



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: 526 N. BOULEVARD Date: AUGUST 31, 2017  
Tax Map #: W0001249009 Fee: \$ 2,400.00  
Total area of affected site in acres: 0.153 AC

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

**Zoning**

Current Zoning: R-4B

Existing Use: OFFICE

**Proposed Use**

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

SEE ATTACHED APPLICANT'S REPORT  
Existing Use: LEGAL OFFICE

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** ROB LANPHEAR

Company: \_\_\_\_\_  
Mailing Address: P.O. Box 17332  
City: RICHMOND, State: VA Zip Code: 23226  
Telephone: (804) 641-4947 Fax: ( ) -  
Email: ROBLANPHEAR@GMAIL.COM

**Property Owner:** EMBASSY PROPERTIES

If Business Entity, name and title of authorized signer: John Colan, owner-partner

(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: 526 N. BOULEVARD  
City: RICHMOND State: VA Zip Code: 23220  
Telephone: (804) 353-4931 EXT. 14 Fax: (804) 353-9677  
Email: COLANLAW@AOL.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)

**Special Use Permit - Applicants Report**  
**526 North Boulevard, Richmond VA**  
**September 8, 2017**

The property located at 526 North Boulevard is a three-story structure built in 1910 and on the National Historic Registry. It contains approximately 5,627 finished square feet, is located on a 0.153 acre lot and is currently zoned as R-48 including approval for commercial use on the first floor. The 1976 Certificate of Occupancy allowed for the operation of three (3) medical offices on the first floor, two (2) apartments on the second floor and two (2) apartments on the third floor. Building ownership transferred in 1980 and again in 1994. When the current owners purchased the property in 1994 the upper floors had been converted to professional office space. Since the current owners purchase in 1994, the space has been occupied and used as professional offices (three legal firms occupying all three floors).

This special use permit request is to continue the existing professional office use on the property. Further details are below:

*Anticipated number of employees:* we anticipate approximately 13 occupants of the building based on the existing office layout.

*Hours of operation:* Standard business hours of 8am-6pm, Monday – Saturday are anticipated.

*Vehicular traffic generated:* We anticipate the vehicular traffic to remain consistent with the existing professional office use. There are currently 5 onsite parking spaces accessed from the rear alley. Ample street parking exists in the area to satisfy and exceed code parking requirements.

*Compatibility with the surrounding area:* The requested use is consistent with the use that has existed for over twenty years.

*Special features of the special use permit:* This special use permit does not change the use of the site and continues the current use of the building.

In summary, this special use permit will not:

- Be detrimental to the safety, health, morals and general welfare of the community involved
- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved
- Create hazards from fire, panic or other dangers
- Tend to cause overcrowding of land and 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, or
- Interfere with adequate light and air.

For over twenty years the property at 526 N Boulevard has been in use in the manner as requested by this special use permit. There has not been a history of adverse conditions attributed to the property. Future improvements made to the property will be in conformance with applicable building and zoning codes.