

SPECIAL USE PERMIT: 2608 & 2618 BUFORD AVE. AND 4201, 4207 & 2727 BUFORD AVE. RICHMOND, VA

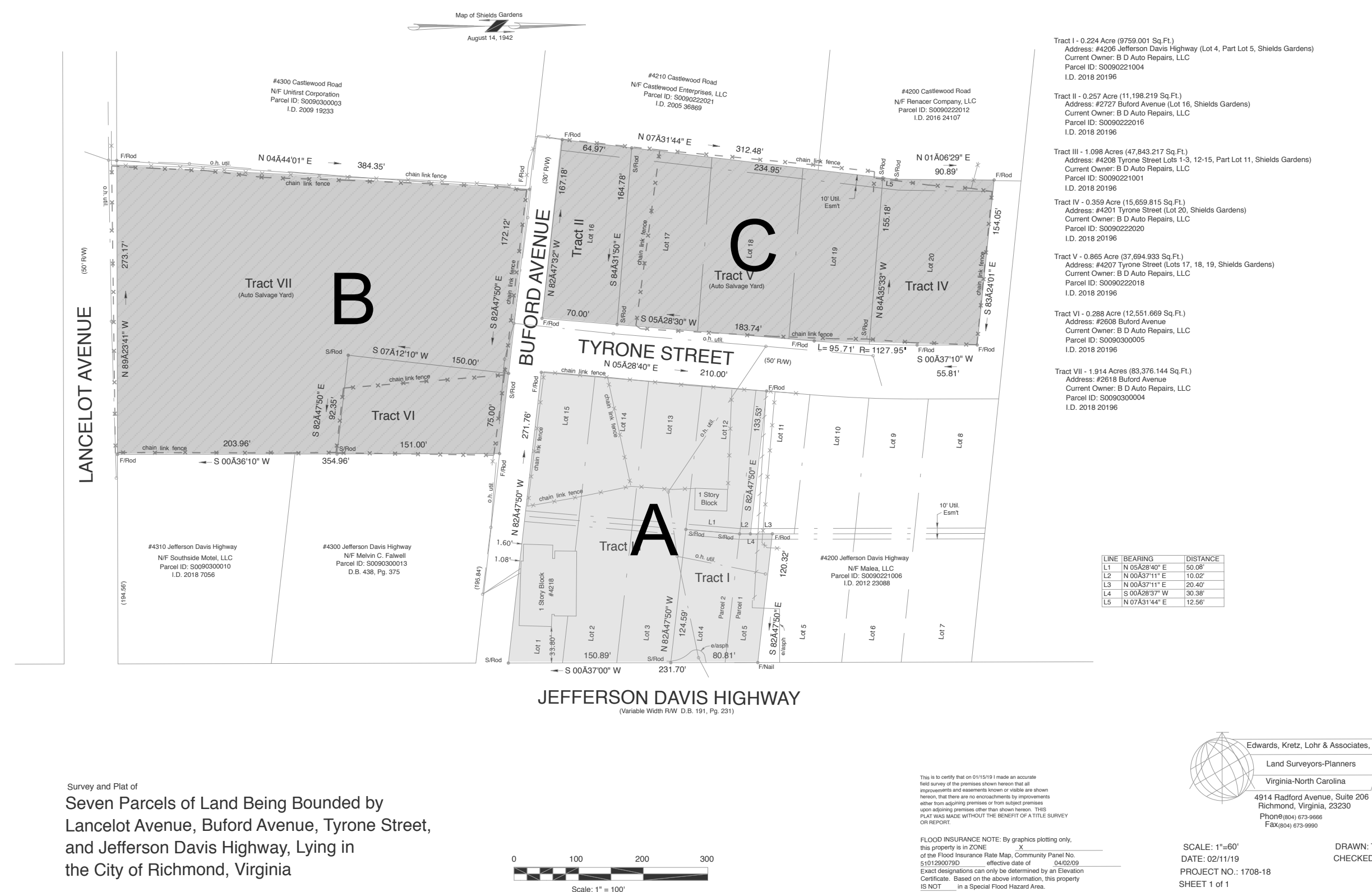
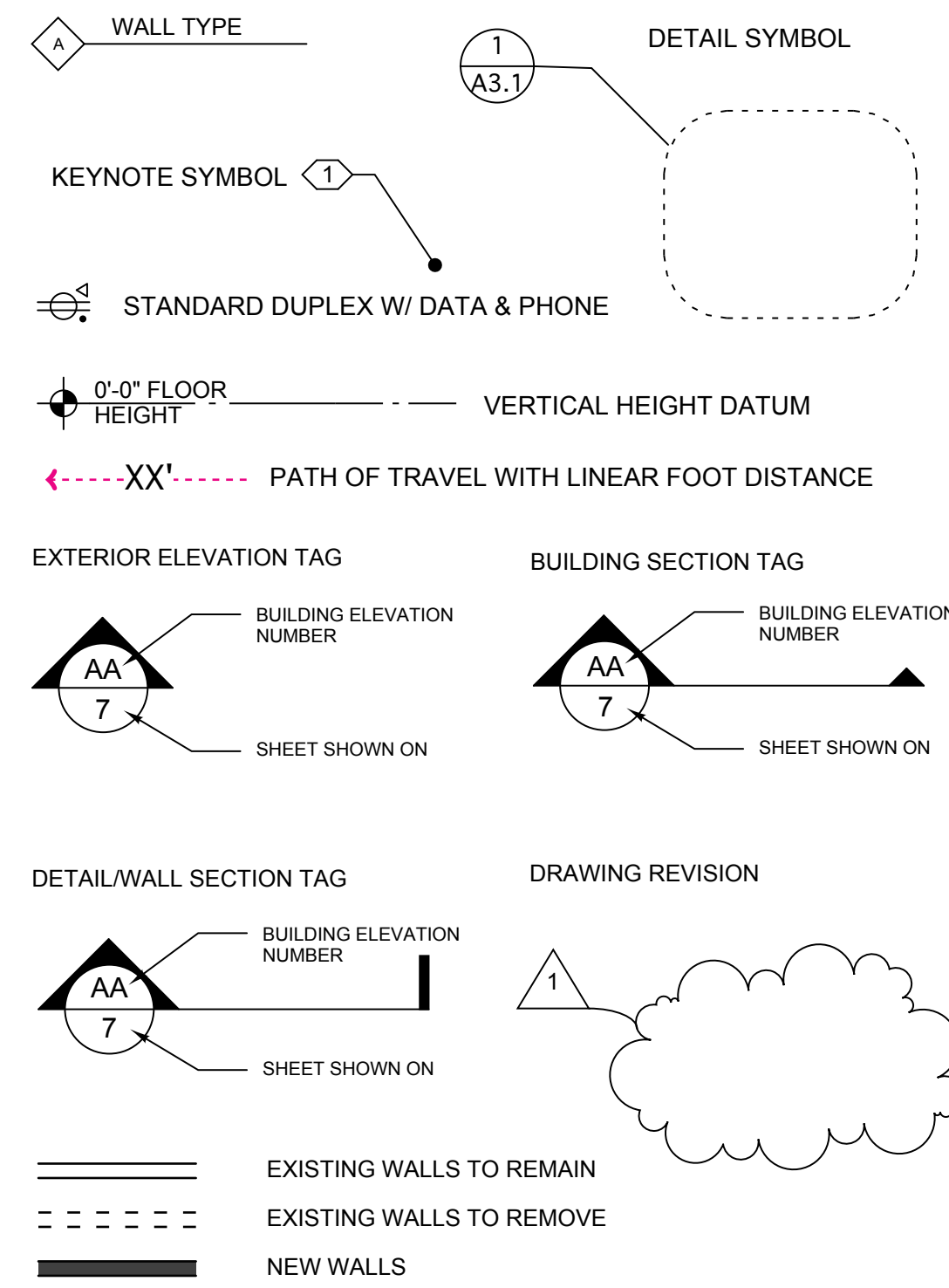
SCOPE OF PROJECT

The owner of BD Auto Repairs, LLC, MD Aman Ullah (the applicant), is requesting the allowance of parking inoperable vehicles on the combined properties located at 2608 & 2618 Buford Ave. and 4201, 4207 & 2727 Buford Ave. in Richmond, Va. The proposal is to clean up the existing combined properties indicated as areas B & C on the site plan on sheet SUP.1 and use for parking cars waiting for repair. Sheet SUP.2 indicates the extent of clean up contemplated for areas B & C, including removing all wire fencing, brush and all existing overgrown foliage and remove all abandoned vehicles. Sheet SUP.3 indicates the extent of the proposed site improvements, including installation of a 6' privacy fence around the entire perimeter of areas B & C. Planting buffers will also be included along Lancelot Avenue and between area C and the adjacent residential property. The existing gravel will be replenished as necessary to accommodate the new storage needs. No land disturbances are being contemplated. Currently the existing areas B & C have wire fencing, are overgrown with weeds and have numerous abandoned vehicles parked throughout. The allowance for the owner to utilize these properties for parking cars as part of his repair business, will allow him to improve the properties and provide a privacy fence which will help to clean up the unsightly appearance of the existing conditions.

Please refer to the plan sheets titled SUP.1 SUP.2, SUP.3 as evidence in support of the following statements:

- A. The allowance to park inoperable vehicles will not be detrimental to the safety, health, morals and general welfare of the community involved. The use contemplated is allowable in the adjacent properties fronting Jefferson Davis Hwy, and a complementary use to serve the neighborhood, which surrounds the project. Planting buffer as well as privacy fence will be installed.
- B. The change of use will not create additional congestion along the streets where the vehicle storage is located. The storage areas B & C are for the use of the repair shop located in area A.
- C. The contemplated vehicular storage represents no change in hazardous use classification. The improvements contemplated will create a less hazardous condition than the current conditions.
- D. The proposed use is compatible with the adjacent zoning classifications it is within and therefore, would not cause overcrowding of land or an undue concentration of population.
- E. The allowance to park inoperable vehicles will not adversely affect any public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements.
- F. The allowance to park inoperable vehicles and the improvements contemplated being interior improvements only will not interfere with adequate light and air and will have zero impact on existing adjacent properties.

SYMBOL LEGEND



PROPOSED SITE PLAN

SEE SUP.2 & 3 FOR A MORE COMPREHENSIVE DOCUMENTATION OF SITE RELATED ITEMS

1" = 100'-0"



PRIVACY FENCE - 6' HT. DOG EARED FENCE
N.T.S. 4



PROPOSED PLANTING BUFFER - PYRACANTHA
N.T.S. 3



LOCATION MAP
N.T.S. 1

BUILDING CODE DATA

JURISDICTION:
RICHMOND, VIRGINIA

ZONING:
EXISTING M-1/B3

INDEX OF DRAWINGS

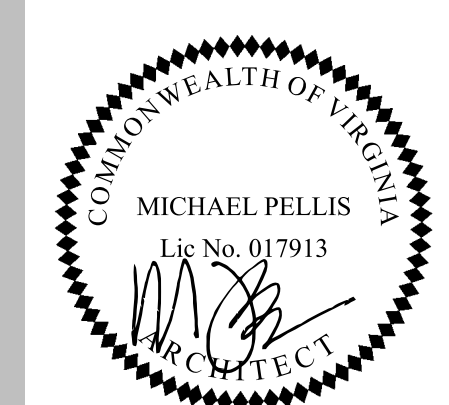
SHEET	DESCRIPTION
SUP.1	COVER SHEET
SUP.2	DEMOLITION SITE PLAN
SUP.3	PROPOSED SITE PLAN

CONTACT INFORMATION

OWNER:
BD AUTO REPAIRS LLC
28 JEFFERSON DAVIS HWY.
RICHMOND, VA 23224
CONTACT: AMAN ULLAH
bdautorepairs@yahoo.com
804.253.7196

CONTRACTOR:
XXXXX

ARCHITECT:
MICHAEL PELLIS ARCHITECTURE, PLLC
1816 RED QUEEN COURT
N. CHESTERFIELD, VA 23235
CONTACT: MICHAEL PELLIS
michael@michaelpellis.com
804.212.9024



PROJECT:
SPECIAL USE PERMIT
2608 & 2618 BUFORD AVE.
AND 4201, 4207 & 2727 BUFORD AVE., RICHMOND, VA

OWNER:
BD AUTO REPAIRS LLC
28 JEFFERSON DAVIS HWY., RICHMOND, VA 23224

COVER SHEET & CODE DATA

REVISIONS

N/A	
N/A	
N/A	
N/A	
N/A	

SUP.1

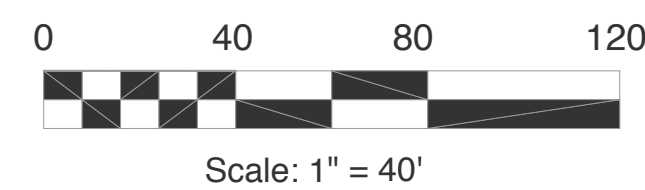
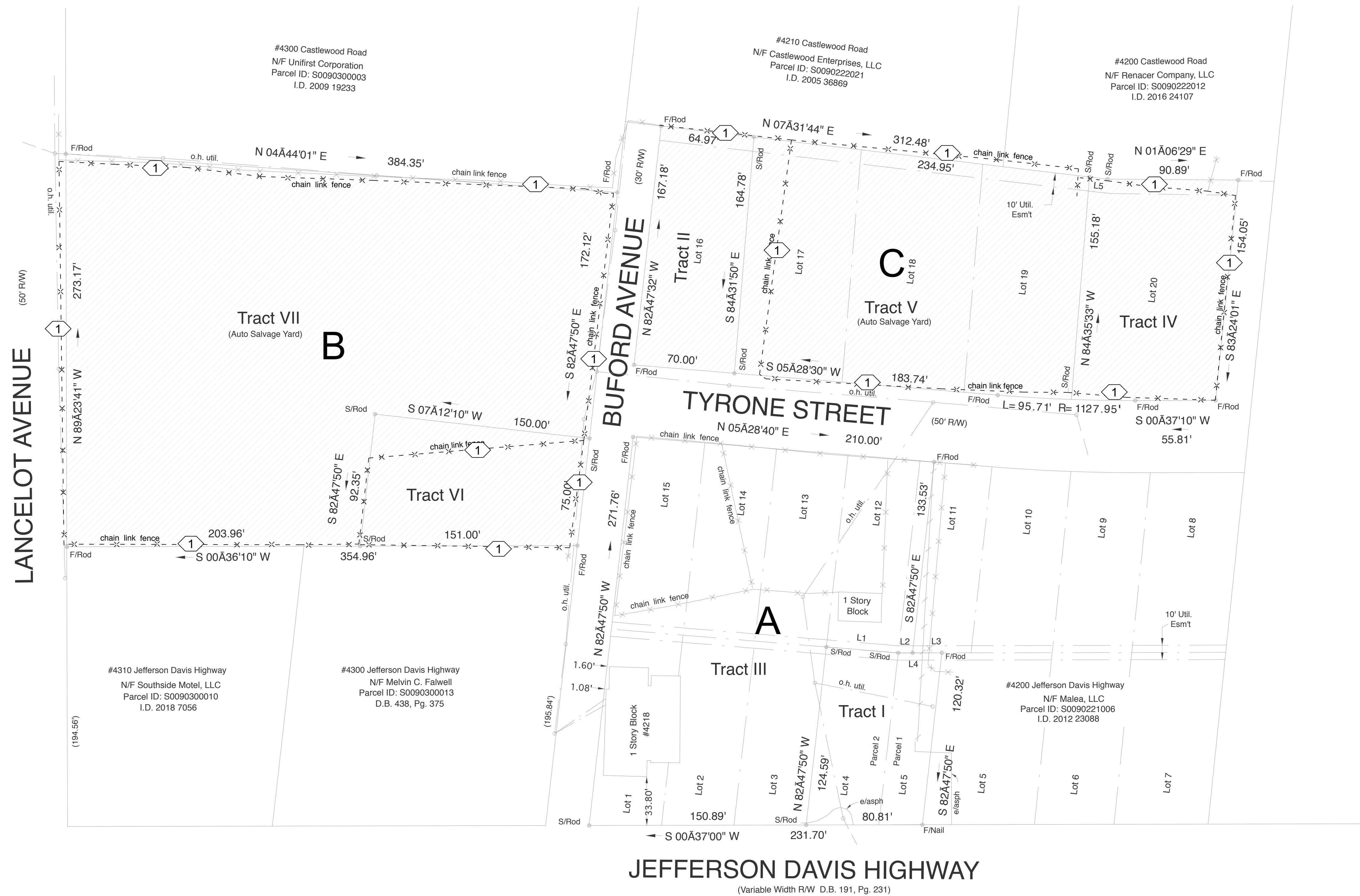
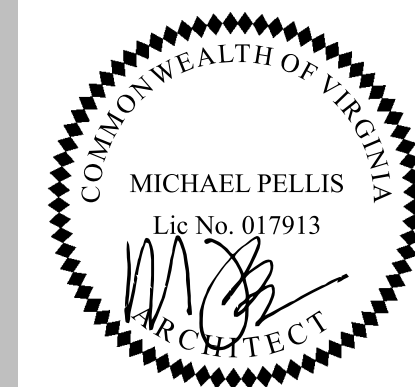
DATE
MAY 08, 2019

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

DEMOLITION PLAN KEY NOTES

① REMOVE EXISTING WIRE FENCING (SHOWN DASHED)

REMOVE ABANDONED VEHICLES
REMOVE OVERGROWN FOILAGE AND BRUSH HOG ENTIRE LOT. (SHOWN SHADED)



EXISTING DEMOLITION PLAN

①

1" = 40' - 0"

PROJECT:
SPECIAL USE PERMIT
2608 & 2618 BUFORD AVE.
AND 4201, 4207 & 2727 BUFORD AVE., RICHMOND, VA

OWNER:
BD AUTO REPAIRS LLC
28 JEFFERSON DAVIS HWY., RICHMOND, VA 23224

DEMOLITION SITE PLAN

REVISIONS

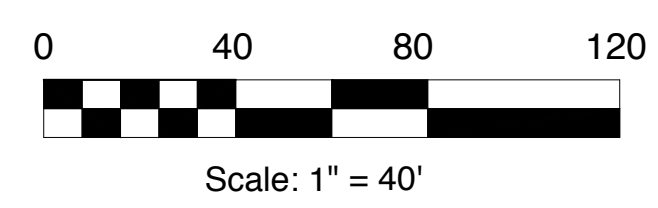
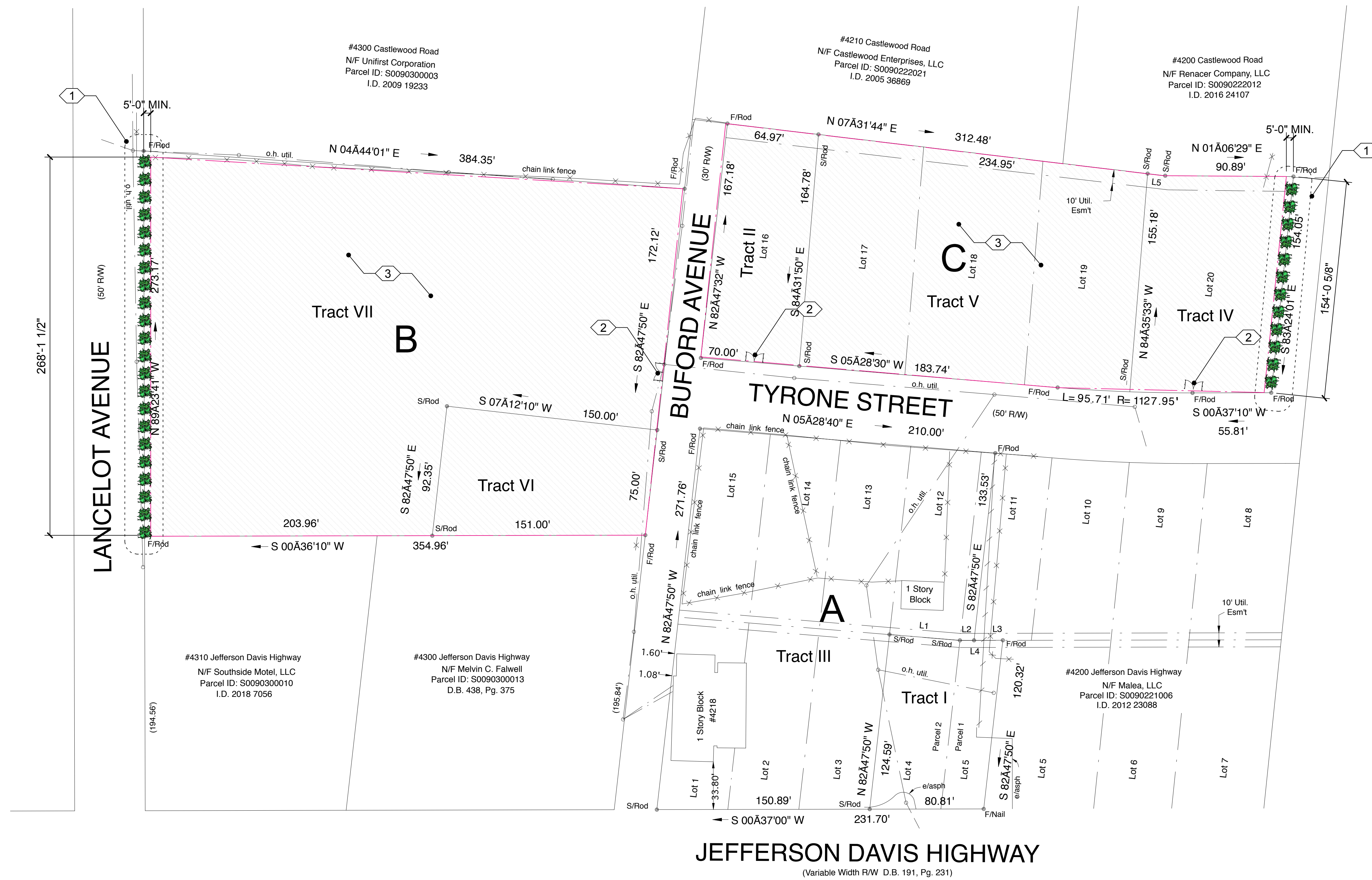
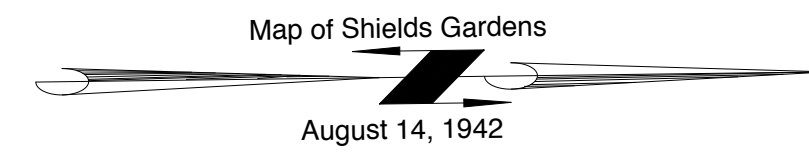
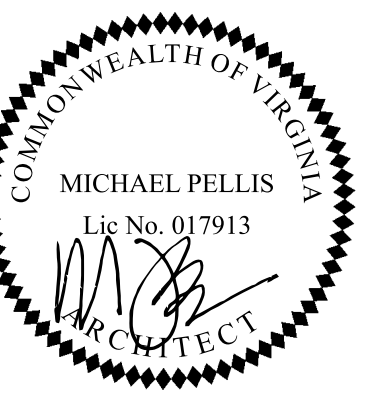
N/A
N/A
N/A
N/A
N/A

SUP.2
DATE: MAY 08, 2019

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

SITE PLAN KEY NOTES

- ① PLANTING BUFFER - PYRACANTHA - 4 PER LIN. FT. SEE EXAMPLE DETAIL 3 ON SHEET SUP.1
 - ② (1) PAIR OF 6'W X 6' HT. LOCKABLE SWINGING GATE DOORS TO MATCH DOG EARED FENCE. -USE PRESSURE TREATED WOOD MATERIALS.
 - ③ PARKING AREA: RESTORE EXISTING GRAVEL AS NEEDED FOR CAR STORAGE.
- — — — — PRIVACY FENCE - NEW 6' HT PRESSURE TREATED WOOD DOG EARED FENCE. SEE DETAIL 4 ON SHEET SUP.1



JEFFERSON DAVIS HIGHWAY
(Variable Width R/W D.B. 191, Pg. 231)

PROPOSED PLAN
1" = 60'-0" ①

PROJECT:
SPECIAL USE PERMIT
2608 & 2618 BUFORD AVE.
AND 4201, 4207 & 2727 BUFORD AVE., RICHMOND, VA

OWNER:
BD AUTO REPAIRS LLC
28 JEFFERSON DAVIS HWY., RICHMOND, VA 23224

SITE PLAN

MICHAEL PELLIS ARCHITECTURE
www.michaelpellis.com
804.212.9024
michael@michaelpellis.com

REVISIONS

N/A
N/A
N/A
N/A
N/A

SUP.3
DATE: MAY 08, 2019