



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

7/15/2019

Project Name/Location

Property Address: 3200 West Broad Street Date: 07/08/2019

Tax Map #: N0001711002T Fee: \$1,800

Total area of affected site in acres: _____

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

Zoning

Current Zoning: TOD-1

Existing Use: Hotel and parking deck

Proposed Use

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

Temporary telecommunications tower for duration of construction project

Existing Use: Hotel and parking deck

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: BZA 014-2002

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 2314 West Main Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 2,482,561 Fax: ()

Email: lory@mrkhamplanning.com

Property Owner: 3200 LLC

If Business Entity, name and title of authorized signee: H. Louis Salomonsky

(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: 1553 East Main Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 2,378,247 Fax: ()

Email: HL.Salomonsky@swa-co.com

Property Owner Signature: [Handwritten Signature], MGR

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)



July 15, 2019

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 for 3200 West Broad Street

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for 3200 West Broad Street. With this application, the owner of the subject property, H. Louis Salomonsky of 3200 LLC, is petitioning the City Council to authorize a temporary telescope telecommunications tower at the corner of MacTavish and Broad Streets. This is a temporary relocation of cell service from the top of the existing 6-story building. This special use request is necessitated by the construction project on this property.

Site

The property is located on the corner of the northside of West Broad Street and MacTavish Avenue. The neighborhood and this property are represented by the Scott's Addition Boulevard Association. The property is zoned for TOD-1 Transit Oriented Nodal District. The development will involve an overhaul of the vacant hotel building into mixed-used residential, the new construction of a new residential building behind the existing along MacTavish and a new parking structure.



MARKHAM PLANNING
23 West Broad Street #304 · Richmond, Virginia 23220
(804) 248-2561



Proposal

The owner is requesting to temporarily replace the tower currently attached to the building to the ground during construction to maintain the lease agreement with the cell service provider, AT&T. The tower cannot be removed entirely. The cell tower cannot remain on the roof of the 6-story building as it would be blocked during the construction of the adjacent new building. The cell tower will be relocated back on top of the new building upon completion.

The owner is requesting the ordinance to specify a condition of the removal of the tower from the ground location prior the issuance of the Certificate of Occupancy of the new building to ensure the temporary nature of the telescope tower.

The proposed temporary telescope cell tower is 175 feet tall and the base would cover a 24x24 foot area with fencing on the perimeter. A site plan highlighting the proposed location of the tower at the corner of MacTavish and Broad Streets is enclosed as well as the detailed photos of the proposed cell tower.

Zoning and Master Plan

This property is located in the TOD-1 Transit Oriented Nodal District, which encourages dense, walkable transit-oriented development to promote enhancement of the character of development along principal corridors and at nodes of high activity located near transit service and pedestrian-friendly streetscapes. The subject property is along the Broad Street corridor and its redevelopment will enhance the corridor. A rapid transit bus station is located 300 feet of the property. The development necessitating the temporary cell tower meets the requirements of the TOD-1 zoning as would the cell tower that would be collocated on the building at the end of construction; however, the temporary standalone telecommunications tower is not permitted.

The Master Plan calls for this property to be included in the dynamic Corridor Mixed-Use area. The proposed development is in line with the intent of the Master Plan and is relying on the approval of the cell tower's temporary relocation for construction to proceed.

City Charter Conditions

We trust that you will agree with us that this proposed amendment to the SUP meets the City Charter criteria for the granting of SUP 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,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is fluid and cursive, with a large initial "L" and "M".

Lory Markham

Enclosures: cell tower site plan, cell tower photos

cc: The Honorable Kimberley B. Gray
Matthew Ebinger, Secretary to the City Planning Commission