartment will tend to use less water and sewer than Urban Farmhouse did. This interior conversion will have no affect on, and certainly not interfere with, adequate light and air for anyone. The owner rents 28 parking spaces from the Mosque across the street so there is no problem with parking.

This can be a win situation for the neighborhood, potential

renters, the landlord and existing tenants.

Landlord Many Lives, LLC d/b/a RVA Apartments

by _____
Susan Ould, Managing Member