

**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: 1223 W. Leigh Street Date: March 17, 2022

Tax Map #: N0000518001 Fee: \$1,800

Total area of affected site in acres: .059

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

Zoning

Current Zoning: R-8

Existing Use: mixed use

Proposed Use

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

multi-family residential use

Existing Use: Mixed-use commercial retail and residential

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Douglas Dunlap

Company: Black Pearl Optimum

Mailing Address: P.O. Box 1410

City: Hopewell State: VA Zip Code: 23860

Telephone: (804) 305-4032 Fax: (804) 688-2712

Email: ddunlap@BPORVA.com

Property Owner: Omiyah Investment Corp

If Business Entity, name and title of authorized signee: Ayman Alhoms

(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: 801 W. Broad Street

City: Richmond State: Virginia Zip Code: 23220

Telephone: (804) 614-7005 Fax: ()

Email: Northatlilc@gmail.com

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 REPORT

March 17, 2022

Kevin Vonck, Director
Department of Planning and Development Review
900 East Broad Street. Suite 511
Richmond, Virginia 23219

RE: Applicant Report for Special Use Permit submission for the property located at 1223 West Leigh Street (Parcel Number N0000518001)

Dear Mr. Vonck,

On behalf of Omiyah Investment Corp. ("the Applicant") I am submitting a formal application for a Special Use Permit for a property located at 1223 West Leigh Street. The applicant requests the Special Use Permit, because it has been determined that the proposed reuse of the commercial space does not meet the underlying zoning requirements. As such the applicant is seeking approval from City Council to provide relief which facilitates the conversion of the commercial space on the first floor into to a residential unit.

Site appropriateness

The existing structure is 2909 s.f. and situated on a corner lot and previously housed two residential units and retail/commercial space on the first level with primary street frontage. The owner proposes to convert the commercial space which is approximately 795 s.f. into a residential unit, bringing the total number of residential units to three. The owner's SUP proposal is explicitly for interior improvements to the commercial space and does not include any modification to the front facade, nor the side or rear elevations of the structure.

Community Support

The owner has taken time to share the scope of the project with the community and given careful consideration to density concerns. The client has provided project information to representatives of the Carver Neighborhood Association (Carver Area Civil Improvement League - CACIL) concerning the intent of the SUP. Client has also informed the City Council Representative – Councilwoman Katherine Jordan, of the planned SUP submission.

City Charter Conditions

The Special Use Permit being submitted for 1223 W. Leigh Street does not meet off-street parking or land coverage requirements as required by the City Charter. All other City Charter conditions are met and the owner assures administration and council that the proposed special use will not:

Create detriment to the safety, health, morals and general welfare of the community involved.

The Special Use Permit will allow the addition of one residential unit that should not generate or increase crime, create safety hazards, or jeopardize the health of the community.

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

The conversion of the first floor commercial into a single residential unit will reduce congestion in the public right of way. We anticipate that the new residential unit will generate no more than two vehicles that will park on the street in contrast to the previous use which generated vehicular and pedestrian traffic throughout the day and into the evening by individuals patronizing the business.

Create hazards from fire, panic, or other dangers.

The redevelopment of the first-floor space into a single residential unit will not require the installation or storage of any equipment that increases the risk of fire within the building.

Tend to cause overcrowding of land and undue concentration of population.

The Special Use Permit will allow the addition of one residential unit and thus will not cause any overcrowding of the property nor a noticeable/significant increase in 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 Special Use Permit will allow the addition of one residential unit and thus will not result in any adverse effects to public facilities and services nor conveniences or improvements.

Interfere with adequate light and air

There will be no changes to the exterior or the footprint of the building that would result in changes in adequate light. The residential use will not produce any substances that would impact the air outside of the building.