



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: 602 Libbie Avenue Date: 07/16/2018
 Tax Map #: W0210213009 Fee: \$1,800
 Total area of affected site in acres: 0.254 acres

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

Zoning

Current Zoning: R-4

Existing Use: Single-family

Proposed Use

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

Office
 Existing Use: Single-family

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Lory Markham

Company: Markham Planning
 Mailing Address: 2314 W. Main Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 248-2561 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: Sameho Llc

If Business Entity, name and title of authorized signee: Susan Armstrong

(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) 513-4788 Fax: ()
 Email: sarmstrong@armstronglawva.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)



September 20, 2018

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 602 Libbie Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 602 Libbie Avenue. With this application, Sameho LLC is petitioning the City Council for a Special Use Permit to authorize an office use in the R-4 Single Family Residential District.

Site

The property is located in the Far West Planning District on Libbie Avenue between Guthrie Avenue and Christopher Lane. The property has a land area of 11,050 square feet and is zoned in the R-4 Single Family Residential District. This property is currently improved with two-story residence with 1,672 of floor area. The property is located within the neighborhood represented by the Westhampton Citizens Association. The property is also located on Libbie Avenue between the Patterson Commercial area to the north and the Grove Commercial area to the south.

Zoning and SUP Ordinance Conditions

The property is located in the R-4 Single Family Residential District. The R-4 District does not permit any commercial uses. However, eight properties within this section of Libbie Avenue have been granted special use permits for office uses. The first of these SUP's were granted in 1979 and the last was approved in 2010.

We proposed to convert the single-family residence for use as a law office. Parking for the office use will be provided at the rear of the property. The appearance of the property from Libbie Avenue will remain largely unchanged and the property's residential character will be preserved.

Master Plan

The City's Master Plan recommends mixed-use development for the property. Primary uses include combinations of office, retail, personal service, general commercial and services uses and, in some cases, multifamily residential and dwelling units above ground floor commercial.

Specifically for Libbie Avenue, the Plan states that although historically Grove and Patterson were separate shopping districts, there is an accelerating positive trend that will eventually join these

into one shopping district. Development and zoning conversions are bringing more and more commercial and office uses to Libbie, between Grove and Patterson. This evolution of the three streets into one town center for Westhampton will be important to the future vitality of all the business on each of these streets. Expansion of the Libbie/Grove Service Center should occur north on those parcels that front Libbie Avenue to Kensington Avenue as shown on the Land Use Plan map. As shown on the amended Land Use Plan, mixed use development is appropriate for these parcels, and an Urban Business District classification is the recommended zoning classification for this area (p. 183).

This is an opportunity to bring a new neighborhood service that will contribute to the positive mixed-use development trend for Libbie Avenue. The Master Plan encourages uses on Libbie that will increase the development of businesses as a town center for the Westhampton area. We believe that the proposed office use is fully consistent with the Master Plan recommendation for the use of the property, and that, if approved, this use will greatly enhance the vitality of the Westhampton area. Additionally, the proposed office use is a permitted principal use in the recommended UB zoning for the property by the Master Plan.

City Charter Conditions

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

cc: The Honorable Andreas D. Addison
Matthew Ebinger, Secretary to the City Planning Commission