



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: 3601 Seminary Avenue Richmond, Virginia 23227 Date: 03-11-2023
Tax Map #: N0001749025 Fee: \$300.00
Total area of affected site in acres: 2.352

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

Zoning

Current Zoning: R-1 and R-48

Existing Use: Place of worship, Monastery, Abbey

Proposed Use

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

Child Care Center operating as The Cottage School serving 64 children birth to 5. In collaboration with Ginter Park Presbyterian Church.

Existing Use: Education building for the church

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: It is assumed "yes" since it is dual zoned. R-1 and R-48.

Section 30-433.13

Applicant/Contact Person: Patricia Moon

Company: The Cottage School

Mailing Address: 12239 Framar Drive

City: Midlothian State: Virginia Zip Code: 23113

Telephone: (804) 310-8917 Fax: ()

Email: Pmoon873@gmail.com

Property Owner: Ginter Park Presbyterian Church, Inc.

If Business Entity, name and title of authorized signee: Patricia B. Beckner, Trustee

Owen C. Sharman, Trustee

(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: 3601 Seminary Avenue

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 359-5049 Fax: ()

Email: ginterparkpc@gmail.com

Property Owner Signature: Ginter Park Presbyterian Church, Inc.

By: Patricia B. Beckner

Owen C. Sharman
Trustee

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)

The Cottage School

Department of Planning and Development Review
Land Use Administration Division
City Hall 900 E. Broad Street, Room 511
Richmond, Virginia 23219

March 11, 2023

re: The Cottage School at Ginter Park Presbyterian Church - Special Use Permit

I. Introduction

Mary Thornton and Patricia Moon (“Applicants”), The Cottage School Board Chair and Vice Chair are applying for a special use permit to allow the opening of a new Child Care Center at Ginter Park Presbyterian Church located at 3601 Seminary Avenue. The property is bordered by Seminary and Walton Avenues at the front of the church and by Chamberlayne and Walton Avenues at the back of the church and is zoned as R1 and R48 Single Family Residential. Zoning Ordinance Section 30-402.2 indicates that Day Nurseries that are subordinate to the Church are permitted. The Cottage School will be open from 7:00 a.m. to 6:00 p.m. and will employ a maximum of 18 employees. The Applicants are requesting that The Cottage School be approved for a Special Use Permit which would allow them to operate a Child Care Center in *collaboration* with the Church.

R-1

Permitted accessory uses and structures:

- Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- Swimming pools, tennis courts and similar recreational facilities;
- **Day Nurseries located in churches** or other places of worship, community centers or school buildings;

R-48

Permitted principal uses:

- Any principal use permitted in the R-1 and district as set forth in section 114-402.1;
- Single-family attached dwellings;
- Two-family detached dwellings;
- Multifamily dwellings;
- **Day Nurseries;**
- Adult day care facilities

II. Proposed Development

Permit The Cottage School (a 501[c]3 charitable organization) to open and operate a licensed Child Care Center (Day Nursery per zoning ordinance) serving 64 children and families.

Note: A Day Nursery previously operated in this same location.

According to zoning ordinance Section 30-433.13 it was deemed that the church has two front yards and a playground cannot be placed in a front yard. The church playground is already in place and has been for many years. In compliance with Section 30-433.14 The Cottage School will provide that the fence on the playground is 4 feet high and opaque. It will also ensure that a minimum of 100 square feet of play space is allotted per child on the playground at any given time. The playground has 6300 square feet of play space.

Note: This exceeds the Department of Education Licensing requirement in **Section 4.10 Outdoor Areas** of 75 square feet per child **at any one time**.

III. Factors In Section 17.1 of The City Charter and Section 30-433.13 of The Zoning Ordinance

A. Effect on Safety, Health, Morals and General Welfare of the Community

The proposed special use permit will have a positive effect on the Northside community because it will provide support for a critical need; quality care for children birth to six years of age. We are fortunate to have 3 Infant and Child Mental Health endorsed professionals on our leadership team. We plan to invite members of the surrounding community to special mentoring and coaching sessions designed to promote positive parenting skills, positive self esteem and confidence building, and positive mental health outcomes for all members of the family with whom we work through reflective practices.

B. Effect on the Streets, Roads, Alleys and Public Ways and Places

This is a church property designed to serve a large number of members consequently there will be no adverse effects on the community

C. Effect on the Hazards from Fire, Panic and Other Dangers

The church is a multi-use facility and is equipped to support safe and effective operations for a large volume of people in both the sanctuary and the education building. Consequently, there will be no adverse effects.

D. Effect of Crowding of Land and Concentration of Population

The proposed special use permit for the Cottage School's 64 children will not change the density of the underlying zoning.

E. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation and Other Public Improvements

The property is served by public water and sewer and due to the nature of the property use the City services will not be impacted.

F. Effect on Adequate Light and Air

There will be no adverse effects on the available light and air.

IV. Conclusion

Granting the Special Use Permit for The Cottage School at Ginter Park Presbyterian Church will increase availability of quality infant and Toddler/Preschool care. It will also address a critical need for Northside and City of Richmond residents and parents, allowing them to return to the workforce while ensuring that their child is receiving quality care near their home.

Respectfully Submitted,

Patricia Moon

Ginter Park Presbyterian Church

Richmond, Virginia





**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 3601 Seminary Ave

APPLICANT: Shanika Christmas

COUNCIL DISTRICT: 3

PROPOSAL: To authorize the special use of the property known as 3601 Seminary Avenue for the purpose of a day nursery, upon certain terms and conditions.

*For questions, please contact Alyson Oliver at 804-646-3709
or alyson.oliver@rva.gov*

