



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: 126 W Brookland Park Blvd Date: 3/1/2019  
 Tax Map #: N0000973026 Fee: \$1,800.00  
 Total area of affected site in acres: .05

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

**Zoning**

Current Zoning: UB-PE7

Existing Use: Professional Office

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
kombucha tea cafe with off-site distribution

Existing Use: Professional office

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Cory Weiner

Company: CW Performance Group LLC

Mailing Address: PO Box 14609

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 347-3251 Fax: ( )

Email: CWPERFORMANCEGROUPLLC@GMAIL.COM

**Property Owner:** 126-128 W Brookland Park Blvd LLC

If Business Entity, name and title of authorized signer: Cory Weiner, Manager

(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: PO Box 14609

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 347-3251 Fax: ( )

Email: CWPerformanceGroupLLC@gmail.com

**Property Owner Signature:** Cory Weiner

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)

**RECEIVED**  
**MAR 22 2019**  
**LAND USE ADMINISTRATION**

March 1, 2019

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 126 W Brookland Park Blvd

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 126 W Brookland Park Boulevard. With this application, 126 W Brookland Park Blvd LLC is petitioning the City Council for a Special Use Permit to authorize a kombucha production and distribution in the UB-PE7 (Urban Business with Parking Exempt Overlay) District.

#### Site

The property is located in the North Planning District at the northeast corner of W Brookland Park Blvd and Hanes Ave. The property has a land area of 2,187 square feet and is zoned in the UB-PE7 (Urban Business with Parking Exempt Overlay) District. This property is currently improved with a 2,128 square ft single story building constructed in 1920 being used as a professional office. The property is also located in the Brookland Park Blvd commercial area which contains a variety of businesses including numerous restaurants, food shops and retail shops.

#### *Zoning and SUP Ordinance Conditions*

The property is located in the UB-PE7 (Urban Business with Parking Exempt Overlay) District. The UB district permits commercial uses to promote a densely developed pedestrian-oriented urban shopping character. Permitted uses include restaurants, tearooms, cafes, delicatessens, ice cream parlors and similar food and beverage service establishments, including entertainment in conjunction with the use. Outdoor dining is also permitted provided that the area is situated 100 feet or more from an R District property.

#### *Proposal*

We are proposing to renovate for a kombucha tea cafe concept that is specifically scaled for the Brookland Park Blvd commercial area. The planned cafe would be contained in the existing building with approximately 2,128 square feet of floor area. The cafe would have off-site distribution to other businesses. Although, there are no plans to have food service with the cafe use, we would like to include the possibility of food service within the space in the future as restaurants are already a permitted use in the underlying UB district.

Additionally, the UB district was created specifically to promote pedestrian-oriented commercial uses that are appropriate to a neighborhood scale. In terms of impact to the neighborhood and land use intensity, the small-scale production makes this proposal essentially equivalent to a restaurant use which is permitted in the UB District. Similar developments have proven to be appropriate and beneficial to other urban, neighborhood-scale commercial areas throughout the City.

*Master Plan*

The City's Master Plan recommends Community Commercial land uses for the property. Primary uses included office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. This category includes a broader range of uses of greater scale and intensity, but are also compatible with nearby residential areas (page 134). Recommended zoning includes UB in which restaurants are a permitted use. As previously mentioned, the scope of the proposed development makes this cafe similar to a restaurant use in terms of impact to the neighborhood.

*City Charter Conditions*

This is a unique opportunity to bring new neighborhood services to the Brookland Park Blvd commercial area and promote a more pedestrian friendly and vibrant streetscape. 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 [CWPerformanceGroupLLC@gmail.com](mailto:CWPerformanceGroupLLC@gmail.com) or (804) 347-3251 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Cory Weiner

Enclosures

Cc: The Honorable Chris A. Hilbert  
Matthew Ebinger, Secretary to the City Planning Commission