

SPECIAL USE PERMIT APPLICANT'S REPORT

Request:

This is a Special Use Permit Amendment request. The current owner, GPH Holding, LLC, (the "Landlord") obtained a special use permit in December 2003 in order to operate a catering business in the existing structure located at 718 N. Cleveland Street, Richmond, VA 23221 (the "Premises"). The Landlord leased the property to North End Catering, LLC by Business Lease dated May 6, 2016 (the "Tenant") who has continued operating the Premises as a catering company. The Tenant now wishes to extend the operations of the current location to include a retail space for the sale of juices and bakery items and a walk up window. The Landlord has consented to this application as evidenced by his signature on the application. Additionally, following the completion of this request, the Tenant, with the consent of Landlord, will also be applying for a Sidewalk Café Permit in order to allow patrons of the walk up window to remain and enjoy their beverages and bakery items on site.

Plans:

Please see the following attached drawings:

- 1) Current Floor Plan of the Premises as a catering company only,
- 2) Proposed Floor Plan of the Premises following Special Use Permit approval and Sidewalk Café approval.
- 3) Current Store Front (2 angles), and
- 4) Proposed Store Front with walk up window (2 angles).

Description of Additional Use:

This amendment request will result in allowing the additional use of the Premises with no more than 8 employees on the Premises at any one time. By the nature of the catering business and food service business week days will have very few workers and weekends may have more. The hours of operation will be from 7:30am to 9:00pm. There will be no interior seating, and the exterior seating will be limited to 6 seats. This additional use will have little effect on the amount of vehicular traffic in the area as the proposed walk up window is to encourage foot traffic and nearby locals to purchase juices and bakery items. The walk up window and small

retail space are compatible with the area because the Museum District, where the Premises is located, is pedestrian friendly and encourages small neighborhood businesses. The exterior of the building will not be significantly modified in any way that would be unattractive to the neighboring parcels.

The requested amendment will not be detrimental to the safety, health, morals, and general welfare of the community involved. It will allow the business on the property to better serve the surrounding community and provide a much needed venue to eat and meet as a community and family.

The additional use of the Premises will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved as it is meant for patrons to be short term visitors. Once a patron purchases a pastry or juice at the window, he or she will continue his or her walk in the neighborhood and not congregate in unwanted areas.

The additional use of the Premises will not create hazards from fire, panic, or other dangers. This amendment does not create an internal dining space and will not encourage patrons to congregate in small enclosed areas. Most patrons will approach the walk up window and leave the Premises following receipt of their item.

The additional use of the Premises does not tend to cause overcrowding of land or an undue concentration of population. This is a small commercial business that will not cause any overcrowding or concentration of population.

The additional use of the Premises does not adversely interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements. This is a small business/café that increases the attractiveness of the area. It simply has no negative impact on the facilities listed.

The additional use of the Premises does not interfere with adequate light and air. The amendment simply allows the Property to better serve the community with limited outdoor seating. The additional use of the Premises has no impact on light and air.