



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: 205 W Brookland Park Blvd Date: \_\_\_\_\_  
Tax Map #: N0000887035 Fee: \$1,200  
Total area of affected site in acres: 0.149

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

**Zoning**

Current Zoning: UB-PE7

Existing Use: Art Gallery

**Proposed Use**

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

Existing Use: Art Gallery / Studio

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: SUP-2021-192

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 874-6275

Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Richmond Art Garage, Ilc

If Business Entity, name and title of authorized signee: Zachary Reid

(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: 1212 W Laburnum Ave

City: Richmond

State: VA

Zip Code: 23227

Telephone: ( )

Fax: ( )

Email: \_\_\_\_\_

**Property Owner 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)

# APPLICANT'S NARRATIVE

*May 26<sup>th</sup>, 2022*

*Special Use Permit Amendment Request*

*SUP-077486-2021, Ord. No. 2021-192*

*205 West Brookland Park Boulevard, Richmond, Virginia*

*Map Reference Number: N000-0887/035*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23230

## Introduction

The applicant is requesting a special use permit amendment (the “SUPA”) for the property known as 205 West Brookland Park Boulevard (the “Property”). The construction of an addition to the existing art gallery utilizing shipping containers was authorized by SUP-077486-2021 (the “SUP”) which was approved by City Council on July 26, 2021. The proposed SUPA would authorize the construction of a two-story masonry structure at the rear of the parcel, in lieu of the previously approved shipping containers, to house an art gallery and studio. All other aspects of the previous special use permit request, including the provision for an off-street parking waiver and the use of the outdoor courtyard for a range of uses would be retained.

## Existing Conditions

The Property is located on the south side of West Brookland Park Boulevard between its intersection with Hanes Avenue and Fendall Avenue. The Property is referenced by the City Assessor as tax map number N0000887035, is 72 feet in width, and contains 6,480 square feet in lot area. The Property is improved by a building that was originally occupied as an auto repair shop and has since been used for a variety of uses.

The Richmond 300 plan (the “Master Plan”) suggests “Community Mixed Use” (“CMU”) as the appropriate future land use designation for the Property. This designation suggests development that engages with and enlivens the street. It prioritizes pedestrian, bicycle, and transit access in designing new projects, and that driveway access be minimized or eliminated if possible. New development in CMU areas can be between two and six stories depending on the historic context. The sought-after primary uses for new development in CMU areas include “retail/office/personal service, multi-family residential, cultural, and open space,” (p.58). The Property also falls within the Brookland Park Boulevard Regional/National Node as designated in the Master Plan’s appendix. This node celebrates the unique culture of the neighborhood, and that while there may be limited opportunities for new development, the primary next steps for the neighborhood include to “explore the creation of signature public art,” (C-22). The SUP is consistent with this guidance.

## Proposal

The Owner is currently operating an art gallery and studio space within the building that he would like to expand upon. The previously approved SUP generally permitted the expansion of the art gallery and studio space, the periodic use of the courtyard for assembly and entertainment use, and the periodic use of the courtyard for outdoor market, food sales, and retail uses. Furthermore, the previously approved SUP permitted the construction of a one-to-two story addition constructed of shipping containers on the vacant eastern and southern portions of the Property. The SUPA proposes to modify the original SUP proposal by eliminating the use of shipping containers and constructing a smaller two-story masonry structure at the southeast corner of the parcel.

The proposed structure will be two stories in height, of masonry construction, and contain roughly 1,713 square feet of finished floor area. The first floor will be used as a gallery or classroom and will be attached to the existing structure on the Property. Two garage doors would



open onto the existing courtyard to provide access and allow for flexibility in the use of the space. The second story will contain a studio/office space and will have a full-width balcony overlooking the existing courtyard. A masonry wall, located on the eastern portion of the Property will create an interior courtyard while also screening the Property from the adjacent neighbors.

All other aspects of the previously approved SUP, including the legitimization of the existing structure which houses the existing HVAC, the proposed use of the courtyard for occasional outdoor entertainment and outdoor market use, and waiver of parking requirements for the proposed uses, will continue to remain.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUPA will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUPA will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUPA will not result in significant traffic impacts to nearby residential neighborhoods and will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUPA will not tend to overcrowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUPA would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.

## Summary

In summary we are seeking approval for a SUPA which will allow for the use of the Property in a manner which better suits the needs of the current owner. Changes are only proposed to the previously approved addition which was recently reviewed by the relevant City Agencies and approved by City Planning Staff, the Planning Commission, and Richmond City Council. Absent the described changes, all other aspects of the previously approved SUP will remain unchanged. The proposed SUPA represent an ideal commercial development for this location which is pedestrian-friendly and will provide an active and community-oriented use which enlivens the public realm.