



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: 1515 Hull Street, Richmond VA 23224-3803 Date: 12/10/2018
Tax Map #: S0000197021 Fee: 1,800
Total area of affected site in acres: 3,022.5 SF - 0.069 (total acreage of existing site)

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

Zoning

Current Zoning: B-5

Additional support letters will be provided when received.

Existing Use: 410 - B General Retail/Service

Proposed Use

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

Retail shop / small gallery and artist woodworking studio

Existing Use: Partially used as photography and music studio.

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: I could not find anything on line. I don't know if I missed something.

Applicant/Contact Person: Mary Lorino for Christopher D. Chase

Company: LoCh Design

Mailing Address: 12 North 30th Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 8,409,415 Fax: ()

Email: mary@lochdesign.com

Property Owner: JLR PROPERTIES LLC

If Business Entity, name and title of authorized signee: Joe Ritzik

(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: 7685 134th Street

City: Sebastian State: FL Zip Code: 32958

Telephone: (804) 2,406,060 Fax: ()

Email: jlr111@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)

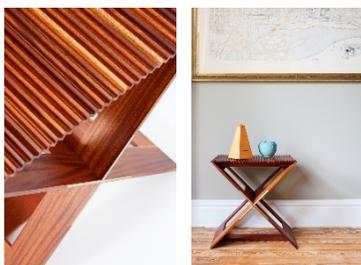


The proposed project is to renovate 1515 Hull Street for the purposes of a retail shop/small gallery and an artist woodworking studio. The B-5, Central Business District, zoning district allows for the retail shop and small gallery, however the artist woodworking studio is not allowed without a Special Use Permit.

The existing 1,240 SF building is a 1-story masonry structure that currently partially houses a photography and sound studio. The existing studios have filmed storefront windows and no active retail life. The adjacent structure(s) to the north are unused and boarded.

There appears to be an active business adjacent to the south, however much of the block is not in use. The applicant believes his storefront and business will be a positive contribution to the block and surrounding neighborhood.

The intent of the applicant is to relocate his existing business from his rental studio in Scott's Addition to a permanent ownership location on Hull Street. His attraction to Hull Street was that he might have an active and visible storefront for his work – examples of which are displayed on this page. The City of Richmond currently does not distinguish between an artist woodworking studio and a large scale production or contracting shop; currently the determination of use is based solely on the type of equipment used in the location. There is no distinction based on square footage or number of employees, therefore his studio is looked upon in the same manner as a large manufacturing shop, which he currently is not nor is that his intention. The applicant fully understands why a large production shop, or simply a contractor's shop, would not be desired in the district, however he believes that a store representing beautiful handmade furniture and items which are crafted on site would be a benefit to the area.



The storefront would represent 240 SF of the building, the studio 1000 SF. Although he uses woodworking equipment such as a table saw, jointer, router, and a dust collection system, the equipment is not in use throughout the day and he generates less noise, trash and debris than many other types of businesses that are allowed in the district. The limited amount of material in use, as well as the dust collection system, ensure that wood debris is contained and his business would not be a fire hazard to neighboring properties. The proposed renovation will meet or exceed all building code requirements.

He intends to renovate the existing storefront and interior of the building, as well as improve the rear of the building by providing a trash and recycling enclosure, lighting, and generally cleaning and caring for the site. Although off street parking is not required in the district, he intends to park in the rear. The new storefront will allow for his work to be displayed and visible to the street, creating a vibrant and active street life and hopefully help attract additional businesses to the area. The business will have regular hours of operation, Monday – Friday 9:00 am until 5:00 pm. The applicant has been an active and contributing craftsman in the City of Richmond for over 30 years and hopes to continue to do so in a permanent location on Hull Street.

