

**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: 3600 Forest Hill Avenue Date: March 18, 2021

Tax Map #: S0002150024 Fee: \$200.00

Total area of affected site in acres: 0.254

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

Zoning

Current Zoning: B-1

Existing Use: Restaurant with outdoor dining area

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Amendment of SUP 2013-5-12 (Condition g) to permit expansion of outdoor dining area for an existing restaurant use as shown on Exhibit 2. All other conditions and uses of SUP 2013-5-12 shall remain in effect with this approval.

Existing Use: Restaurant with outdoor dining area

Is this property subject to any previous land use cases?

Yes



No



If Yes, please list the Ordinance Number: 2013-5-12

Applicant/Contact Person: Crossroads Coffee & Ice Cream, Applicant; Contact is

Company: William H. Shewmake, Esq., Woods Rogers PLC

Mailing Address: 901 East Byrd Street, Suite 1550

City: Richmond

State: VA

Zip Code: 23219

Telephone: (804) 343-5035(o) or (804)241-0453(c)

Fax: (804) 799-7897

Email: wshewmake@woodsrogers.com

Property Owner: Golden Rod, LLC

If Business Entity, name and title of authorized signee: William H. Shewmake, Esq., POA

(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: 3600 Forest Hill Avenue

City: Richmond

State: VA

Zip Code: 23219 23225

Telephone: (804) 314-9491

Fax: ()

Email: crossroadswill@hotmail.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)

Applicant's Report

The Applicant is the operator of Crossroads Coffee and Ice Cream, LLC, located at 3600 Forest Hill Avenue, Richmond, Virginia 23225 (the "Property"). Opening in 2002, Crossroads has become an integral part of the community over the last 19 years. In 2013, a Special Use Permit was approved to allow outdoor seating in the front of the store as shown on Exhibit 1 attached hereto. This outdoor seating has proven popular with patrons, and invaluable to Crossroad's continued operations through the Covid-19 pandemic. Recognizing the growing trend for outdoor dining experiences as evidenced in recent operations, the Applicant proposes to expand the outdoor seating area by approximately 800 square feet as shown on Exhibit 2. While this expanded seating would replace 4 existing parking spaces, the number of remaining parking spaces would continue to meet Ordinance requirements for both the indoor and expanded outdoor dining areas. Further, this seating expansion is located to the east of the building neighboring other commercial property and is located no closer to adjacent homes behind the Property than the existing restaurant building. Approval of this Special Use Permit amendment will allow Crossroads to continue to serve the community as a neighborhood amenity along Forest Hill Avenue while having no negative impact on the surrounding area.