



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: 307 North Robinson Street Date: 7/24/2020

Tax Map #: W0001124035 Fee: \$1200

Total area of affected site in acres: 0.064

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

Zoning

Current Zoning: B-1 Neighborhood Business

Existing Use: Veterinary Clinic

Proposed Use

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

Veterinary clinic with two veterinarians and five additional staff

Existing Use: Veterinary clinic with one veterinarian and two additional staff

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: Ordinances 87-49-74 and 81-82-68, Zoning Appeal 110-65

Applicant/Contact Person: Jeffrey W. Taylor, DVM

Company: Fan Veterinary Clinic

Mailing Address: 307 North Robinson Street

City: Richmond State: Virginia Zip Code: 23220

Telephone: (804) 358-3779 Fax: ()

Email: vetrock@comcast.net

Property Owner: Diradour, LLC

If Business Entity, name and title of authorized signee: _____

(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: 2206 Monument Avenue

City: Richmond State: Virginia Zip Code: 23220

Telephone: (804) 239-8180 Fax: ()

Email: charlie@lionspawdevelopment.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)



JOHANNAS design group
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7.17.2020

Applicant's Report
Fan Veterinary Clinic
307 North Robinson Street
Richmond, VA 23220

Existing Property

The property at 307 North Robinson Street is in the Fan Area historic district. The 2790 square foot lot contains a 1260 square foot (sf) commercial building, with a basement of similar size. The building is located on the southeastern corner of the intersection of Robinson and the adjacent alley, on the western end of the property. The property, facing the sidewalk of North Robinson Street, is adjacent to a 12'9" alley to the north, a 12'0" alley to the east, and another building, 305 N. Robinson, to the south. The building at the property is approximately 20'3" wide and 60' in length, shorter than the building #305.

The building was constructed in 1920 and has been subject to prior zoning variances and ordinances. The variance in 1965 allowed a painting contractor's establishment and office to occupy the property. An ordinance for veterinary clinic use, allowing two employees and a veterinarian and including off-street parking, was adopted on May 11 1981, and another ordinance adopted on April 27, 1987, increased the staff to five, two of which were veterinarians.

The current tenant of the property, Jeffrey W. Taylor, DVM, had been the tenant at the time of the application for the 1987 ordinance. Shortly thereafter in 1987, Dr. Taylor applied for a certificate of occupancy, having completed the work as required per the ordinance, under tracking number #87-05-15-08, and inadvertently never completed the process to receive the CO.

Proposed Veterinary Clinic

The tenant of the property has had his veterinary clinic at the property since 1981. As advances, staffing requirements, and trends have changed over time, the current facility could easily accommodate two veterinarians and five additional staff. No construction changes are necessary or contemplated at this time.

In the almost forty years since the practice was established, it has created lasting relationships with many clients in the immediate neighborhood and surrounding region. This change of use will allow the Fan Vet to further support and enhance the community it serves.

Special Use Permit

This SUP requests reinstatement of the authorization for an additional doctor of veterinary medicine from the SUP adopted in 1987. The building is essentially as shown on the floor plan, unchanged from the requirements of the ordinance in 1987, and five parking spaces are provided as presented for the ordinance in 1987. The existing B-1 zoning allows similar medical and dental practices, and the property has five on-site parking spaces plus an on-street parking space on Robinson immediately in front of the building. The current zoning ordinance requires one parking space per

300sf for the first 1500sf and one per 400sf for excess. At 1260sf on the first floor and basement, the building would require 7.55 parking spaces. This SUP requests that 1.55 parking spaces be forgiven.

Neighborhood

The Property is located in the Fan Area Historic District neighborhood. It is expected to have seven employees, two of whom will be doctors of veterinary medicine. The hours of operation will not extend further than 6PM , with not more than two nights per week extending to 8PM. The intensity of the proposed use will be similar to the prior adopted in 1987.

Master Plan

The 2000-2020 Richmond Master Plan's existing land use plan from 2000 marks Robinson as a "Collector Street" and this property as "Commercial" and the land use plan from 2017 labels it as "Neighborhood Commercial". The Master Plan explains that this section for Robinson Street should connect with "Carytown to create a continuous urban shopping experience..." This proposal does not change the use of the property, and the change will allow it to continue and contribute to the goal.

City Charter Conditions for SUP

- A. The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The proposed special use will benefit the community.
- B. The proposed special use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. The proposed special use is not more intense than the existing use.
- C. The proposed special use will not create hazards from fire, panic or other dangers. The existing building had been constructed in accordance with applicable building codes.
- D. The proposed special use will not tend to cause overcrowding of land and an undue concentration of population. The change will not affect the neighborhood in any measurable way.
- E. The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.
- F. The proposed special use will not interfere with adequate light or air.