



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: 324 North 27th Street Unit A Richmond, VA 23223 Date: 03.29.2023  
Parcel I.D. #: 60000431007 Fee: \$300  
Total area of affected site in acres: 3442.5 Square Feet (total for building)

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

**Zoning**

Current Zoning: UB-PES

Richmond 300 Land Use Designation: Commercial S2

**Proposed Use**

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

Existing Use: Painted mural in excess of 32 square feet, depicting wine glasses on a wine store.

Is this property subject to any previous land use cases?

Yes



No



If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:**

Company: Second Bottle Wine and Snack Shop

Mailing Address: 324 North 27th Street, Unit A

City: Richmond

State: VA

Zip Code: 23223

Telephone: (570) 877-0615

Fax: ( )

Email: erin@secondbottlewine.com

**Property Owner:**

If Business Entity, name and title of authorized signee: Intihar Properties LLC

(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: 135 S Colonial Ave

City: Richmond

State: VA

Zip Code: 23221

Telephone: (703) 268-1829

Fax: ( )

Email: alyson.intihar@gmail.com

**Property Owner Signature:**

Aly Intihar

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)

4 April 2023

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324 North 27th Street – Special Use Permit

I. INTRODUCTION Erin Keene (“Applicant”), owner of Second Bottle Wine and Snack Shop at 324 North 27th Street (the “Property”) is applying for a special use permit plan to paint a mural in excess of 32 square feet, depicting wine glasses on the exterior wall of the wine store that exists here. The property is located on the north side of 27th Street, on the corner of East Marshall. The property is zoned as Urban Business Parking Exception 5 with a land use designation of Commercial S2.

II. PROPOSED DEVELOPMENT Richmond-based artist Nils Westergard will paint a mural of two wine glasses on the exterior north facing wall of the property over the portion of brick that is already painted. The artist will use Sherwin Williams paint and the work would take approximately three days to complete.

### III. FACTORS IN SECTION 17.11 OF THE CHARTER AND SECTION 32.1-1050.1 OF THE ZONING ORDINANCE

A. Effect on Safety, Health, Morals and General Welfare of the Community. The proposed changes will have a positive effect on the neighborhood by vastly improving the aesthetic appeal of the building exterior. The piece can be admired by people of the neighborhood, and attract new customers to this existing corner of commerce in Church Hill. The color palette of the work matches that of the existing building façade, so it will fit in while showcasing the signature style of the artist. The piece will have a positive effect on the neighborhood and property value.

B. Effect on the Streets, Roads, Alleys and Public Ways and Places. Access to the property would be unchanged from the existing conditions.

C. Effects on the Hazards from Fire, Panic and Other Dangers. The access for emergency vehicles will be unchanged, therefore there will be no adverse effects.

D. Effect of Crowding of Land and Concentration of Population. The proposed improvements 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. The demands of the City services will not be affected as the property will remain as it is.

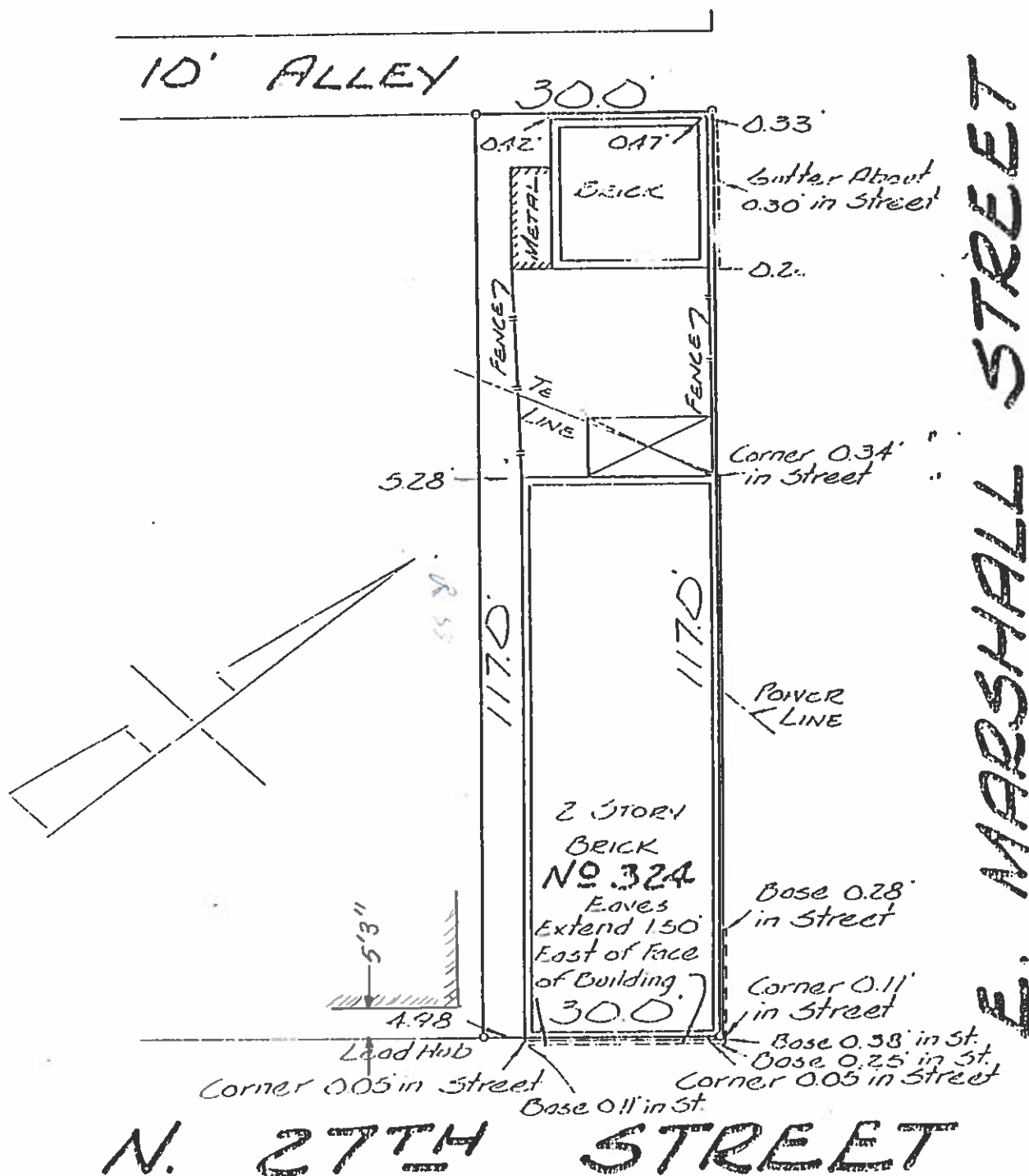
F. Effect on Adequate Light and Air. The proposed improvements will not adversely affect the light and air of the adjoining parcels.





Second Bottle Mural Mock-up

324 N 27th



Plat of Property Situated  
on the Southwest Corner  
of Marshall Street and  
27th Street.

Richmond, Va.

May 20, 1940 Scale 1"=20'

CHAS. H. FLEET & ASSOC'S

CERTIFIED SURVEYORS

BK. 243-45

