



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: 3011 meadowbridge Rd, Richmond, 23222 Date: 1/9/19

Tax Map #: N0000989015 Fee: \$1800.00

Total area of affected site in acres: 10289.5 parcel square footage

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

**Zoning**

Current Zoning: UB-PEB

Existing Use: Restaurant

**Proposed Use**

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

no change

Existing Use: restaurant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: 2006-130-115

**Applicant/Contact Person:** Megan Rollins

Company: Boaz And Ruth, Inc.

Mailing Address: P.O. Box 6129

City: Richmond State: VA Zip Code: 23222

Telephone: (804) 329-4900 Fax: (804) 329-0190

Email: megan@boazandruth.com

**Property Owner:** Boaz And Ruth, Inc.

If Business Entity, name and title of authorized signee: Megan Rollins, President/CEO

(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: P.O. Box 6129

City: Richmond State: VA Zip Code: 23222

Telephone: (804) 329-4900 Fax: (804) 329-0190

Email: megan@boazandruth.com

**Property Owner Signature:** M. Rollins

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)



P.O. Box 6129  
3030 Meadowbridge Road  
Richmond, VA 23222  
Phone 804-329-4900  
Fax 804-329-0190  
[www.boazandruth.com](http://www.boazandruth.com)

**BOARD OF DIRECTORS**

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*Chair*

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*Le Grande Tour*

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**Elizabeth Harkless**

*Thought Logic*

**Kim MacLeod**

*Hunton & Williams*

**Tiffany Musselman**

*Virginia Commonwealth  
University - MCV*

**Ryan Rinn**

*Storefront for Community  
Design*

**Haywood Spangler**

*Think & Work*

**Megan Rollins**

*President / CEO*

January 10, 2019

RE: Special Use Permit 2006-130-115

Applicant's Report.

We are requesting a modification to the existing special use permit for 3011 Meadowbridge Road, Richmond, VA 23222 that will allow the consumption of alcohol at private events and a change in operating hours to 12 midnight Sunday through Thursday and Until 1am Friday & Saturday. The space is currently rented to The Kitchen Magician who holds a three-year lease through 2020 at Fire House 15. The restaurant is open to the general public on Saturday evenings and for Sunday brunch. In an effort to support a local business in the Highland Park neighborhood, and as the landlord, we believe allowing The Kitchen Magician to expand their business to include the consumption of alcohol at private functions would allow The Kitchen Magician to become a thriving business along the Meadowbridge commercial corridor, bringing people from around the city to Highland Park. As The Kitchen Magician Catering increases core business services it allows for additional hours of operation open to the general public.

As a nonprofit working with community members since 2002 in workforce and economic development through programing and operating social enterprises Boaz & Ruth believes having another successful business and diversity of services along the commercial corridor is vital to a neighborhoods success. As business increases for The Kitchen Magician at Fire House 15 employment opportunities arise for neighbors. This boosts safety, health, and general welfare of the community.

To address parking concerns, overflow parking is offered to patrons of private events in the parking lot across the street behind 3030 Meadowbridge Road.

The Kitchen Magician Catering will remain in compliance with building's certificate of occupancy including the maximum occupancy limitations as not to create hazards from fire, panic, other dangers, or cause overcrowding of the land.

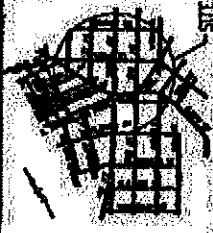
Modifying the existing special use permit will not adversely affect or interfere with public or private schools as the closest public schools are Overby-Sheppard Elementary School .6 mile away and Richmond Community High School .7 mile away. The activities will not interfere with parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements. We believe a business that is open additional hours is a benefit to the community rather than a detriment and would provide additional conveniences as well as being an improvement to the neighborhood as another service available to community members. The existing functioning of the space does not interfere with adequate light and air, the requesting change in special use permit does not change light and air.

Current hours of operation open to the public:

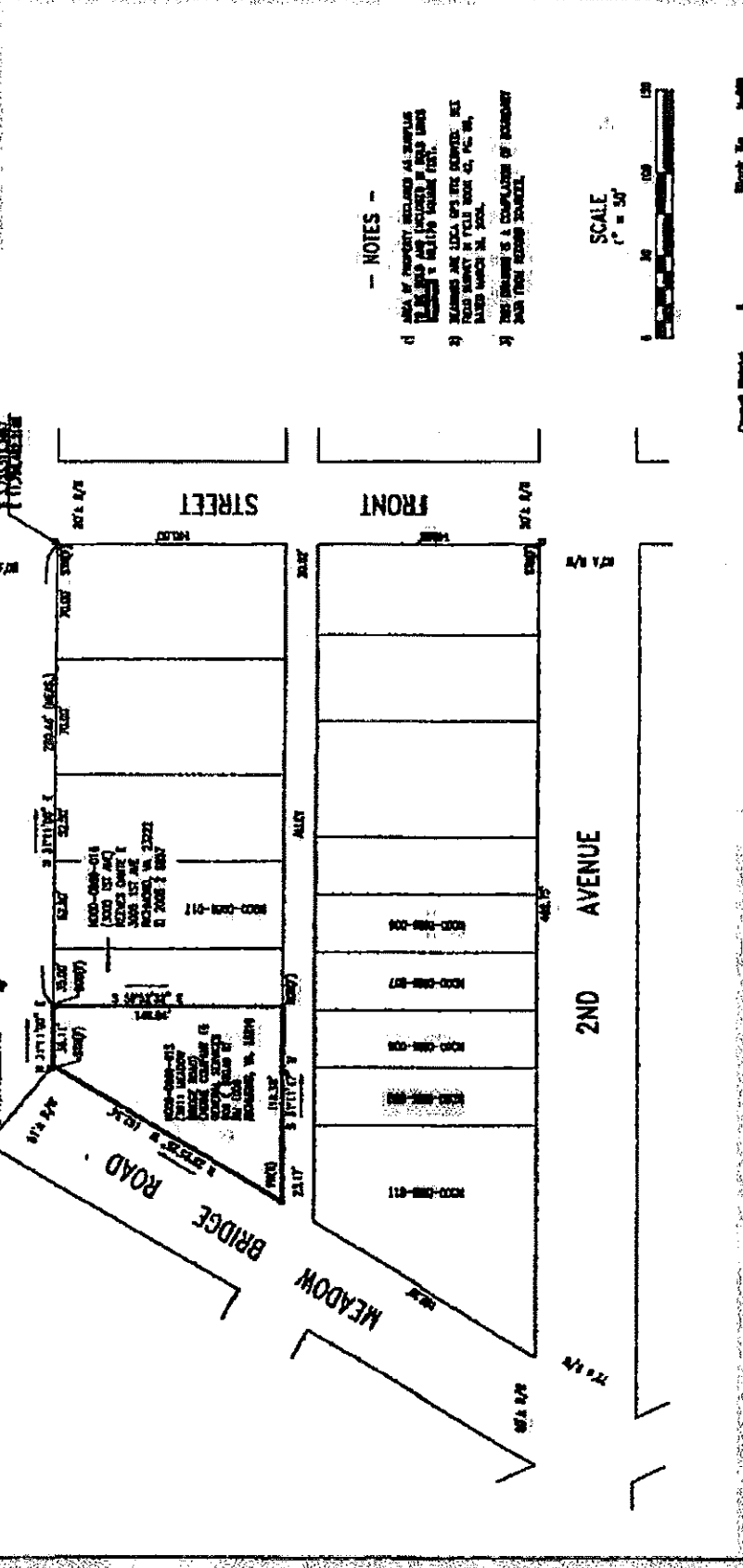
Saturday, 5:00pm – 8:00pm

Sunday, 12:30pm – 3:00pm

***Empowering – Rebuilding – Connecting***



VICINITY SKETCH  
(NOT TO SCALE)



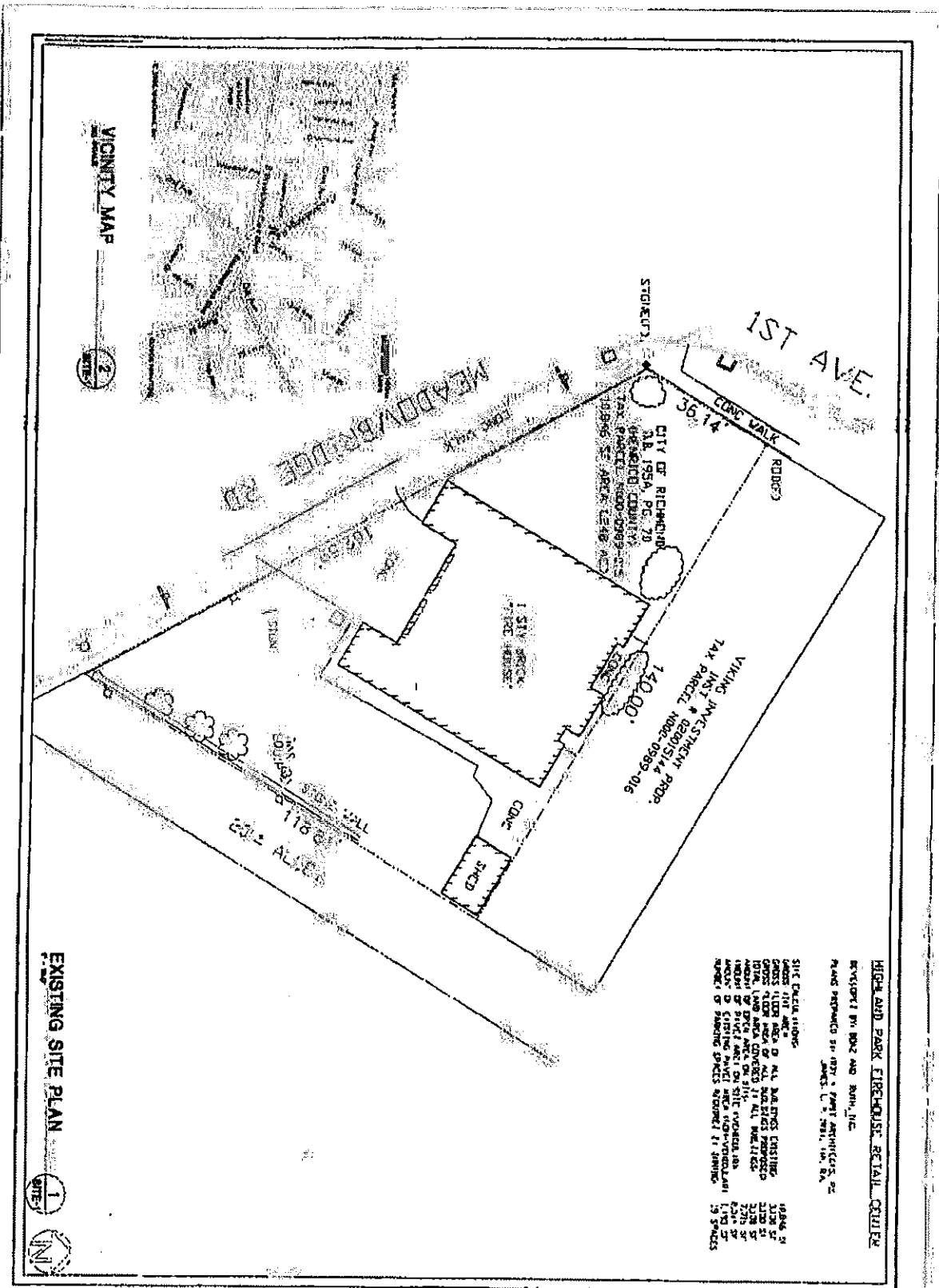
NOTES -

- 1) AREA OF PROPERTY INCLUDED AS SURPLUS IS SHOWN BY DOTTED LINE.
- 2) EXAMINE AND LOCATE THE SITE BOUNDARY. SET POST MARKS AT FIELD CORNER OF P.C. OR, AT THE POINT OF BEGINNING.
- 3) THIS DRAWING IS A COMPLETION OF BOUNDARY DATA FROM RECORD DRAWING.

SCALE  
1" = 50'



<p>PROPOSED SALE OF SURPLUS PROPERTY AT 3011 MEADOW BRIDGE ROAD, PARCEL N000-0989-015. (SEE STATION NUMBER 15)</p>	
<p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p>	<p>BOOK No. 3-100 PAGE No. 15</p>
<p>DATE OF SURVEY: 11-1-66 BY: JAMES H. BROWN, JR. CHECKED BY: JAMES H. BROWN, JR.</p>	<p>PROJECT NO. N-28052</p>
<p>NOTES: 1. See description in purchase agreement on item 4000. 2. Property owners advised as of APRIL 4, 1966. 3. Corrected by: 4. Adopted: 5. Approved:</p>	<p>APPROVED BY: _____</p>



EXISTING SITE PLAN



**HIGHLAND PARK FIREHOUSE RETAIL CENTER**  
 DEVELOPED BY BOZ AND BOHN, INC.  
 PLANNED BY BOZ AND BOHN, INC.  
 ARCHITECTS: JAMES L. & NEAL, INC., RICHMOND, VA

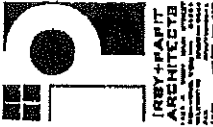
**SITE DATA NOTES:**  
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
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 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
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 9. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 10. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

NO. 1	DATE	DESCRIPTION
1	11/15/94	ISSUED FOR PERMITTING

DATE	DESCRIPTION
11/15/94	ISSUED FOR PERMITTING

PROPOSED RENOVATION FOR  
**FIREHOUSE RETAIL CENTER**  
 2511 MEADOW BRIDGE ROAD  
 RICHMOND, VIRGINIA

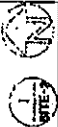
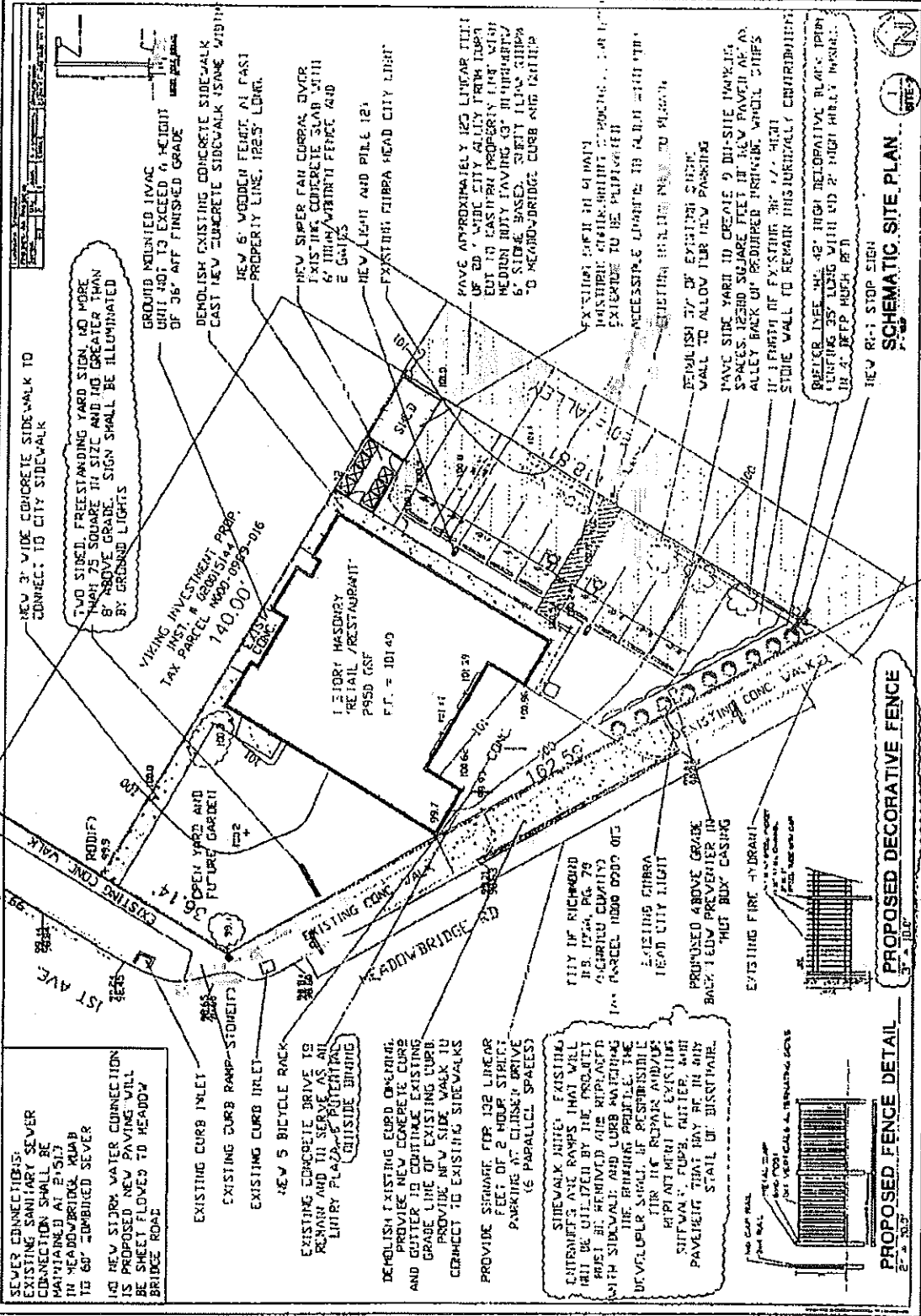




PROPOSED RENOVATION FOR  
**FIREHOUSE RETAIL CENTER**  
 721 MEADOW BRIDGE ROAD  
 RICHMOND, VIRGINIA

DATE: 11/15/12  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SHEET  
**SITE - 2**



**SCHEMATIC SITE PLAN**  
 3" = 1'-0"

**PROPOSED DECORATIVE FENCE**  
 3" = 1'-0"

**PROPOSED FENCE DETAIL**  
 3" = 1'-0"



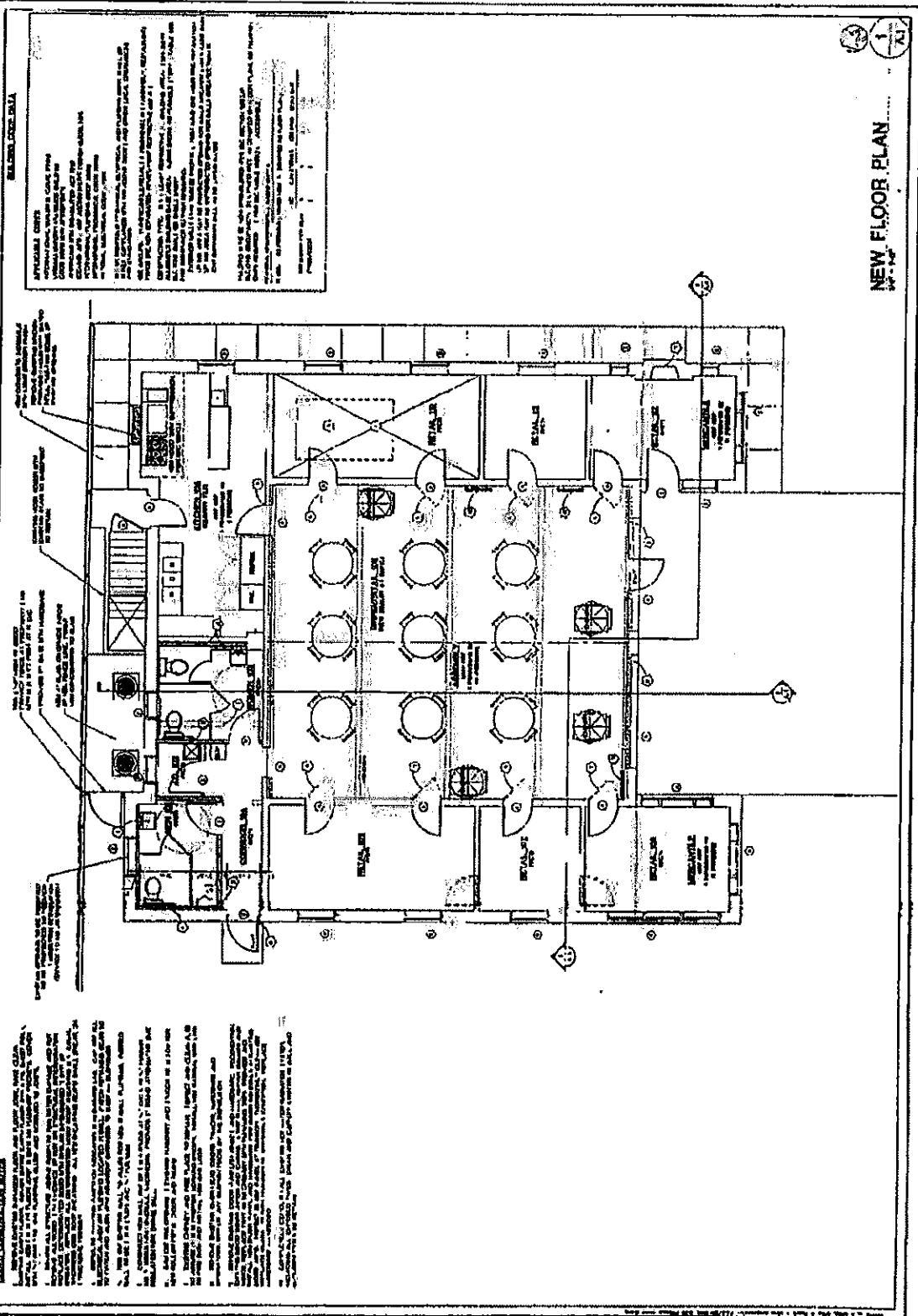
**TRISTY & PARTNERS  
ARCHITECTS**  
1000 W. MARKET STREET  
RICHMOND, VA 23297  
TEL: 804-781-1111  
FAX: 804-781-1112



**PROPOSED RENOVATION FOR  
FIREHOUSE RETAIL CENTER  
300 W. GUYTON ROAD  
RICHMOND, VIRGINIA**

DATE	DESCRIPTION
10/1/01	ISSUED FOR PERMITS
10/1/01	ISSUED FOR PERMITS
10/1/01	ISSUED FOR PERMITS
10/1/01	ISSUED FOR PERMITS

**SHEET  
A.1**



**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS, SIDEWALKS, AND DRIVEWAYS.

**NEW FLOOR PLAN**

**GENERAL CONTRACTOR NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
2. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.

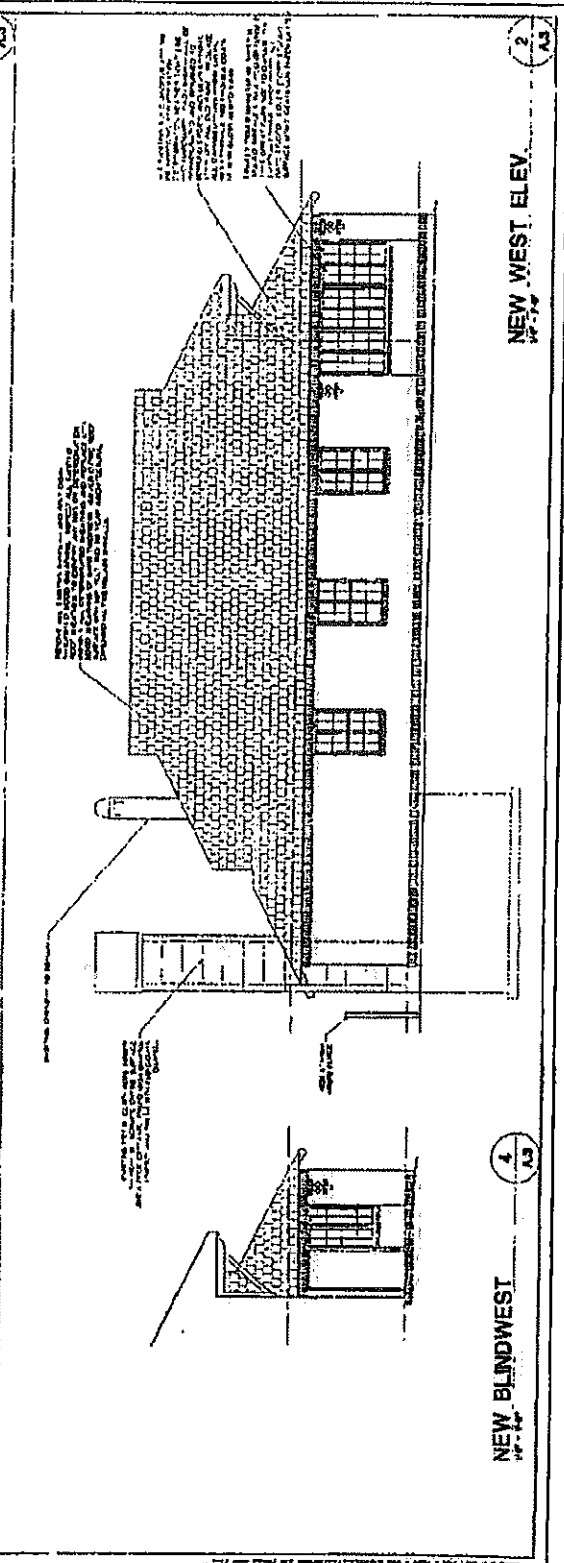
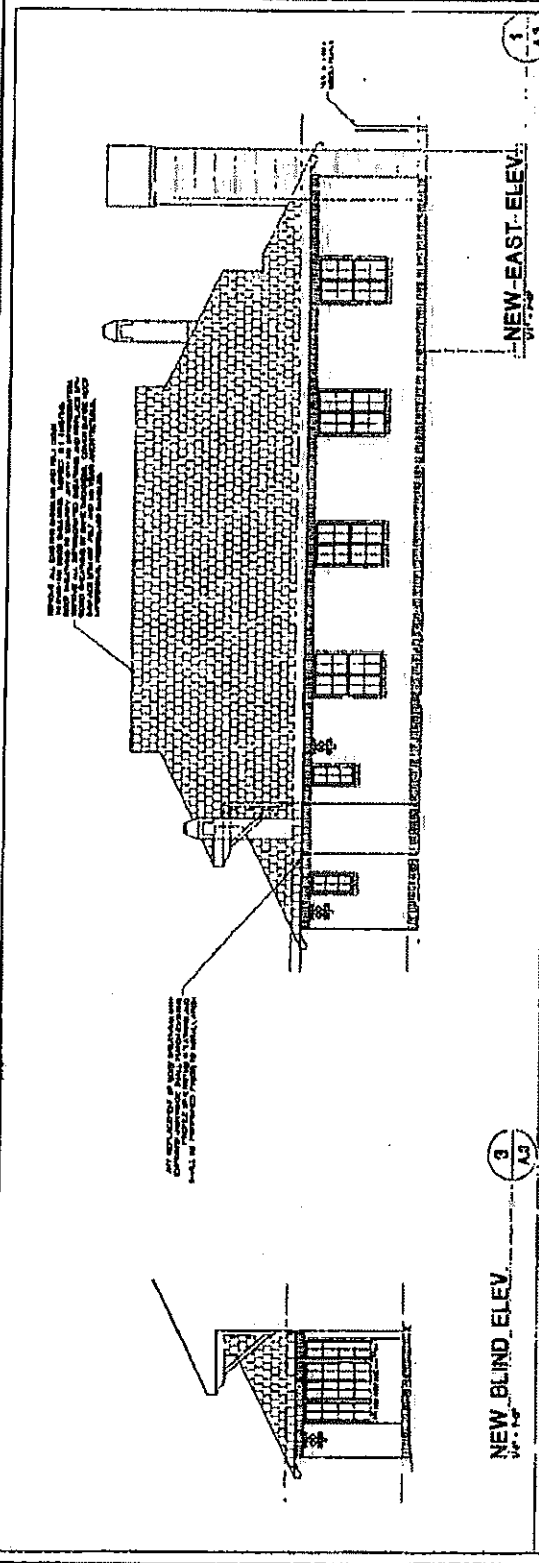




PROPOSED RENOVATION FOR  
**FIREHOUSE RETAIL CENTER**  
228 MEADOW BRIDGE ROAD  
RICHMOND, VIRGINIA

DATE: 10/15/2010  
DRAWN BY: J. PAPIT  
CHECKED BY: J. PAPIT  
SCALE: AS SHOWN

SHEET  
**A.3**





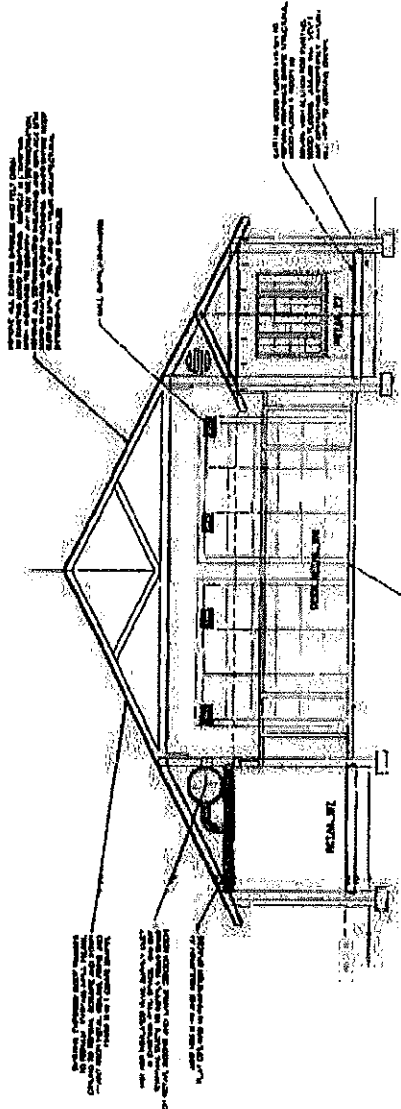


PROPOSED RENOVATION FOR  
FIREHOUSE RETAIL CENTER  
2211 MEADOW BRIDGE ROAD  
FARMINGTON, VERMONT

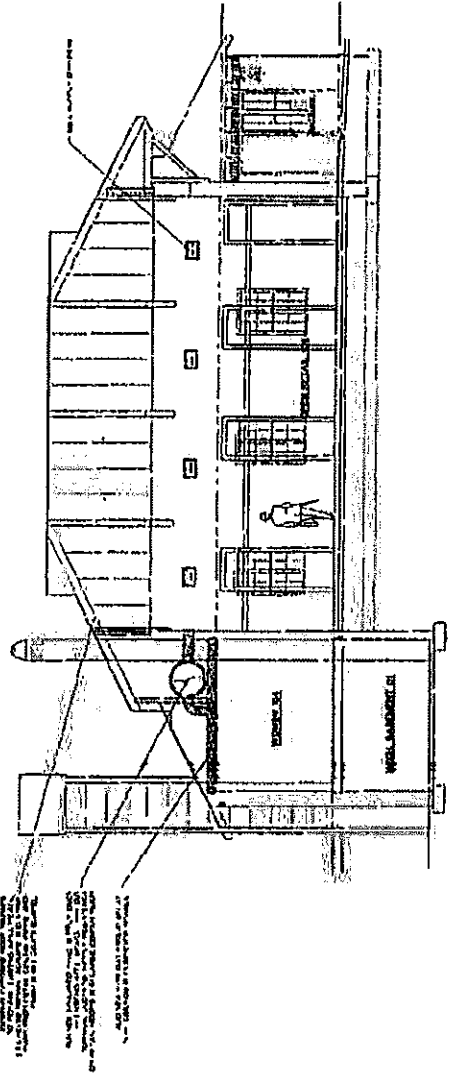
Table with project details including date and location.

SHEET  
A.4

E/W BUILDING SECTION



N/S BUILDING SECTION





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*Virginia Commonwealth  
University - MCV*

**Ryan Rinn**

*Storefront for Community  
Design*

**Haywood Spangler**

*Think & Work*

**Megan Rollins**

*President / CEO*

August 1, 2019

Mr. Jonathan Brown, Senior Planner  
Mr. Matthew Ebinger, Principal Planner  
Mr. Joshua Young, Zoning Officer  
900 East Broad Street  
Richmond, VA 23219

RE: Special Use Permit 2006-130-115

Applicant's Report.

We are requesting a modification to the existing special use permit for 3011 Meadowbridge Road, Richmond, VA 23222 that will allow the consumption of alcohol at private events and a change in operating hours to 11:00pm Sunday through Thursday and until 12:00am, midnight Friday & Saturday with all activities in the garden and front patio ending by 10:00pm. The space is currently rented to The Kitchen Magician who holds a three-year lease through 2020 at Fire House 15. The restaurant is open to the general public on Saturday evenings and for Sunday brunch. In an effort to support a local business in the Highland Park neighborhood, and as the landlord, we believe allowing The Kitchen Magician to expand their business to include the consumption of alcohol at private functions would allow The Kitchen Magician to become a thriving business along the Meadowbridge commercial corridor, bringing people from around the city to Highland Park. As The Kitchen Magician Catering increases core business services it allows for additional hours of operation open to the general public.

As a nonprofit working with community members since 2002 in workforce and economic development through programming and operating social enterprises Boaz & Ruth believes having another successful business and diversity of services along the commercial corridor is vital to a neighborhoods success. As business increases for The Kitchen Magician at Fire House 15 employment opportunities arise for neighbors. This boosts safety, health, and general welfare of the community.

Boaz & Ruth owns the two properties directly behind Fire House 15 on First Avenue, 3005 and 3007 First Avenue providing safe, affordable housing to community members. Across the street, 3000 First Avenue is a vacant restaurant with apartments above owned by Franklin Grove LLC which is currently vacant with plans to renovate. 3004 First Avenue is used as an office building owned by a local contracting firm, G&S Contractors. 3006 First Avenue is a vacant laundry mat with a dilapidated roof with no current occupants. 3008 and 3010 First Avenue are operated by Tabernacle of Praise Temple. Directly across the street on Meadowbridge Road is 3014 owned by Seventh Street Memorial Baptist Church, currently the church is worshiping at a location in Henrico and had the building listed for sale in late 2018. Blair's Beauty and Barber operates out of 3026 Meadowbridge Road owned by Waller Richard A Jr. Directly to

***Empowering – Rebuilding – Connecting***

the east of Fire House 15 is 3001 Meadowbridge Road owned by Boaz & Ruth and separated by an alley. 6 Points Innovation Center located at 3001 houses five nonprofits and organizations committed to serving members of the Highland Park community. The only residential property directly abutting Fire House 15 at 3001 Meadowbridge Road is 3005 First Avenue.

Boaz & Ruth has been a member of the Highland Park community since 2002 and we are committed to being good community members while also supporting the commercial corridor. Modifying the special use permit will allow The Kitchen Magician to expand business offerings to grow his business. We estimate there would be no more than three private events held each month where alcohol would be served.

Please find, by-laws, certificate of occupancy, and letters of support for the change in the existing special use permit from community members within the Highland Park neighborhood.

To address parking concerns, overflow parking is offered to patrons of private events in the parking lot across the street behind 3030 Meadowbridge Road.

The Kitchen Magician Catering will remain in compliance with building's certificate of occupancy including the maximum occupancy limitations as not to create hazards from fire, panic, other dangers, or cause overcrowding of the land.

Modifying the existing special use permit will not adversely affect or interfere with public or private schools as the closest public schools are Overby-Sheppard Elementary School .6 mile away and Richmond Community High School .7 mile away. The activities will not interfere with parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements. We believe a business that is open additional hours is a benefit to the community rather than a detriment and would provide additional conveniences as well as being an improvement to the neighborhood as another service available to community members. The existing functioning of the space does not interfere with adequate light and air, the requesting change in special use permit does not change light and air.