



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

May 1, 2019

Lory Markham
2314 West Main Street
Richmond, Virginia 23220

RE: 2707-2711 West Broad Street (Parcel #: W000-1214/025)

Dear Ms. Markham:

In response to your request for zoning confirmation, as of the date of this letter, please be advised of the following:

According to the city assessor's records, the parcels measures 50' x 129' for a lot area of 6,450 square feet. The property is improved with a two-story building containing approximately 8,934 square feet of floor area, according to the city assessor's records.

The property is located within the UB-PO4 (Urban Business- Parking Overlay) zoning district and is not subject to any proffered conditions associated with its current zoning. The UB district permits a variety of commercial uses, including the current art studio/café on the ground floor of the building. Dwelling units are permitted, provided that a minimum of 1,000 square feet of the floor area of ground floor be devoted to commercial uses, and provided further that the ground floor be devoted to nondwelling uses with at least twenty feet (20') in depth along the entirety of the street-oriented frontage (West Broad Street).

According to the most recent certificate of occupancy (C.O.) the current commercial tenant with the address of 2707 West Broad Street is an art studio and café with approximately 3,000 square feet of floor area (1,800 square feet of art studio space and 1,200 square feet of café space). Thirteen (13) parking spaces are required for the use (at a rate of one space per 170 square feet of floor area for the café and one space per 330 square feet of floor area for the art studio). Nine (9) parking spaces were nonconforming and four (4) parking spaces were leased at 2624 West Broad Street when the C.O. was issued on September 6, 2012, however the leased spaces are no longer required by virtue of vacancy in the adjacent tenant space at 2711 West Broad Street.

A second ground floor commercial space, with the address of 2711 West Broad Street, was most recently used as retail sales with 2,100 square feet of floor area according to the certificate of occupancy dated June 13, 2007. All seven (7) required parking spaces were nonconforming. The adjacent tenant space at 2707 West Broad Street has applied four (4) of the nonconforming spaces toward its parking requirement, leaving a net total of three (3) remaining nonconforming spaces available for the property to be applied for future use of the property.

A permit has been issued to convert the second floor office space to three dwelling units, however a certificate of occupancy has not yet been generated. No parking is required for one per three dwelling units within a building also containing a nondwelling use. A previous BZA case (Case No. 41-61) waived parking in order to construct the second story addition onto the building

for office. The exception was granted for the duration of occupancy for the tenant at the time and is no longer valid.

The proposal to convert 3,000 square feet of the rear portion of the ground floor into three dwelling units would be permitted, provided that the entirety of the building's frontage along West Broad Street remain a nondwelling use permitted as a principal use in the district with a minimum depth of twenty feet. Two parking spaces would be required for the proposed three dwelling units (six total units in the building), which would be provided by the remaining three (3) nonconforming spaces available to the property.

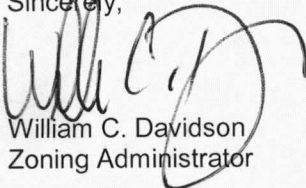
The "alternative scenario," which proposes to reduce the existing commercial space on the ground floor to 2,000 square feet and convert the remaining floor area within the ground floor of the building to the rear to four dwelling units would be permitted, provided that the entirety of the building's frontage along West Broad Street remain a nondwelling use with a minimum depth of twenty feet. Two parking spaces would be required for the proposed four dwelling units (seven total units in the building), which would be provided by the remaining three (3) nonconforming spaces available to the property.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decision shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred and fifty dollars (\$250.00).

Please be advised that this office does not issue opinions with respect to compliance with building codes, fire codes or other health and safety regulations that may pertain. For building code issues, contact Ray Abbasi, Operations Manager at 646-7483. For fire and safety questions, contact Fire and Emergency Services at 646-6640.

I hope that this information is sufficient. If you should desire additional information or have questions concerning this letter, please contact Rich Saunders by Email: at: Richard.Saunders@Richmondgov.com or by telephone at: (804) 646-6356.

Sincerely,



William C. Davidson
Zoning Administrator

cc: 2700 Broad Properties, LLC
5732 Ardington Boulevard
Glen Allen, VA 23059