

**117 E. CARY STREET**

**SPECIAL USE PERMIT APPLICANT REPORT**

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

August 31, 2018

To Whom It May Concern:

The owners of 117 E. Cary Street, Lisa & Mike Fabiano (the applicants), are requesting the allowance of converting a commercial office building into a duplex. The proposal is to convert the existing 2<sup>nd</sup>, 3<sup>rd</sup> and mezzanine floors into their primary 3 bedroom, 2 ½ bath residence and converting the ground level into a 3 bedroom apartment. A two car detached garage will be constructed at the rear of the lot. Entirely new finishes & fenestration to the exterior are being contemplated. Due to the existing entry stair walk up and the limited on-site parking, the building has sat vacant for 20 years and is evidence that this building has not been viable as a commercial space. In fact, the previous owners have exhausted efforts over the past 20 years in finding a commercial tenant to no avail. It is for this reason the owners would like to convert the entire building into a duplex, which would make this a fully utilized property with a more appropriate use based on the size and scale of the building.

Please refer to the plan sheets titled CS, A1.0, A1.1, A1.2, A2.1, A2.2, A2.3 as evidence in support of the following statements:

- A. The change of use to a duplex will not be detrimental to the safety, health, morals and general welfare of the community involved. The use contemplated does not change the mass and scale and is compatible with the buildings, which surround the project.
- B. The change of use will not create additional congestion along the streets, roads, alleys and public ways where the building is located. 2 parking spaces will be provided on site in the new 2 car garage.
- C. All bedrooms will have egress compliant operable windows and all new exterior finishes are of non-combustible materials. The contemplated change from commercial office to single-family dwelling is a change to a less hazardous use classification.
- D. The proposed use would not cause overcrowding of land or an undue concentration of population.
- E. The change of use to a duplex will not adversely affect any public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements.
- F. The change of use to a duplex and the improvements contemplated will not interfere with adequate light and air and will have zero impact on existing adjacent properties as no change to mass and size of the project are contemplated.

The applicants have met with the Downtown Neighborhood Association and received a unanimous response in favor of the project.

Thank you for your consideration.

Michael Pellis  
(On behalf of the applicants)