



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: 520 N. 25th St. Date: 10-7-2020  
Tax Map #: E0000336001 Fee: \$2,400  
Total area of affected site in acres: 0.232

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

**Zoning**

Current Zoning: R-63

Existing Use: Masonic Lodge, Meeting Space

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
The proposed use is to convert the space into a small brewery and restaurant with on-site only retail. There is no distribution planned to take p  
Existing Use: The building's most recent use was a Masonic Lodge, which primarily held member meetings.

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Zoe York  
Company: Ninety Three LLC  
Mailing Address: 245 E. Bank St.  
City: Petersburg State: VA Zip Code: 23803  
Telephone: (804) 510-6062 Fax: ( )  
Email: zoe@waukeshaw.com

**Property Owner:** Ninety Three LLC  
If Business Entity, name and title of authorized signee: Zoe York, Project 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: 245 E. Bank St.  
City: Petersburg State: VA Zip Code: 23803  
Telephone: (804) 510-6062 Fax: ( )  
Email: zoe@waukeshaw.com

**Property Owner Signature:** *Zoe York*

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)

520 N. 25<sup>th</sup> St. Special Use Application  
Applicant's Report  
Written by:  
Zoe York  
Project Manager

October 21, 2020

520 N. 25<sup>th</sup> St. is currently vacant. Until recently, it has been home to the Richmond Association of Masonic Lodges. It was primarily used as a meeting space.

Ninety Three LLC intends to convert this property into a small brewery and restaurant that offers retail for on-site consumption and take-home beer. The first floor will be used as the food preparation kitchen, dining area, and office operations area for the business. The second floor, which was used as meeting space, will be used as additional indoor seating. The basement will be used for storage and as the production/blending area for beer. There will be an outdoor seating area established in the greenspace adjacent to the building along E. Leigh St. A small shed will be erected on the opposite side of the building, adjacent to the existing HVAC equipment.

There is no intent to distribute beer commercially from this location. Rather than completing the full brewing process at this property, the facility will be used as a place to age beer that has been brewed elsewhere (off-site).

Between the brewery production and retail section of the space, the total operation will amount to over 5,000 square feet, which is why Ninety Three LLC is applying for a Special Use Permit. Current regulations permit restaurants up to 1,500 square feet, and restaurants up to 5,000 square feet require a conditional use permit. The entire building is over 10,000 square feet and offers plenty of room in the existing footprint for the planned project.

It is anticipated that the business will have a total of approximately 10 employees. It will operate during traditional business hours that are comparable to others in the neighborhood (between 10 AM-12 AM). As this property is located within a popular commercial district close to other successful food and beverage establishments, Ninety Three LLC does not anticipate a significant change in the vehicular traffic associated with this change of use.

The outdoor seating area will be able to accommodate a maximum of 48 patrons at a time seated at 8 picnic tables. The outdoor seating area is proposed to have a stone or gravel surface.

Ninety Three LLC has no intention of making any significant changes to the structure because this building is already extremely well-suited for the use of a brewery and small restaurant. It has large open spaces that will be easily converted into a dining room, event space, and blending area. It also has an existing commercial kitchen, and restroom facilities. The property

itself is located in an area slated for more commercial development, according to the Richmond 300 Plan. The plan establishes that 520 N. 25<sup>th</sup> St. lies within the “Corridor Mixed Use” area, which outlines the primary uses of office, retail, personal service, multi-family residential, and cultural uses.

As noted above, the building itself is in an area with a growing reputation for excellent food and beverage offerings. Located within just blocks of this property is Liberty Public House, Frontier by Alamo, Union Market, The Roosevelt, Sub Rosa Bakery, North End Juice Co., and more. A small, craft brewery focused on on-site sales is a completely natural fit and the perfect addition to the Church Hill business community.

In accordance with the City Charter, Ninety Three LLC verifies that this special use will not be detrimental to the safety, health, morals and general welfare of the Church Hill community. The City of Richmond has seen the benefits of the booming craft beer industry, which has proven to be extremely beneficial to the city as a whole, and each individual neighborhood. From Fulton Hill to Scott’s Addition and beyond, new breweries have cropped up for the last five years and the economy and property values have soared. It is this neighborhood’s turn to welcome its own craft beer establishment, and one that has as much personality and charm as the community itself. Ninety Three LLC recognizes that Church Hill values children and family, clean public spaces, and mutual respect for neighbors. Our company holds these same values and promises to uphold them throughout every facet of our business. It is our experience that breweries have broken the mold of the “bar” environment and become a community gathering place. We would be honored if Church Hill embraced us in such a way.

This special use will not create congestion in streets, roads, alleys and other public ways and places in the area. Most of the residences in the neighborhood have parking attached to their property, and therefore plenty of parking spaces are available remain for business patrons on E. Leigh St., N. 25<sup>th</sup> St., and the neighboring streets. It is also anticipated that a high number of customers will walk, bike, or take public transit to visit the brewery. The site in question is directly along the #12 GRTC bus route, which connects to the Pulse line at N. 25<sup>th</sup> Street and Main Street in Shockoe Bottom. Residents from all over the greater Richmond area have shown that they are excited to use the public transit system to get around the city, and the Richmond 300 Plan endorses further developments of this area as a “Neighborhood Node.” The outdoor seating area will continue to be enclosed via a fence, ensuring that there is a division between the dining area and the sidewalk.

This special use will not create hazards from fire, panic, or other dangers. The building is already in very good and stable condition. Ninety Three LLC will ensure that all modifications required to bring the building up to current City construction code are made in advance of business operation. The brewery and restaurant will adhere to all density regulations while operating. There will not be any potential risk factors associated with the building or business.

This special use will not cause overcrowding of land or an undue concentration of population. The building located at 520 N. 25<sup>th</sup> St. was a Masonic Lodge, which held large member meetings

and meals. The new use of a small brewery and restaurant will not create any new capacity for density at the building that has not already been used by the Masonic Lodge. The operation will be completely contained within the existing property boundaries, so there will not be any new cause for overcrowding or population concentration.

This special use will not adversely affect or interfered with schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements. The building is not located adjacent to any schools, parks, or playgrounds. This facility will not have a higher public water or sewer requirement than the former operation as meeting space and therefore will not adversely affect the system. As noted earlier, there is an existing bus route that stops in front of the building. This business will not do anything to disrupt or interfere with GRTC service. It is Ninety Three LLC's hope that the new operation becomes a destination in the neighborhood and encourages increased ridership.

This special use will not interfere with adequate light and air. No changes will be made to the footprint or exterior of the structure, therefore all existing points of light will remain. There will not be any increase in air emissions coming from the building.