

**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/>

SUP-038625-2018

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: 2319 Grove Avenue, Richmond, VA 23220Date: 7/16/18Tax Map #: _____ Fee: \$300

Total area of affected site in acres: _____

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

RECEIVED

JUL 16 2018

Zoning

Current Zoning: _____

Existing Use: _____

LAND USE ADMINISTRATION

Proposed Use

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

Existing Use: to expand current day nursery by 876 sqft, adding toddler classroom + rooftop deck for yoga, planting nature club!
day nursery

Is this property subject to any previous land use cases?

Yes ☒No ☐If Yes, please list the Ordinance Number: 2014-222-204**Applicant/Contact Person:** Joe CafarellaCompany: Ms. Babs' NurseryMailing Address: 2319 Grove AveCity: RichmondState: VAZip Code: 23220Telephone: (804) 212-7507Fax: ()Email: Joe e msbabs.com**Property Owner:** Cafarella Grove LLCIf Business Entity, name and title of authorized signee: Joe Cafarella

(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: same as above

City: _____

State: _____

Zip Code: _____

Telephone: ()Fax: ()

Email: _____

Property Owner Signature: JoeThe 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)

Ms. Babs' Nursery
2018 SUP
Toddler Addition w/pre-k roof top deck

This special use application is to add approximately 876 square feet onto the existing building located at 2319 Grove Ave. A one level structure will add an additional 10 students to the program called 'Joey's Toddlers' (ages 16mo-24mo) and will give the appropriate space needed for children to grow adequately. A detailed presentation of the classroom is attached, included but not limited to manipulative play, dramatic play, arts and crafts, library, science, gross and fine motor play, eating area, changing station as well as nap time area. To provide adequate egress this classroom will have an exit out of the side as well as access to the handicap ramp. Above this classroom we will construct a state of the art roof top deck with 6 foot fencing surrounding tiger turf artificial grass, composite decking, pergola, planter boxes and other affixed furniture such as picnic tables. This will allow us to build the additional space for our toddler classroom at the same time allowing us to keep our playground space. The roof top deck will be used by only the 3 and 4 year old groups. Aluminum fencing will be installed with the highest quality and safety in mind. Egress lights as well as motion sensors will be installed throughout the addition. When and where applicable green/environmentally friendly materials will be used. The school will need an additional two teachers to stay with in social services standards for a licensed day nursery in the state of Virginia. We will be asking that these two teachers (one parking space) would be waved as we use our entire back area for our playground, planter boxes, hard top, picnic tables.

Owner of the property: Cafarella Grove LLC (Joe Cafarella)
Business Operating in property Ms. Babs' Nursery School (since 2005)
Current occupancy: 75 children
Anticipated occupancy upon completion: 85

Notes from the owner:

Our day nursery currently is full with a full wait list through 2019. We are finding that our infant room does not have the correct amount of space for growing toddlers. We would love to be able to expand roughly 35x25 off of the rear of our building to be able to put this one classroom for these children as well as address our extreme demand. A roof top deck will allow us to use the space that would have been "lost" to the added classroom for our nature club, weekly yoga, weekly music and continuing gardening seasons. We feel that we are a service to the neighborhood and would only continue to provide exceptional quality care with this investment. Thank you.
Joe Cafarella