

9838



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/>

RECEIVED
FEB 29 2016
LAND USE ADMINISTRATION

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

Project Name: RLGL, LLC Date: Feb 15, 2016

Property Address: 203 N. Davis (Rear) Tax Map #: W001082035

Fee: \$1800.00 Total area of affected site in acres: 0.0740
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-6

Proposed Use

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

Existing Use: garage/small office

Is this property subject to any previous land use cases?

- Yes No
 If Yes, please list the Ordinance Number:

garage/home business/small office

Applicant/Contact Person: LISA GIRARDI

Company: RLGL, LLC

Mailing Address: 2415 Hanover Ave

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 334-4921 Fax: ()

Email: LISAGB@JUNO.COM

Property Owner: RLGL, LLC

If Business Entity, name and title of authorized signee: Robin Frayser, member

(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: 2415 Hanover Ave

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 334-4921 Fax: ()

Email: LISAGB@JUNO.COM

Property Owner Signature: [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 REPORT

APPLICATION FOR SPECIAL USE PERMIT FOR 203 N. Davis (Rear)

SUBMITTED BY: RLGL, LLC

Dated: February 26, 2016

I. Overview and Request

In July, 2014, the applicant purchased 203 N. Davis (Rear), an attractive mid-block two story, six (6) bay brick garage with second story small studio lofts. The principals of the applicant reside at 2415 Hanover Avenue, a single family residence across the northernmost alley of the block and across from the subject property.

From the time that the subject property was built in 2006, it has been used as garage and storage space in the first floor bays, and the upstairs studio spaces have been used for small offices for architects, internet businesses and artists.

The applicant operates a home based business from the 2415 Hanover property, and uses some of the garage structure for the storage of furniture items and incidental activities accessory to that use.

The purpose of this application is to legitimize the use of the subject property and (1) to permit the accessory use of the subject property for a 2415 Hanover Avenue home based business, (2) to permit the use of the subject property for small business uses (with appropriate restrictions) consistent with its past use, and (3) to expand the radius in which the garages may be rented to third parties by one block in each direction.

The applicant requests that no off-street parking be required of the business or accessory uses.

II. Zoning and Surrounding Area

The subject property is zoned R-6. To the east of the subject property is the Stafford Court Condominiums. To the west of the subject property is 201-205 N. Davis Street, which is zoned R-6 with a retail clothing shop use. The balance of the surrounding parcels is single family, all zoned R-6. The area is located in the Fan District.

III. Proffered Conditions regarding Business Use

As stated above, this Special Use will permit the continuation of prior uses of the subject property. The studio areas above the garages were constructed and permitted with separate entrances and plumbing and include two half baths.

The applicant intends that the use of the upstairs studio area be limited to small business use.

With respect such small business use, the Applicant offers the following conditions:

A. Permitted uses of the subject property shall include general offices, professional offices including without limitation those of architects and engineers, internet-based businesses, artist studios, graphic designers, and similar uses and activities, and accessory uses to such permitted uses.

B. No business may have more than 2 employees.

C. No business shall be open past 9:00 p.m. each day.

D. Visitation by clients, customers, vendors or other visitors associated with the business, including pickups and/or deliveries, shall not exceed a total of four (4) vehicles per day, nor more than two persons at any one time, and shall occur only between the hours of 8:00 a.m. and 6:00 p.m.

E. No off-street parking shall be required.

F. No product shall be offered for sale directly to customers on the premises, there shall be no housing of persons for compensation, and there shall be no repair of vehicles or internal combustion engines. The following uses or activities shall be prohibited: beauty salons, barber shops, manicure or pedicure services, massage therapy, medical or dental offices and clinics, catering businesses, kennels, veterinary clinics and similar uses or activities.

G. There shall be no process or activity conducted or equipment operated that generates any noise, vibration, odor, smoke, glare or electrical interference discernable to normal senses outside the office area. No hazardous materials shall be used or stored in such office except for ordinary and customary materials typical of offices and used in the ordinary course.

H. Up to three unilluminated (3) signs not exceeding 3 square feet and attached to the subject property identifying the small business uses shall be permitted.

IV. Neighborhood/Community Support

The applicant has had discussions with several property owners surrounding the subject property and discussed the need for the Special Use Permit applied for herein, and no objection has been received. The applicant has met with the Fan District Association Zoning Committee preliminarily, and received no objection. The applicant will meet with the Fan District Association Board and will update this report along with other materials indicating local support.

V. The Plans

Floor plans of the subject property are attached.

VI. Impacts of Use Permit

Impact on Residential Community

If the applicant's request for a special use permit is granted, there will be no impact on local residences inasmuch as the special use permit will continue the historical use of the property.

It is expected that there will be minimal noise impact considering the very limited business use. The proffered conditions as to office use will ensure a quiet, low intensity use, with little practical difference between it and a home based occupation in the structure.

Impact on Parking

The subject property taken as a whole, including its garage use, reduces parking impact in the area. The accessory use for the 2415 Hanover Avenue home occupation will have no parking impact. The proffered conditions for business use will ensure against adverse impact on parking, and there is ample on street parking for the daytime hours of operation.

Non-Impacts

This special use permit, if granted, will not adversely impact:

- Traffic conditions;
- Congestion in streets, roads, alley and other public ways and places in the area;
- create hazards from fire, panic or other dangers;

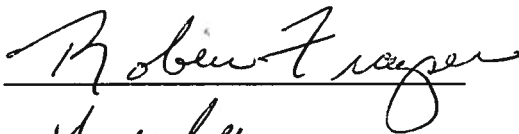
- cause overcrowding of land nor an undue concentration of population;
- adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; nor
- interfere with adequate light and air.

V. Conclusion

Based on the foregoing, the applicant respectfully requests its special use application be approved.

Respectfully submitted,

RLGL, LLC

By 
Title: Member