

# Concierge Construction Consulting, LLC

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## Application for Special Use Permit - 5724 Patterson Avenue - Applicant Report



**Application for Special Use Permit - 5724 Patterson Avenue - Applicant Report for:**

Department of Planning and Development Review\_Land Use Administration Division

**Date:**

rev.2 May 1, 2021/rev. March 30, 2021/January 29, 2021

**Prepared by:**

“The Grill” and Concierge Construction Consulting, LLC

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## Introduction

This applicant report shall supplement the plans and application submitted for the Application for Special Use Permit for the project located at 5724 Patterson Avenue (“The Grill”). At this location “The Grill” restaurant currently operates and has been operating for (12) years. Due to the pandemic and the spacing regulations set forth by our governmental authorities the restaurant was unable to operate in a way conducive to continued operation and not ultimately relieve staff of their duties as meeting the spacing requirements results in very few customers being able to eat within the establishment. During this time the tenant in the space adjacent to the restaurant moved to another location and therefore this space became available for lease. Once this opportunity was available we were able to secure a lease for this space. The idea was to expand our current dining area into the aforementioned space. First and foremost it would make the feasibility of operating under the spacing requirements, while not ideal, all the more possible and also would allow us to operate in a manner that would hopefully bring in the finances needed to not only continue to operate but to not have to relieve any staff of their duties. Unfortunately due to the addition of this added square footage to the current establishment the parking requirements set forth by the City of Richmond Zoning Ordinance were increased. Once informed of this reality the search for additional parking to meet this requirement commenced. After reaching out to surrounding property owners who may have been able to allow the leasing of parking on their respective parcels by the establishment, there was no parking made available to lease. For this reason the expanded parking requirements are not able to be met. All options have been exhausted to secure the additional parking and therefore the only option available, as introduced by Land Use Administration, was to submit an Application for Special Use Permit to request a waiver of this additional parking requirement. In addition to our original request, due to a recommendation from a representative of the City of Richmond Department of Economic Development, we are also proposing to supply additional outdoor seating for customer dining. This outdoor seating if approved as proposed will be located on private property (sidewalk directly in front of our establishment).

## Goal

The goal of this Application for Special Use Permit is to request and garner the waiving of the additional parking requirements required by the Zoning Ordinance due to additional square footage we are proposing to be added to the establishment for customer dining (interior and exterior). If this waiver is granted the establishment will not only during the current pandemic be able to provide service to more customers but after the pandemic will be able to operate in an expanded manner.

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## Operating Procedure (Overview)

The establishment in question operates in the customary manner of any restaurant. This includes the serving of food to the public in two manners specifically, dine-in and to go. If the Application for Special Use Permit results in the waiver of the additional parking requirement requested the restaurant will continue to operate in the same manner as previous with the only difference being the expansion of the dining area. As shown in the plans submitted the area of expansion only consists of added tables and chairs for additional customer seating (interior and exterior).

## Operating Procedure: Employees

This establishment in question employs around (35) total employees normally, with approximately (10) working at any one time. If the Application for Special Use Permit results in the waiver of the additional parking requirement additional employees may be hired which would obviously be a positive.

## Operating Procedure: Hours of Operation

This establishment operates and has been operating for years under the following schedule and this is not intended to change if the Application for Special Use Permit results in the waiver of the additional parking requirement.

Monday: CLOSED

Tuesday: 11am-10pm

Wednesday: 11am-10pm

Thursday: 11am-10pm

Friday: 11am-10pm

Saturday: 9am-10pm

Sunday: 9am-10pm

## Operating Procedure: Vehicular Traffic

If the Application for Special Use Permit results in the waiver of the additional parking requirement there should not be any change to the vehicular traffic in the area as there was already a successful business in the aforementioned space which included much customer activity. In addition, the traffic in this area is customary for a commercial district therefore the expansion of an existing business into a previously used space should have no effect.

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## Community Compatibility and/or Affects

As previously stated this establishment has been operating for (12) years. During this time this establishment has operated as part of the fabric of this community by providing food service and employing a large number of Richmond residents. This establishment in no way would be detrimental to the safety, health, morals or general welfare of the community as again it has been in operation for a number of years and has not caused any negative impact on this area. More specifically this establishment for the aforementioned reasons would not have any substantive effects on the area whether private property or the public right of way. It will also not create any hazards of any kind, affect the overall population/density of this area negatively, affect any public or private operations of any kind and most definitely will not have any effects, positive or negative to the natural environment, e.g. light, air, etc. It must be noted again this establishment operates in the customary manner of any restaurant and to this point successfully. This will not change if the Application for Special Use Permit results in the waiver of the additional parking requirement and consequently the overall square footage of the establishment is increased.

## Miscellaneous

There are some questions regarding portions of the exterior patio area and these areas having the appropriate documentation. It was of our understanding this area was in compliance per answers provided by Zoning division personnel in the past. Under the direction of Land Use Administration we have also shown this area on the plans want to make sure it is included in any documentation going forward as we want to make sure, as has always been the case, we operate in a manner which meets the regulations and requirements set forth by any and all respective authorities.

## Conclusion

First and foremost “The Grill” and all associated parties would like to thank all of the City of Richmond representatives involved for allowing us the opportunity to submit the application in question and pursue our goals of expanding our existing services. We appreciate your continued support in our endeavor to assist the citizens of the City of Richmond and continue to be a positive influence on the community as has been the case since for the last (12) years.

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