



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: 710 Lafayette Street, Richmond, VA 23221

Date: September 21, 2022

Tax Map #: W0001873007

Fee: \$1800

Total area of affected site in acres: 0.05

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

Zoning

Current Zoning: 410: B General Retail/Service

Existing Use: Vacant Previous use as beauty salon and office

Proposed Use

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

The applicant would like to open and operate a coffee shop (food establishment), retail shop, and micro-coffee roastery.

Existing Use: Vacant Most recent authorized use as a beauty salon and office

Is this property subject to any previous land use cases?

Yes
☐

No
☒

If Yes, please list the Ordinance Number:

Previous BZA: 1962-54, 1965-75, 1965-95, 1970-09, 1994-06, 1999-24, 2001-08

Applicant/Contact Person: Steven P. Dalton

Company: Reviresco Coffee LLC dba Reviresco Coffee Co.

Mailing Address: 2219 Ginter Street

City: Henrico

State: VA

Zip Code: 23228

Telephone: (804) 840-5727

Fax: ()

Email: steven.dalton@revirescocooffee.com

Property Owner: Spotts & Brown Inc.

If Business Entity, name and title of authorized signee:

(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: P.O. Box 14529

City: Richmond

State: VA

Zip Code: 23221

Telephone: (804) 358-4273

Fax: (804) 358-0472

Email:

Property Owner Signature:

[Handwritten 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)

REVIRESCO COFFEE

SUP APPLICATION

710 Lafayette Street, Richmond, VA

Applicant's Report

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Project Summary:

As a local coffee roasting company desiring to have an established presence within the Richmond community, Reviresco Coffee is seeking to transform the existing building located at 710 Lafayette Street into an establishment for a small café, retail sales of coffee and baked goods, and the company's coffee roasting operations. The extents of the existing building are to remain, with no expansions or additions planned to be made. Additionally, no modifications are proposed to be made to the exterior of the building.

The front portion of the interior of the building will contain a small seating area for customers, including a sales counter for the sale of Reviresco coffee and baked goods. A public restroom will also be provided within the café and retail sales area. The rear of the building will contain the coffee roaster and associated equipment for the roasting operation and ancillary supply storage. An existing toilet room at the rear of the building is to remain for staff.

Outdoor seating along the building storefront, as indicated on the proposed site plan, is desired and proposed for additional seating for patrons.

Up to four (4) employees are anticipated. The proposed days of operation are Monday thru Saturday. Employee hours range from 6:00 AM – 8:00 PM. Initial hours open to the public are from 7:00 AM – 2:00 PM, which may be reconsidered and adjusted gradually pending customer demand.

- A. It is the hope of Reviresco Coffee to be a positive addition to the community, and seeks to be a helpful in serving the community through providing a desired service to this neighborhood. Discussions with local residents indicate enthusiasm and a desire for a local coffee roastery and café.
- B. Given the existing square footage of the space, the café and sales area are intended to serve a limited number of customers at a time. Within this block of Lafayette Street, this is the only building facing Lafayette Street. As such, the surrounding area has ample opportunities for street parking, and it is not anticipated to overburden available parking spaces along the street. The outdoor seating area is also intended to only serve a select number of customers at a time, and will not overcrowd the sidewalk from passersby.
- C. The roaster being used is a small, commercial roaster with a capacity of roasting about 13 pounds of coffee at a time. In operation, the roaster functions similar to a gas oven, and does not have any open flames. As such, the roasting operation and other intended uses of the building pose little risk of hazards to the public and customers to the space. The building contains adequate exits in the case of an emergency.

- D. No proposed additions or expansions to the existing building are proposed. Therefore, the existing lot coverage is to remain, and will not impact the existing lot or amount of open space provided. Additionally, no permanent residents will be located at this building, and the proposed use will not affect the concentration of the population.
- E. The proposed use and project do not include permanent residents. The increased load to public schools, transportation, parks, and other public amenities is therefore not applicable. The water usage and trash requirements proposed would be in-kind to previous uses of the building, and is in similar capacity to the residential neighborhood in which it is located, and would not cause increased or undue capacity on public utilities.
- F. No proposed additions or expansions to the existing building are proposed. The proposed use will therefore not result in any changes to the existing percent of open space and light emittance to the lot. The coffee roaster utilizes a self-contained exhaust system and possesses a stove pipe chimney. The chimney is intended to be installed on the alley-side of the building, extend upward past the building's roof and exhaust above the roof line and not toward neighboring properties.