

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: 3800 Grove Avenue Date: 7/13/20

Tax Map #: W0001773001 Fee: \_\_\_\_\_

Total area of affected site in acres: .257

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

**Zoning**

Current Zoning: R-5 with SUP No. 81-204-199

Existing Use: doctor's office

**Proposed Use**

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

general office and/or personal service

Existing Use: doctor's office

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: SUP No. 81-204-199

**Applicant/Contact Person:** Keith Whipple

Company: Stockbridge

Mailing Address: 8203 Larcom Lane

City: Richmond State: VA Zip Code: 23229

Telephone: (434) 906-0374 Fax: ( )

Email: kwhipple@waterstreetstudio.net

**Property Owner:** Dallas Lindsey, LLC

If Business Entity, name and title of authorized signee: James Kurtis Fink, Sole 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: 3800 Grove AVE

City: Richmond State: VA Zip Code: 23221

Telephone: ( ) 727-265-0877 Fax: ( )

Email: finkj94@yahoo.com

**Property Owner Signature:** \_\_\_\_\_

Authentisign

James Kurtis Fink Sole Member

7/18/2020 10:53:44 AM EDT

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)



July 14, 2020

Matthew J. Ebinger, AICP  
Principal Planner - Land Use Administration  
City of Richmond  
901 East Broad Street  
Richmond, VA 23219

Mr. Ebinger:

Stockbridge Companies is the contract purchaser of property located at 3800 Grove Avenue in the City of Richmond (TMP# W0001773001).

At present, the property is zoned R-5 with a 1981 SUP (Ordinance # 81-204-199) allowing the ~ 1300 square foot brick structure located on the property to be used as a doctor's office. This use has remained in effect until June of 2020. Nine parking spaces currently exist on the property behind the building.

The property is bound by Grove Avenue (south), Reveille St. (west), two (2) single family homes (north) and Hamilton St. (east). Adjacent land uses include R-5 to the north and west, R-53 to the east (Georgetown Condominiums) and RO-1 on the opposite (SE) corner of the intersection where DPU's utility station and VCU Health offices stand.

Our team submits the attached application and this report with request for a text only amendment to the existing SUP for purpose of allowing a broader range of uses that remain sympathetic and additive to the surrounding area and land uses. Specifically, the following list of uses are requested.

- *Offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts;*
- *Personal service businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops and similar establishments.*

Uses above are consistent with the existing doctor's office use and remain complementary to surrounding land uses and character of the intersection. Proposed Uses pose no detriment to the safety, health, morals and general welfare of the community. Proposed uses create no hazards from fire, panic or other dangers and will not adversely affect or interfere with adequacy of light and air, public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences or improvements.



Further, proposed uses will not create congestion in the streets, roads, alleys and other public ways or cause overcrowding of land or undue concentration of population. With nine (9) parking spaces in place, the property provides more than twice the parking required in **Sec. 30-710.1** for the uses proposed.

In summary, our request is to revise narrowly defined language in the existing ordinance to allow not just doctors' office but a wider range of office/service uses of similar character and footprint.

Should staff have any questions during the course of review, please do not hesitate to call or email us. We will be happy to accommodate wishes in order to move this application forward and enable the space to be occupied on a forward basis.

Sincerely,



Keith P. Whipple  
(t)434.906.0374