

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

RE: Special Use Permit Application at 602 Libbie Avenue

Mr. Brown:

I am writing to you on behalf of the residents/homeowners surrounding the property of 602 Libbie Avenue in objection to the attached Special Use Permit application that the Westview Civic Association received the week of October 15<sup>th</sup> 2018.

The Special Use Permit application is a request from the property owner Sameho LLC (Elizabeth Armstrong) to change the use of the property (602 Libbie Avenue) from Single-Family use (R4 zoning) to Office use. Attached to the Special Use Permit application was a letter to your office, dated September 20<sup>th</sup> 2018 attempting to provide further explanations for the claim as appropriate change of use for the property as well as intended proposed changes to the lot.

Attached below you will find signatures of the surrounding residents and home owners, along with their addresses/contact information, who strongly believe that the conversion of the residential property at 602 Libbie Avenue into office space with attached parking lot not only adds no value to the 600 block of Libbie Avenue and its surrounding streets but also raises grave environmental concerns including water runoff/storm water management and light pollution as well as traffic safety as the driveway to said parking lot falls directly at the merging point of Libbie avenue, from two lanes to one.










We thank you for taking the time to review our concerns and objections.

Regards,

Joseph Alipanah  
604 Libbie Avenue

Name	Address	Email	Signature
JOSEPH ALIPANAH	604 LIBBIE AVENUE	JOSEPH-A@RTECHLLC.COM	
SEAN MULDOONEY	5806 Christopher Ln	MULROSC@gmail.com	
Michael Isani	5816 Christopher Ln	mfisani@gmail.com	
CHARLES ANDERSON	5905 KENSINGTON AVE	CONDORSSJN@GMAIL.COM	
Elizabeth Anderson	5905 Kensington Ave	bizsekinger@yahoo.com	
Alexandr Kunit	5914 Kensington Ave	akunit@gmail.com	
Jim Boehman	5920 Kensington Ave	Fiveboehlinesignetalia@aol.com	
Brigitte Lehart	5926 Kensington Ave	BLEHART88@gmail.com	
BEANNE GUNNEL	815 HENRI RD	brander.bb@gmail.com	
Becky's Whitlow	710 Maple Ave	WHITLOW&CASTLEVA,org	
in/7adlw	704 Maple Ave	in/7adlw	
MIKE PFEFFER	617 Maple Ave	MIKE.PFEFFER@GMAIL.COM	
SANCTUCKER	615 MAPLE AVE	SANCTUCKER@GMAIL.COM	
Brian Dent	613 Maple Ave	dbb161@yahoo.com	
Martina (wren)	611 Maple Ave		
Kenneth Joneson	607 Maple Ave	chip.joneson@gmail.com	
Wiles Burnville	603 Maple Ave	wdburnville@freedson.com	
ED CUMMARDIN	5812 GUTHRIE AVE	edcumardin@gmail.com	
Jeanne Burnette	5810 Guthrie Ave		

Name	Address	Email	Signature
Caplan Goodrich	5808 Guthrie		
William Lewis	600 Aubie St.		
Nancy Stewart	607 Helie St	u#team MLarmist@gmail.com	
NAT Armistead	607 Helie St.	le3master@gmail.com	
Abdul Bohannon	616 Aubie St	apbohannon@yahoo.com	
Kayla Tugan	5804 Guthrie Ave	kaylatugan@gmail.com	
Jan Seyward	5804 Guthrie Ave		
Miranda Shaw	5802 Guthrie Ave	mshaw@richmond.edu	
Laiith Al-Samir	5800 Guthrie Ave	laiith.alsamir@gmail.com	
John Young	510 Maple		
Gary Jones	412 Maple Ave		
Cherry Jones	412 Maple Ave		
Jennie Lumen	413 Maple Ave	lumen-jennie@outlook.com	
BLAKE SYME	417 MAPLE AVE	MBLAKESYME@HOTMAIL.COM	
Riggan Hart	417 Maple Ave	rigganh@gmail.com	
Stuart S. Carter	5907 Fergusson Rd	stuartscarter@gmail.com	
Jun Dice	5905 Fergusson Rd		
Devin Lane	604 Libbie Ave	devin4512@gmail.com	
Laura Hatticks	511 Matawaka Rd	laurabeth8372@gmail.com	

Name	Address	Email	Signature
DAVID AL-ATTAH	511 MATOAKA RD	HLYWOODMONKEY@gmail.com	
NANCY REINARDY JACKSON DYER	709 MAPLE AVE 600 UBBIE AVENUE	Tobyrewards@aol.com JACKSON.DYER21@GMAIL.COM	
Andrus Piodzinskas	801 Maple Ave	dre@champ.onyourcraft.com	
NICKI Piodzinskas	801 Maple Ave	nicki.metcalf@gmail.com	
Amy Overman	5812 Kensington Ave	overmanax@ucv.edu	
Emily Overman	5814 Kensington Ave	overmaner1211@gmail.com	
Charles Brady Vickie Brady Cory Schksinger	5817 Kensington Ave 5817 Kensington Ave 407 Maple Ave	cabradyl@gmail.com Vbrady@erichmond.com cory.schlesinger@verizon.net	  



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.richmondva.gov/>

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 #: W021C2130C0 Fee: \$1,600  
 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) 249-2561 Fax: ( )  
 Email: lory@markhamplanning.com

**Property Owner:** Sammo Liu

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: 528 N Boulevard  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: (804) 513-4765 Fax: ( )  
 Email: sarmstrong@sammo-liu.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).



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](mailto: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).

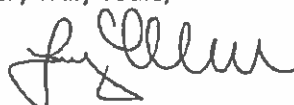
This is an opportunity to bring a new neighborhood service that will contribute to the positive mixed-use development trend for Libbie Avenue. The Master Plan encourages uses on Libbie that will increase the development of businesses as a town center for the Westhampton area. We believe that the proposed 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 [lorv@markhamplanning.com](mailto:lorv@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

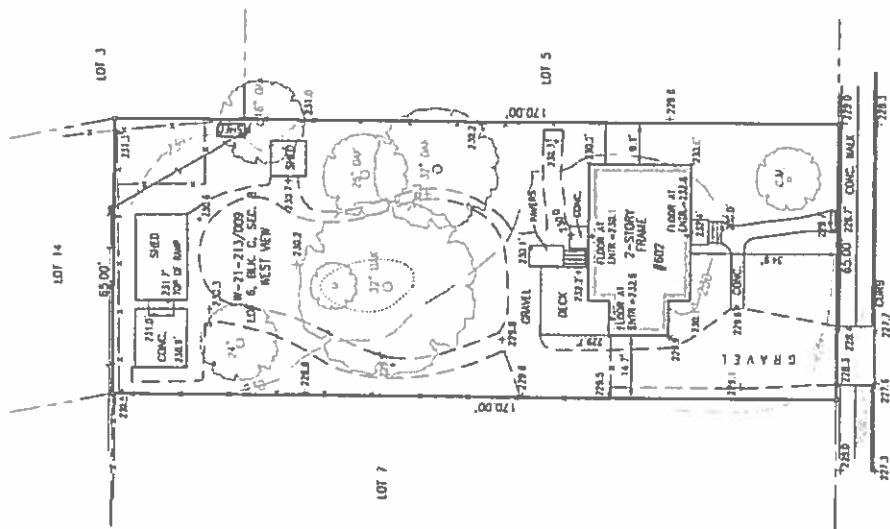
Very Truly Yours,



Lory Markham

Enclosures

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



LOCATIONS OF U/C UTILITIES SHOWN ON THIS MAP  
 IS BASED ON FIELD OBSERVATION AND RECORDS  
 OF THE PROPERTY. UTILITIES MAY  
 EXIST OTHER THAN THOSE SHOWN.

WELLS (IF ANY) AND RESOURCES PROTECTION  
 AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

MEASUREMENTS ON OTHER THAN THIS SURVEY  
 NOT OBTAINED FOR THIS MAP. COMPATIBILITY  
 APPROVAL ZONING ORDINANCES SHOULD BE  
 CONFIRMED PRIOR TO CONSTRUCTION.

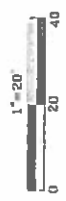
TREE LOCATIONS REPRESENT LOCATION OF TREE  
 TRUNKS AND DO NOT INDICATE EXTENDS OF CANOPIES.

VERTICAL DATUM ASSUMED

CONTOUR INTERVAL 1 FOOT.

THIS TOPOGRAPHIC MAP IS BASED  
 ON A FIELD SURVEY PERFORMED  
 BY BRUCE ROBERTSON LAND SURVEYING  
 ON JULY 27, 2018.

This job was prepared without the  
 benefit of a title report and may not  
 reflect all easements or  
 encumbrances affecting subject property.



**Bruce Robertson Land Surveying, P. C.**  
 P. O. Box 26231 | Richmond, Virginia | Phone/Fax (804)239-2864

**SURVEY SHOWING EXISTING CONDITIONS  
 ON PROPERTY LOCATED AT  
 602 LIBBIE AVENUE**  
 CITY OF RICHMOND, VIRGINIA

Date 8/1/18 Revisions: \_\_\_\_\_  
 Scale 1"=20'

JN 18140  
 Sheet 1 of 1



# Armstrong Law Office Special Use Permit



Not For Construction

ARMSTRONG  
LAW OFFICE

621 LEBBE AVENUE  
RICHMOND, VIRGINIA

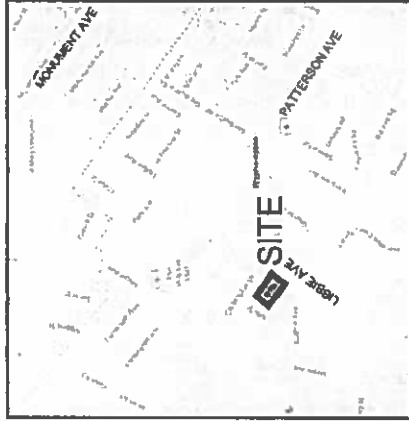
REVISIONS:

No. Description Date

Issued By:  
**SPECIAL USE PERMIT**

COVER SHEET

Designed By: PCB  
Drawn By: PCB  
Checked By: RUB  
QA/QC By: DOG  
Date: SEPTEMBER 14, 2019  
Project Number: 411113.00  
Sheet Number: C0.00



VICINITY MAP

NORTH  
1" = 100'

**PER CHECKLIST:**

- ELEVATION PLANS - NO CHANGE TO EXISTING BUILDING ELEVATION
- FLOOR PLANS - NO CHANGE TO EXISTING BUILDING ELEVATION
- LANDSCAPE PLANS & FENCE ASSESSMENT PROPOSED ALONG SOUTHWEST CORNER OF PROPERTY. PRESERVING MAJORITY OF LARGE DECIDUOUS TREES ON-SITE.
- SCENIC PLAN - SIGNAGE WILL COMPLY WITH THE UNDERLYING ZONING AND NOT SHOW ON THIS PLAN
- LIGHTING PLAN - NO NEW LIGHTS PROPOSED

**Drawing Index:**

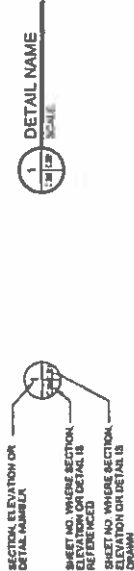
- C0100 COVER SHEET
- C0101 EXISTING CONDITIONS
- C0102 SITE LAYOUT
- C0103 SITE DETAILS

- 1. OWNER/DEVELOPER:**  
ARMSTRONG LAW FIRM, 620 MILAN ARMSTRONG  
LAW NORTH POINTE AVENUE, RICHMOND VIRGINIA 23220  
804 554 9171
- 2. ENGINEER:**  
HG DESIGN STUDIO, 5201 LEBBE AVENUE, RICHMOND, VIRGINIA 23220  
804 783 2288
- 3. ARCHITECT:**  
NAME
- 4. PARCEL BOX:**  
19 21 111000
- 5. ADDRESS:**  
621 LEBBE AVENUE, RICHMOND VA 23220
- 6. ALLENANCE:**  
TOTAL PARCEL AREA: 1.2M  
TOTAL DISTURBED AREA: 1.1M
- 7. EXISTING ZONING:**  
R-4
- 8. USE:**  
OFFICE - NEIGHBORHOOD  
PROPOSED OFFICE
- 9. UTILITY:**  
PUBLIC
- 10. SURVEY:**  
THIS TOPOGRAPHIC SURVEY FOR A PARCEL BOX 19 21 111000 IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA SURVEYING BOARD. THE SURVEY WAS CONDUCTED ON 08/28/19 BY THE SURVEYOR, AND THE RESULTS ARE SHOWN ON THIS PLAN. THE SURVEYOR HAS REVIEWED THE PLANS AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA SURVEYING BOARD. THE SURVEYOR HAS REVIEWED THE PLANS AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA SURVEYING BOARD.

**14. SITE INFORMATION:**

- EXISTING USE: RESIDENTIAL, SINGLE DWELLING
- PROPOSED USE: OFFICE BUILDING
- PROPOSED AREA: 1,100 SQ. FT. (11,000 SQ. FT.)
- PROPOSED HEIGHT: 15 FEET (15 FEET)
- PROPOSED SETBACKS: 25 FEET FRONT, 10 FEET SIDE, 10 FEET REAR
- PROPOSED SIGNAGE: 10 FEET HIGH
- PROPOSED LIGHTING: 10 FEET HIGH
- PROPOSED FENCE: 10 FEET HIGH
- PROPOSED DRIVEWAY: 10 FEET WIDE
- PROPOSED TRAFFIC ZONE: 10 FEET WIDE
- PROPOSED SIDEWALK: 10 FEET WIDE
- PROPOSED BIKEWAY: 10 FEET WIDE
- PROPOSED PLANTING: 10 FEET WIDE
- PROPOSED PAVING: 10 FEET WIDE
- PROPOSED CURB: 10 FEET WIDE
- PROPOSED GROUND: 10 FEET WIDE
- PROPOSED GRADE: 10 FEET WIDE
- PROPOSED DRAINAGE: 10 FEET WIDE
- PROPOSED UTILITIES: 10 FEET WIDE
- PROPOSED EROSION CONTROL: 10 FEET WIDE
- PROPOSED LANDSCAPE: 10 FEET WIDE
- PROPOSED SIGNAGE: 10 FEET WIDE
- PROPOSED LIGHTING: 10 FEET WIDE
- PROPOSED FENCE: 10 FEET WIDE
- PROPOSED DRIVEWAY: 10 FEET WIDE
- PROPOSED TRAFFIC ZONE: 10 FEET WIDE
- PROPOSED SIDEWALK: 10 FEET WIDE
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- PROPOSED GROUND: 10 FEET WIDE
- PROPOSED GRADE: 10 FEET WIDE
- PROPOSED DRAINAGE: 10 FEET WIDE
- PROPOSED UTILITIES: 10 FEET WIDE
- PROPOSED EROSION CONTROL: 10 FEET WIDE
- PROPOSED LANDSCAPE: 10 FEET WIDE

**Symbol Legend:**



Not For Construction

**ARMSTRONG  
 LAW OFFICE**

**602 LIBBIE AVENUE  
 RICHMOND, VIRGINIA**

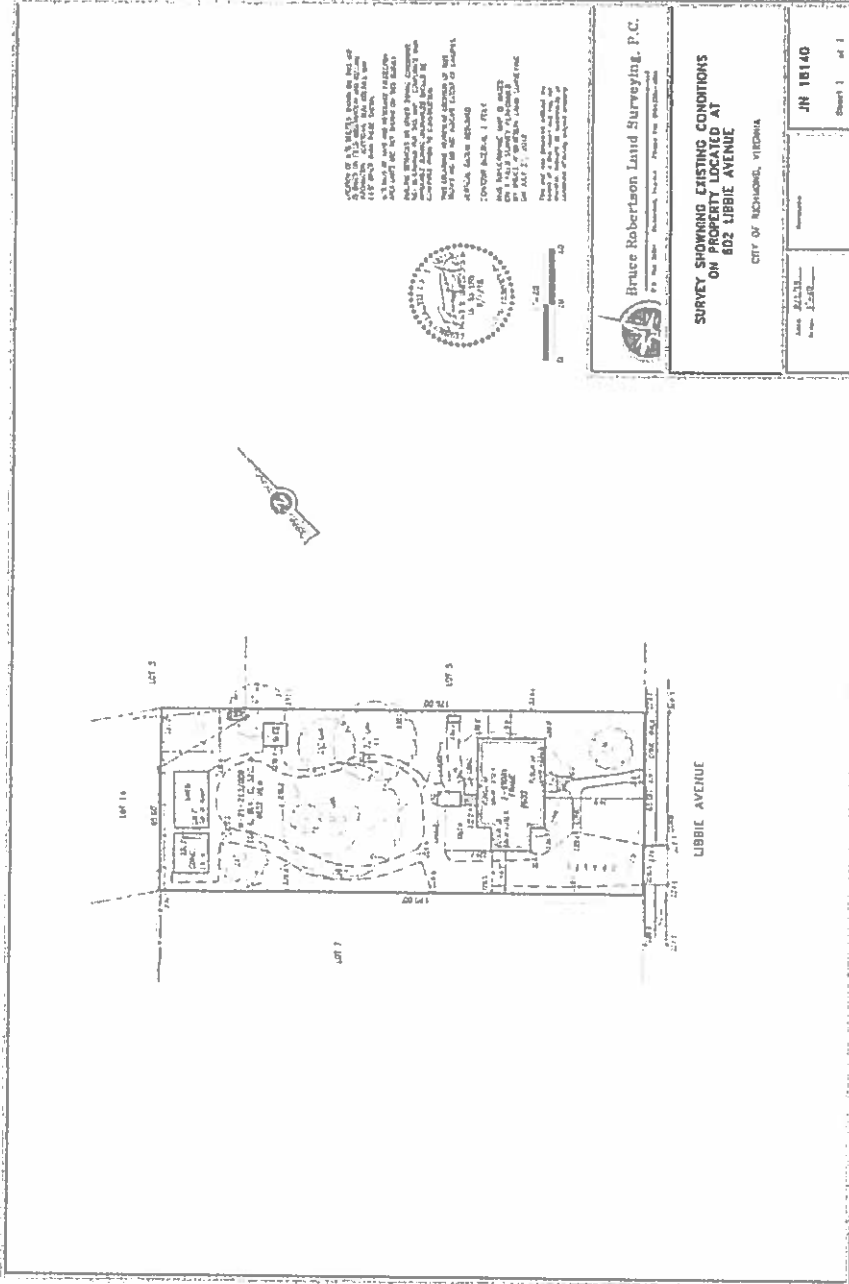
REVISIONS:

No. Description Date

Issued For:  
**SPECIAL USE PERMIT**

EXISTING CONDITIONS

Designed By: PCS  
 Drawn By: PCS  
 Checked By: RJB  
 CAD/CB By: DCC  
 Date: SEPTEMBER 14, 2018  
 Project Number: 181113.00  
 Sheet Number: C1.00



Not For Construction

**ARMSTRONG  
 LAW OFFICE**

602 LIBBIE AVENUE  
 RICHMOND, VIRGINIA

REVISIONS:

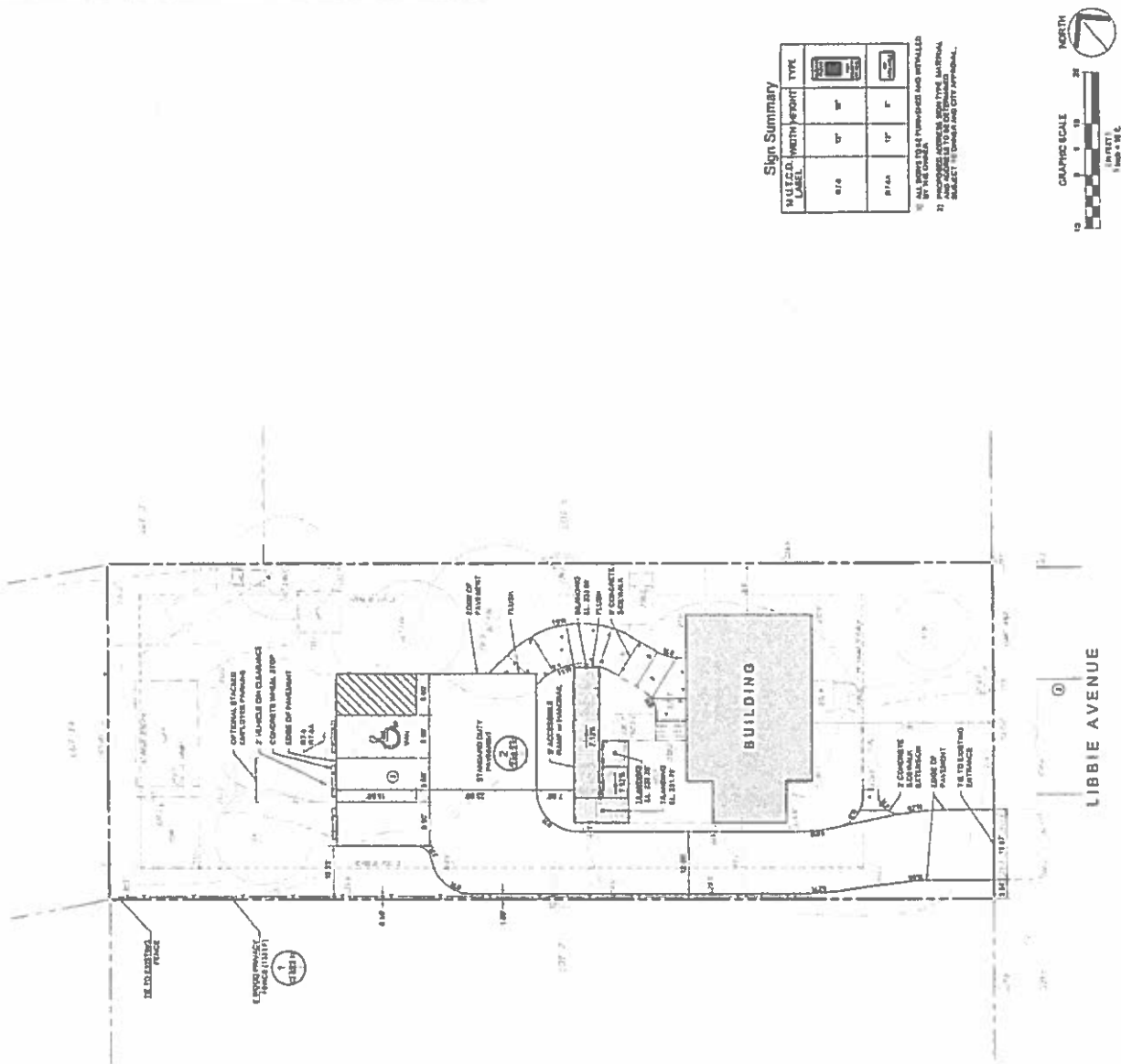
No. Description Date

Issued for  
**SPECIAL USE PERMIT**

**SITE LAYOUT**

Designed By PCB  
 Drawn By PCB  
 Checked By RBS  
 DWG# By DCC  
 Date: SEPTEMBER 14, 2019  
 Project Number: M19113 00  
 Sheet Number:

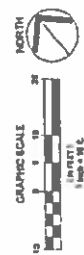
**C2.00**



**Sign Summary**

MATERIAL LABEL	HEIGHT	WIDTH	TYPE
010	12'	12'	STANDARD DUTY
011A	12'	12'	ACCESSIBLE
012	12'	12'	VEHICLE CLEARANCE

1. ALL SIGNS TO BE MANUFACTURED AND INSTALLED  
 2. MANUFACTURER SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE SIGNAGE  
 3. SUBJECT TO APPROVAL BY THE CITY OF RICHMOND



Not For Construction

**ARMSTRONG  
 LAW OFFICE**

622 LIBBIE AVENUE  
 RICHMOND, VIRGINIA

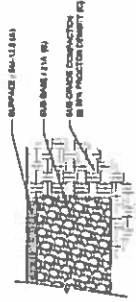
REVISIONS:

No. Description Date

Issued for  
**SPECIAL USE PERMIT**

**SITE DETAILS**

Designed By: PCB  
 Drawn By: PCB  
 Checked By: RJB  
 QADOC By: DCO  
 Date: SEPTEMBER 14, 2016  
 Project Number: 161013.00  
 Sheet Number: **C2.01**

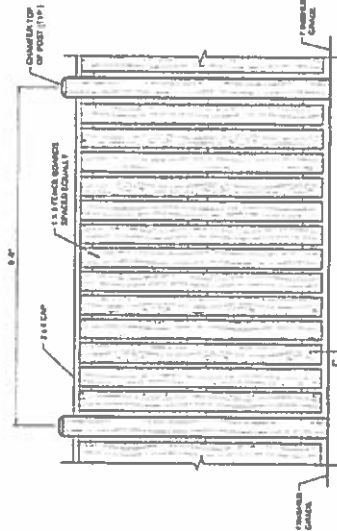
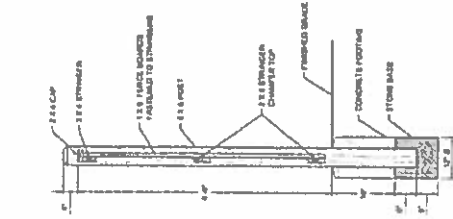


**ASPHALT PAVING**

CONTRACT SPECIFICATION	STANDARD DUTY
ASPHALTS 13.6 (A)	2 1/2"
SUB-BASE 1 1/2 IN	1 1/2"
BASE COURSE COMPACTION IN 1 IN INCREMENTS	70%

NATIONAL DOT SPECIFICATIONS 2008 METHOD B

**2 PAVEMENT SECTION**  
 SCALE: 1/8" = 1'-0"



**NOTES:**  
 1. ALL DIMENSIONS TO BE  
 OBTAINED AS SHOWN ON  
 EXISTING SCREENS

**1 SCREEN FENCE**  
 SCALE: 1/8" = 1'-0"