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AUG 12 2014
LAND USE ADMINISTRATION

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

Project Name: Lamplighter Roasting Company, Morris Street Date: 8/12/14

Property Address: 26 North Morris Street Tax Map #: W0000448007

Fee: \$1,800 Total area of affected site in acres: 0.18
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: UB-PO3

Proposed Use

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

Existing Use: Coffee Shop

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Use of existing patio for non-permanent

outdoor seating. Access to Sydney Park.

BZA 044
1999-04-07

2008-172-175

Applicant/Contact Person: Scott Coleman

Company: CDI Morris LLC

Mailing Address: 3925 Park Ave

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 201 0815 Fax: () N/A

Email: COLEMAN.CROSSROADS@GMAIL.COM

Property Owner: CDI Morris LLC

If Business Entity, name and title of authorized signee: Scott Coleman

Mailing Address: 3925 Park Ave

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 201 0815 Fax: () N/A

Email: COLEMAN.CROSSROADS@GMAIL.COM

Property Owner Signature: [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)

Special Use Permit Application Report-November 18, 2014 Revision

The proposed use is an expansion of existing outdoor seating for Lamplighter Roasting Company. The anticipated maximum number of employees at any given time is 10. The current hours of operation are 7am-7pm daily, with an anticipated extension to 7am-10pm daily.

There is an existing patio with an area of approximately 850 sf. Currently, only 150 sf. of the patio is permitted for outdoor use. The proposed use would be an expansion to include the remaining 700 sf. of patio, and the placement of non-permanent seating. The additional seating will be limited to 20 seats.

As a condition of this Special Use Permit, the applicant will donate one (1) bicycle rack to The City of Richmond Department of Parks and Recreation to be used on or adjacent to Sydney Park.

Use of the patio is compatible with the surrounding areas of the Fan District, Uptown, and the VCU campus, all of which have many outdoor seating areas, both public and private. The only property adjacent to the proposed patio is the public Sydney Park to the north, which includes bench seating and an open green. Above the proposed patio are overhead power lines, and there is a VEPCO easement through the space to grant access to the lines. Given this, no tall or permanent structures can be built in this space. Currently the space is an empty and unused brick area between Sydney Park and the existing Lamplighter outdoor seating. Usage of the space for patio seating is an appropriate way to improve the space in a way that is compatible with and enhances its immediate surroundings.

Per the specific concerns in the City Charter,

1. The proposed use will not be detrimental to safety, health, morals or general welfare of the community. The patio has sufficient egress. The use will be in accordance with health department guidelines.
2. The proposed use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. There is no proposed alteration to any streets, roads, alleys or other public ways. The proposed egress will be along existing egress paths.
3. For the same reasons, the proposed use will not create hazards from fire, panic, or other dangers.
4. The proposed use will not cause overcrowding of land or an undue concentration of population, because the use will not include any residences. The use will be unconcentrated seating, per IBC 1004.1.1, at one occupant per 15 sf.
5. The proposed use 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.
6. The proposed use will not interfere with adequate light and air. There will be no tall or permanent structures to impede air flow or light. There will be no air pollution of any kind. Garbage will be disposed in receptacles that will be regularly emptied into a covered trash receptacle elsewhere on the property.