



# City of Petersburg

Department of Planning and  
Community Development  
804-733-2308

135 N. Union Street, Room 304  
Petersburg, Virginia 23803  
srobinson@petersburg-va.org

## Memorandum

To: Chairwoman Tammy L. Alexander, and Members of the Planning Commission

From: Reginald Tabor, Planning Manager  
Sandra A. Robinson, Zoning Administrator

Date: April 27, 2023

Subject: Case 2023-SUP-02  
1242 W. Washington Street  
Tax Parcel: 024250001

**23-SUP-02:** Request by Russell Johnson, property owner, to establish and operate a stand-alone used auto sales business not associated with a new vehicle dealership or not located upon the same parcel as such new vehicle-dealership, if located upon parcels of less than one acre in area, such use can be permitted within the B-2, and M-1, zoning districts only, as provided under Article 23 of the Zoning Ordinance, Section 4. Special Uses Enumerated, (22). The proposed location is 1242 W. Washington Street, Petersburg, VA., further identified as Tax Parcel # 024250001. The subject property is zoned B-2, General Commercial District. The property owner of the record is the applicant, Mr. Russell Johnson. The Comprehensive Plan suggests this area is suitable for commercial uses.

### I. Summary of Case

An application for a Special Use Permit was received from the applicant to request to use the property as a used car and truck dealership to sell, buy, and trade automobiles and to provide automobile rentals. The property is located at the intersection of W. Washington Street and Chappell Street. The commercial structure was built and used as a restaurant, the former What-A-Burger site in the 1960's, it's been used for commercial purposes since constructed. To date the structure and property has been unoccupied since 2015.

Article 19, Off-Street Parking Regulations, Section 6. Minimum Parking Spaces, item (2) of the zoning ordinance requires auto sales and services to include new and used car dealers: One (1) space per every two hundred (200) square feet of floor area and space to accommodate all

other vehicles used and sold. Therefore, a space for each automobile on the lot. Each parking space shall be properly delineated (marked) to identify the space. Any parking lot having ten or more spaces must have at least one (1) handicapped space.

Per Article 19, Section 3. Design Standards. All off-street parking lots shall be surfaced with asphalt, concrete, or other impermeable surface to protect against potholes, erosion, and dust unless an alternative surface is allowed by the city engineer to control stormwater runoff. All parking lots shall be bordered by a curb of asphalt, concrete, or other material acceptable to the city engineer. Entrances and exits for all parking facilities shall comply with existing ordinances of the city.

Tax Assessment records indicate the structure to be approximately 701 square feet. The lot extends 199.61' along Chappell Street and there is a street frontage of 44.01' along W. Washington Street. The applicant owns the property addressed as 1238 W. Washington St. which is immediately adjacent to the subject site. See survey plat, prepared by Baseline Land Surveying, dated January 4, 2023. The intended permitted use for the adjacent property is a quick mart convenience store or a similar type of low intensity use. Both lots are accommodated with parking for the desired uses as depicted on the survey plat.

## II. Surrounding Conditions

The subject property is zoned B-2, General Commercial District, and two properties located directly across from the subject property along the north side of W. Washington Street are zoned B-2, General Commercial District as well as those properties from Chappell St to Battersea Lane and Atlantic St. Properties located to the rear of the subject property along W. Wythe St and the west side of Stiles Lane are zoned B-2, General Commercial District; There are several parcels of land zoned Two-Family Residence District at the northwest corner of Chappell St to Farmer St. with there being some non-conforming uses located on various corners within these neighborhoods; and B-2, General Commercial District. Properties between W. Wythe Street at Stiles Lane are in a B-2, General Commercial District as well and residential structures are located on the lots, many are vacant and in need of rehabilitation or demolition. Along the W. Washington Street corridor there appears to be at least 8 various types of auto repair establishments to include active used car sells lots.

## III. Findings

- A. The 2014 Comprehensive Plan designates the subject property for Commercial usage.
- B. The property is currently zoned under the "B-2", General Commercial district classification and permits the requested use contingent upon the approval of a Special Use Permit as outlined in Article 23, Supplementary Use Regulations – Special Uses, Section 4. Special Uses Enumerated # (22).
- C. The proposed use is currently being performed on properties in the vicinity. There have been several special use permits granted in the past several years on properties being used for used car sells and other commercial activities along the West

Washington St corridor some of which were permitted uses by right prior to being added under Article 23, Supplementary Use Regulations -Special Uses Section 4. Special uses enumerated.

- D. It is not believed that the proposed location will pose a burden to the existing neighborhood or property owners as several of the existing property owners and businesses have been operating in this capacity for several years.
- E. As of the preparation of this report, our office has received no public input to the request to recommend approval.
- F. There is no inclusion of auto repairs included within the request, however, it would be remiss for staff to think that minor repairs will not take place at the property which would include the subject vehicles. Staff proposes that if approved the attached conditions should apply to the request.
- G. An approved landscape plan should be submitted and approved by the Planning Department staff to ensure that proper buffering of the neighboring residential areas or residentially used properties will be protected and properly lit as to not producing glare onto the adjoining properties.
- H. Per Article 21, Sign Regulations. Section 9. Permitted Signs by Zoning District. Section 9.4. The maximum advertising display area for accessory or business signs in District B-2 shall not exceed one hundred fifty (150) square feet. There is an existing pole sign located on the property which is less than the stated 150 sq ft allowed. The existing pole sign is approximately 25 sq ft and a sign height of 18' which is less than the maximum height permitted of 25'. Article 21. Sign Regulations, Section 6. Prohibited Signs. Section 6.7. All portable or nonstructural signs. 6.8. Roof signs.

#### IV. Statement of Law

Article 15, "B-2" General Commercial District was created to provide appropriate locations for all types of commercial and miscellaneous service activities, particularly along existing major streets where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or nuisance factors of dust, order, and noise associated with manufacturing.

For the applicant to be allowed to operate as a stand-alone used car business they will require the approval of the requested Special Use Permit.

Article 23 of the City of Petersburg Zoning Ordinance provides for the establishment of certain uses. Recognizing that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district, certain special uses listed in section 4, when found to be in the interest of the public health, safety, morals, and general welfare of the community, may be permitted in any district from which they are prohibited. Before the location or establishment thereof, or before any change of use of the premises existing at the time of the effective date of the regulations, or permitted as herein provided, is made, preliminary plans in sufficient detail, and a statement as to the proposed use of the buildings, structures, and premises, shall be submitted to the planning commission. The commission shall hold a public hearing as provided in article 28, and shall review such plans and statements and shall, after a careful study thereof and of the effect that such buildings, structures or uses will have upon the surrounding territory, submit a

recommendation to the City Council within thirty (30) days following said hearing. Following receipt of the commission's report, the City Council may permit such buildings, structures, or uses, where requested; provided, that the public health, safety, morals, and general welfare will not be adversely affected, that ample off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

#### V. Recommendation

The Department of Planning & Community Development will withhold its recommendation until after the public hearing and the presentation by the petitioner(s).

#### VI. Exhibits

- 1) Tax Parcel Map Extract
- 2) Zoning Map Extract
- 3) Tax Assessor File Record
- 4) Applicants Petition
- 5) Comments



# City of Petersburg

Department of Planning and  
Community Development  
804-733-2308

135 N. Union Street, Room 304  
Petersburg, Virginia 23803  
srobinson@petersburg-va.org

## Conditions of Special Use Permit

Russell Johnson  
1242 W Washington Street  
TP# 024250001

1. This Special Use Permit shall be issued to Russell Johnson, owner operator of an automobile sales business, to establish and operate a stand-alone used vehicle sales business not associated with a new vehicle dealership or not located upon the same parcel of such new dealership, located upon the subject 0.206 acre parcel of land, as depicted on the survey plat dated January 4, 2023, by Baseline Land Surveying 526 Grove Ave. Petersburg, VA 23803 which is a by right use within the B-2 and M-1, zoning districts only, the parcel of land is less than one acre therefore requiring the issuance of an SUP. The applicant shall be responsible for compliance with the Special Use Permit and attached conditions.
2. Vehicles for servicing shall not be parked, stored, or displayed on the right-of-way of any adjacent street or along West Washington or Chappell Streets. Vehicle servicing shall only be permitted for vehicles to be sold, rented, or traded by the business owner. No outside servicing of any vehicle(s).
3. Any vehicle not capable of operation or which does not bear a valid registration or current Virginia Inspection Sticker shall not be stored on the subject property/parcel. All vehicles displayed for sale shall have appropriate supporting documentation that such vehicle is legally possessed by the auto sales business as a vehicle available for sale.
4. In no case shall it be deemed permissible for the subject business, or businesses with which the subject business may share a location, to operate a scrap or junkyard. No outside storage of vehicle components, plastic materials, glass, used or waste tires is permitted. Tires being sold at the property should be stored in the building at the close of business each evening.

5. A lighting plan shall be required for submission to and approval by the Department of Planning/CD. Such plan should specifically indicate measures to prevent glare on adjoining properties. Signage not to exceed One Hundred Fifty (150) square feet in area. Portable signs are prohibited.
6. The applicant shall submit a site plan designating off-street parking spaces in accordance with the regulations of the Zoning Ordinance, Article 19, with surfacing and ingress and egress driveways. Parking spaces shall be designated with appropriate markings for customer parking. Customer designated spaces shall not be used for the display of vehicles for sale. All cars for sale shall be in a designated parking space.
7. Notwithstanding the issuance of any business licenses or permits by the City of Petersburg, the operation of any business or activity on the premises shall follow the zoning ordinance of the City.
8. The applicant shall ensure that the parking area in addition to adjacent parcels to include sidewalks if applicable, are "policed" at the end of business each day of operation, to provide for the removal of litter, broken glass, discarded paper, or other waste daily when the business is in operation.
9. Trash and garbage generated from the business shall be stored in an appropriate manner, in containers screened from public view. Trash containers shall not generate objectionable odor levels.
10. Other requirements may be imposed as deemed necessary to provide for the protection of surrounding property, persons, and neighborhood values.
11. The Collection and disposition of engine fluids shall be done in accordance with local, state, and federal standards, regulations, or laws.
12. Violation of the conditions attached to this Special Use Permit may be cause for revoking of the Permit.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Petersburg, Virginia

Parcel: 024250001

## Summary

<b>Owner Name</b>	JOHNSON RUSSELL	<b>National Historic District:</b>	
<b>Owner Mailing Address</b>	5431 LINGLE LN RICHMOND, VA 23234	<b>Enterprise Zone:</b>	
<b>Property Use</b>	428	<b>Opportunity Zone:</b>	
<b>State Class:</b>	4 Commercial and Industrial	<b>VA Senate District:</b>	16
<b>Zoning:</b>	B-2	<b>Va House District:</b>	63
<b>Property Address</b>	1242 WASHINGTON ST Petersburg, VA	<b>Congressional District:</b>	4
<b>Legal Acreage:</b>	.202	<b>City Ward:</b>	6
<b>Legal Description:</b>	44X200	<b>Polling Place:</b>	Westview School
<b>Subdivision:</b>	W W R	<b>Primary Service Area:</b>	
<b>Assessment Neighborhood Name:</b>		<b>Census Tract:</b>	8104
<b>Local Historic District:</b>		<b>Elementary School:</b>	Pleasants Lane
		<b>Middle School:</b>	Vernon Johns Middle School
		<b>High School:</b>	Petersburg High School

## Improvements

<b>Finished (Above Grade):</b>	711	<b>Shed:</b>	
<b>Basement:</b>		<b>Total Rooms:</b>	
<b>Attached Garage:</b>		<b>Bedrooms:</b>	
<b>Detached Garage:</b>		<b>Full Baths:</b>	2
<b>Enclosed Porch:</b>		<b>Half Baths:</b>	
<b>Open Porch:</b>		<b>Foundation:</b>	
<b>Deck/Patio:</b>		<b>Central A/C:</b>	0%

## Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/pg
ANGEL'S HOLDING LLC,	12/2/2022	\$125,000	2022/4626
BERBARIMARIETTE N & TAKLA A	8/28/2014	\$105,200	2014/2001
	5/1/2001	\$90,000	2001/1572

## Assessments

Valuation as of	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022
<b>Effective for Billing:</b>	07/01/2018	07/01/2019	07/01/2020	07/01/2021	07/01/2022
<b>Reassessment</b>					
<b>Land Value</b>	\$33,300	\$33,300	\$33,300	\$33,300	\$33,300
<b>Improvement Value</b>	\$26,100	\$26,100	\$26,100	\$26,100	\$26,100
<b>Total Value</b>	\$59,400	\$59,400	\$59,400	\$59,400	\$59,400

## Property Tax (Coming Soon)

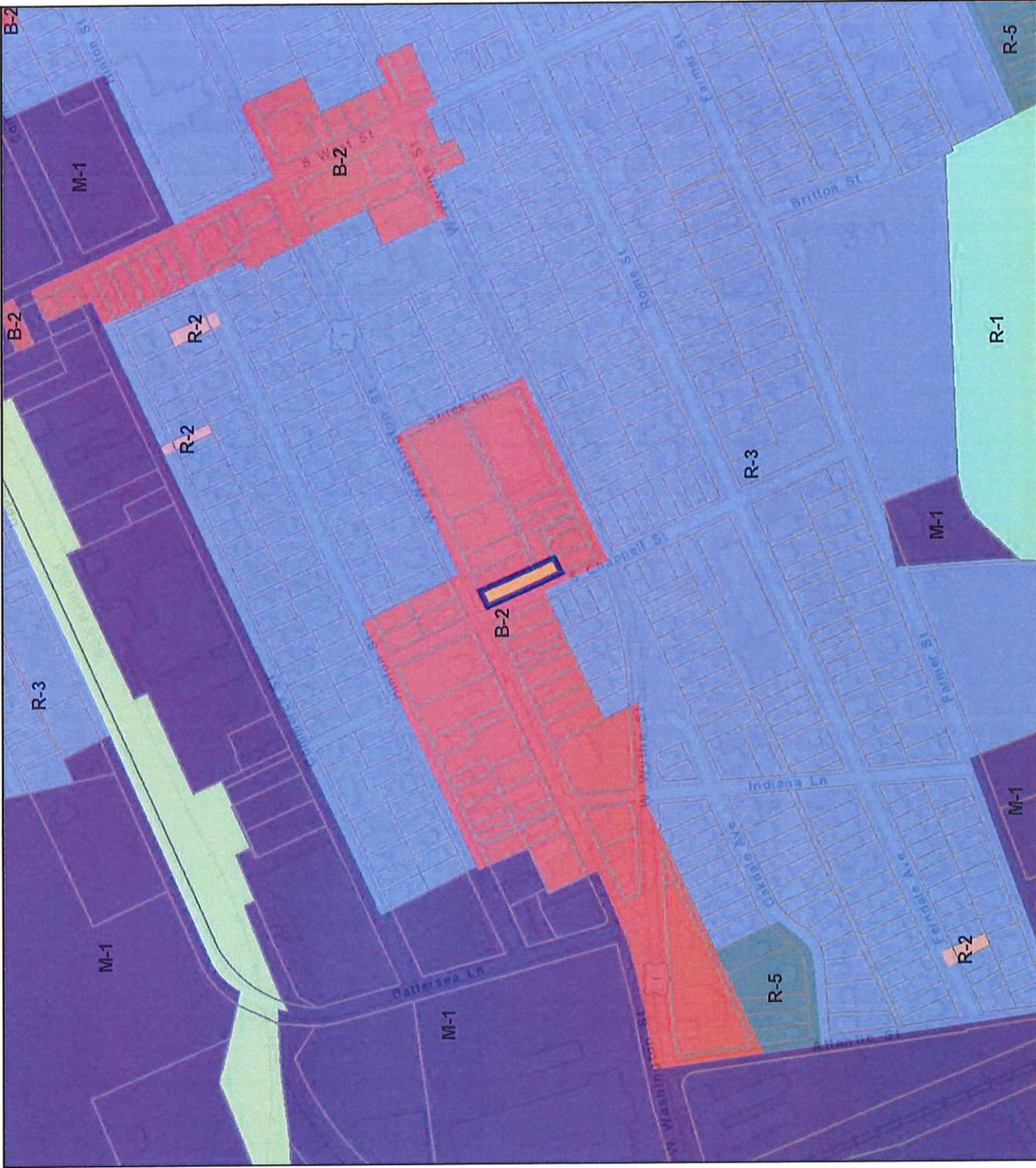
# Petersburg, Virginia

## Legend

-  County Boundaries
-  Parcels
-  Zoning

-  A
-  B-1
-  B-2
-  B-3
-  M-1
-  M-2
-  MXD1
-  MXD2
-  PUD
-  R-1
-  R-1A
-  R-2
-  R-3
-  R-4
-  R-5
-  R-6
-  RB
-  RMH
-  RTH

Feet



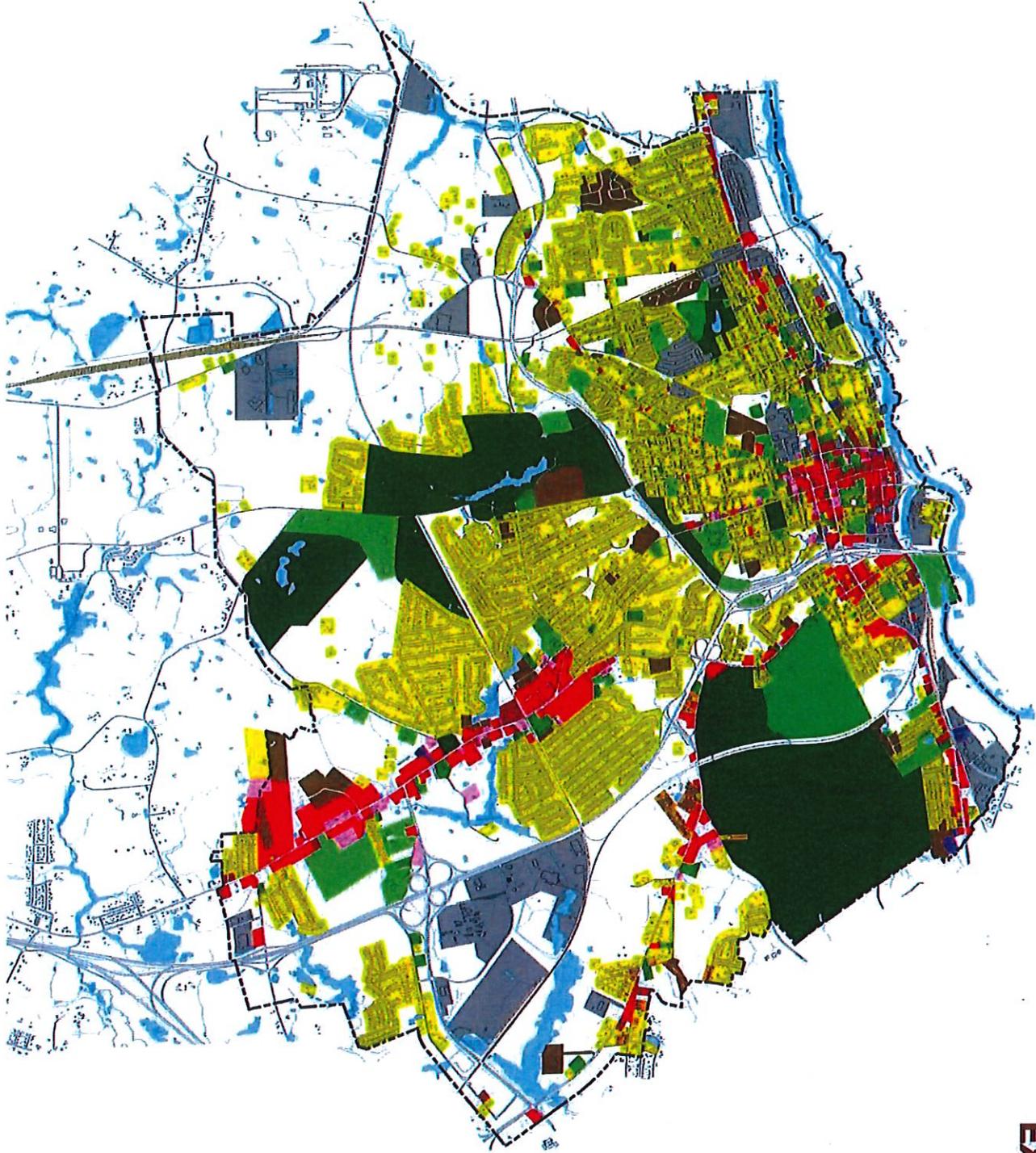
Parcel #: 024250001

Date: 4/19/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.



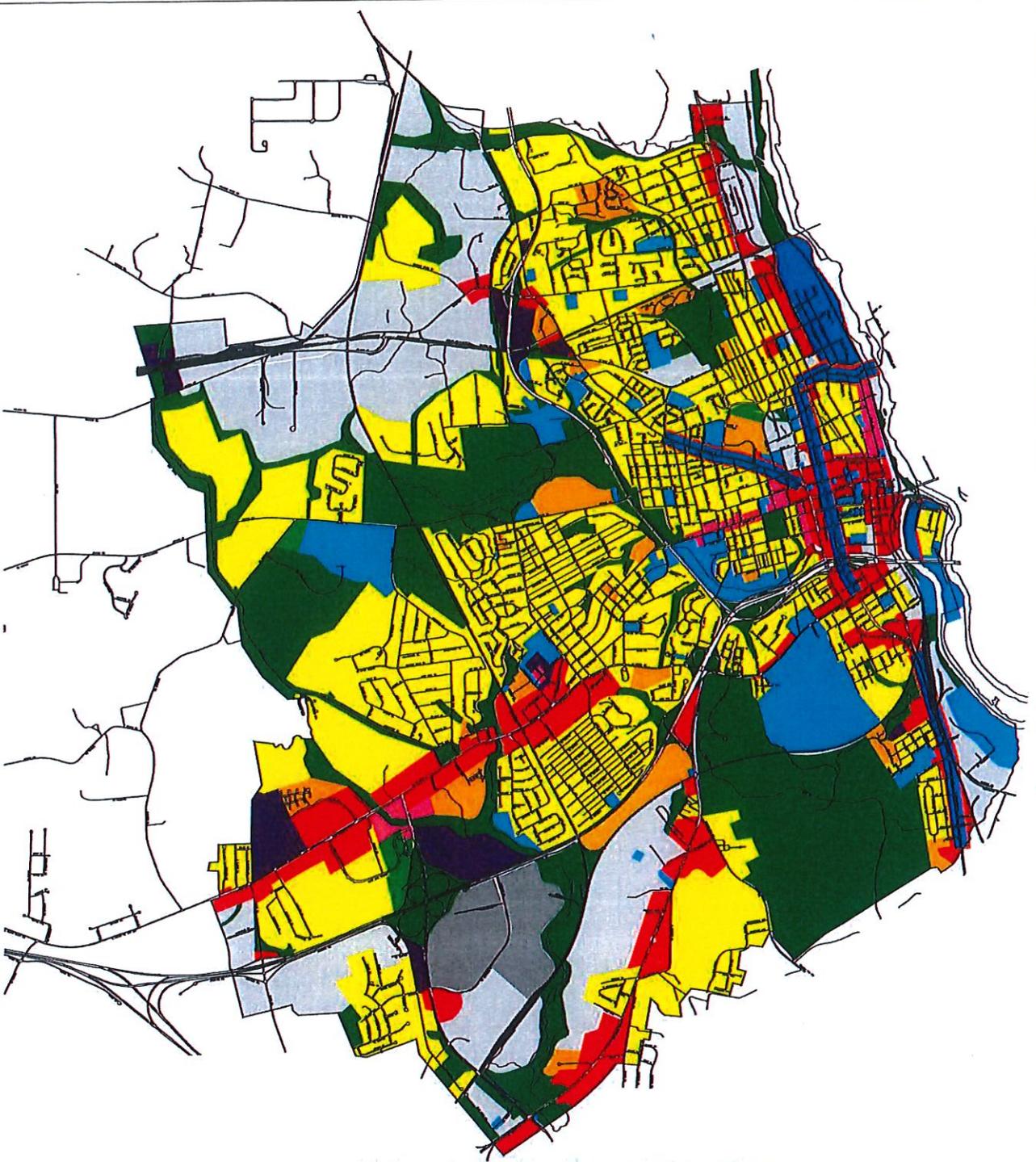
**EXISTING LAND USE**  
**COMPREHENSIVE PLAN**  
 City of Petersburg, Virginia



- LEGEND**
- Land Use Classifications**
- Residential**
    - SINGLE FAMILY
    - MOBILE HOME
    - MULTI-FAMILY
  - Commercial**
    - RETAIL & SERVICE
    - GENERAL COMMERCIAL
    - BUSINESS / PROFESSIONAL SERVICE
  - Industrial**
    - INDUSTRIAL
    - WAREHOUSING
  - Public & Semi-Public**
    - COMMUNITY FACILITIES
    - PLACES OF WORSHIP, CEMETERIES
    - LODGES
    - PARKS & RECREATION
  - VACANT



MAY 20, 2008  
 K.W. Peire and Associates, Inc.  
 Community Development Consultants



**LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- MIXED COMMERCIAL / PROFESSIONAL
- COMMERCIAL
- LIGHT INDUSTRIAL/FLEXIBLE
- HEAVY INDUSTRIAL
- INSTITUTIONAL
- PUBLIC USES
- PARKS & OPEN SPACE
- MIXED USE (OFFICE, INSTITUTIONAL, COMMERCIAL, RESIDENTIAL)
- RTE. 36 (E. WASHINGTON STREET) DEVELOPMENT CORRIDOR
- EAST CITY LIMITS to E. BANK STREET
- WASHINGTON STREET DEVELOPMENT CORRIDOR
- CRATER ROAD to ADAMS STREET
- WASHINGTON STREET DEVELOPMENT CORRIDOR
- ADAMS STREET TO SOUTH STREET
- HALIFAX STREET DEVELOPMENT CORRIDOR
- W. WYTHE STREET to VIRGINIA AVENUE
- UNIVERSITY BOULEVARD / N. SOUTH STREET DEVELOPMENT CORRIDOR
- W. WASHINGTON STREET to APPOMATTOX RIVER
- POCAHONTAS ISLAND DEVELOPMENT DISTRICT
- BATTERSEA DEVELOPMENT DISTRICT

**FUTURE LAND  
USE PLAN**  
CITY OF PETERSBURG, VIRGINIA  
COMPREHENSIVE PLAN 2014

**W. WASHINGTON STREET**

U.S. RT. # 1 60' R/W

PIPE FD. N 66°00'00" E 93.51' → PIPE FD. SIGN

**S. CHAPPELL STREET**

44.01' 49.50' 47.02' 0.00

ASPHALT CONCRETE SIDEWALK 1 STORY BRICK & FRAME # 1238

3 4 26.34 149.77 3.50 149.39

26.33 3.50 CONC 0.18 39

N 24°17'26" W 199.61' S 23°34'55" E

ASPHALT 40 024250001 8,986.718Sq. Ft. 0.206Acres

024250002 7,437.707Sq. Ft. 0.171Acres

P.K. NAIL FD. 49.99' ROD FD.

S 65°38'09" W 12' ALLEY

49.64' S 23°23'23" E

41.22' S 65°38'09" W ROD SET

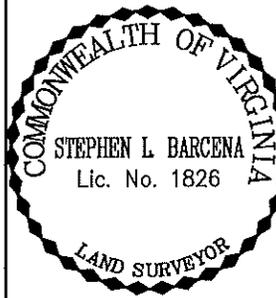
PIPE FD.

TLC PROPERTIES, INC THE LAMAR CO. LLC 024250011 D.B. 569/435

BOB-AUSTIN, LLC 024250008 D.B. 2012/1559



**PLAT SHOWING  
LOT 40 ~ ROBINSON & WRIGHT AND AN  
ADJACENT PARCEL  
PETERSBURG, VIRGINIA  
SURVEYED FOR  
UNCLE RUSSELL, LLC**



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL. THIS IS TO CERTIFY THAT ON 1/4/23 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON. THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCRUMBRANCES BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON. THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 510112006D, DATED 12/15/2022.



**BASELINE  
LAND SURVEYING**  
526 GROVE AVENUE  
PETERSBURG, VIRGINIA 23803  
BLS23803@MSN.COM  
PH.: 804.520.9180 / FX.: 804.722.9517

DATE: JANUARY 4, 2023	SCALE: 1" = 25'
DRAWN BY: SLB	CHECKED BY: CALC. CHK.: SLB
JOB NO.: 23483	F.B. 209/38

NOT VALID UNLESS SIGNED IN RED  
PREVIOUS JOB NO.

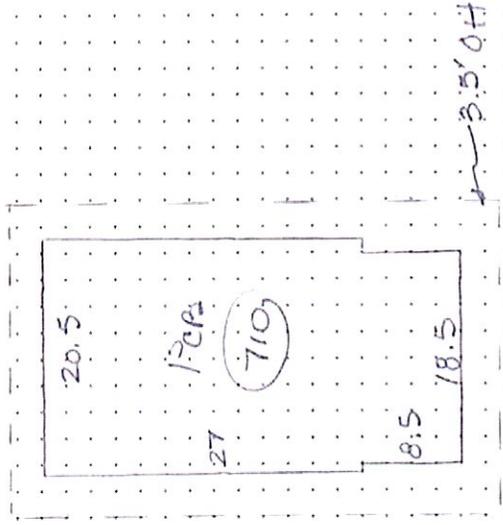
REV.:

4579

OWNER OF RECORD		DATE RECORDED	DEED OR WILL BOOK	CONSIDERATION	MAP #:	024-25-001
BRANCH, JACK T & BEVERLY M		4-29-74	328-389	\$ 42500 <i>rk</i>	14	LEGAL: 1242 W WASHINGTON ST 44 X 200
Branch, Jack T.		6-28-90	477-398	\$ -0- Assumption * 2 parcels \$90,000		
Berbari, Mariette N. & Takla A.		5/1/01	01-1572	**2 parcels		SITE DESCRIPTION
Angel's Holding LLC		8/28/14	14-2001	\$105,200*	ZONING: B2	USE CODE: 430
				\$	FRONTAGE: 44	DEPTH: 200
YEAR	LAND VALUE	BUILDING VALUE	TOTAL VALUE	REMARKS	SQ. FEET: 8800	ACREAGE:
8/89	17,600	14,400	32,000			
10/91	17600	15100	32700			
95	18100	15500	33600			
2000	19800	22100	41900			
01/03	20,200	22,600	42,800			
05	21200	23300	44500			
06	21200	24500	45700			
07	26500	25700	52200			
08	29200	28300	57500			
09	36500	28300	64800			
11/12	33,300	26,100	59,400			
13/14	33,300	26,100	59,400			
				REMARKS: 5/1/01 D/T 75,000 D Underground Steak House VAC 12-2007		
				55390 BUILDING DESCRIPTION		
				OCCUPANCY: <input type="checkbox"/> S. FAMILY <input type="checkbox"/> DUPLEX <input type="checkbox"/> M-FAMILY <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUST. <input type="checkbox"/>		
				STORY TYPE: <input checked="" type="checkbox"/> 1 STORY <input type="checkbox"/> 1 1/2 STORY <input type="checkbox"/> 2 STORY		
				EXTERIOR WALL: <input type="checkbox"/> W. SIDING <input checked="" type="checkbox"/> C. BLK. <input type="checkbox"/> BRICK <input type="checkbox"/> ALUM. <input type="checkbox"/> METAL <input type="checkbox"/>		
				ROOF: <input type="checkbox"/> COMPOS. SHINGLE <input type="checkbox"/> METAL <input type="checkbox"/> SLATE <input checked="" type="checkbox"/> YR. BLT. 1964		
				ROOMS: BEDROOMS: BATHS: R/AM		
				HEAT: <input type="checkbox"/> FHA <input type="checkbox"/> EBB <input type="checkbox"/> HEAT PUMP <input type="checkbox"/> RAD. <input type="checkbox"/> F. FURN. <input type="checkbox"/>		
				% A/C: BASEMENT: FP:		

10/17/96 # 4717 Mech 300

\* 24-25-2  
7/19/87 - 5801 - Elect. ck. of sv. 500 - Long L. 4/9/93, No change



GROSS AREA: 710<sup>±</sup>

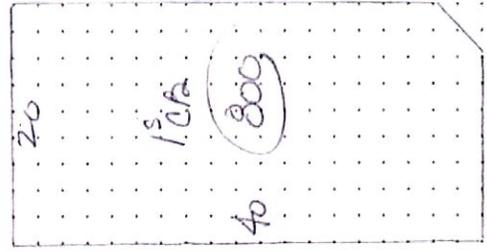
NOTES: PAVING 6330<sup>±</sup>

4586

OWNER OF RECORD		DATE RECORDED	DEED OR WILL BOOK	CONSIDERATION	MAP #: 14	024-25-002
BRANCH, JACK T & BEVERLY M		4-29-74	328-389	\$ 42,500 R/S	LEGAL: 1238 W WASHINGTON ST LT 40 WWR PLAT 49.5X150	
Branch, Jack T.		6-28-90	477-398	\$ Assumption *2 Parcels	SITE DESCRIPTION	
Berbari, Mariette N. & Takla A.		5/1/01	01-1572	\$ 90,000	ZONING: B2	USE CODE: 401
Angels's Holding, LLC		8/28/14	14-2001	\$ 105,200*	FRONTAGE: 49.5	DEPTH: 150
				\$	SQ. FEET: 7425	ACREAGE:
YEAR	LAND VALUE	BUILDING VALUE	TOTAL VALUE	REMARKS	REMARKS: 5/1/01 DAT 75,000 FISH MARKET VAC	
8/89	13,000	15,800	28,800		34512 BUILDING DESCRIPTION	
90-92	13,600	16,600	29,600		OCCUPANCY: <input type="checkbox"/> S. FAMILY <input type="checkbox"/> DUPLEX <input type="checkbox"/> M-FAMILY <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUST.	
95	13,400	17,000	30,400		STORY TYPE: <input checked="" type="checkbox"/> 1 STORY <input type="checkbox"/> 1 1/2 STORY <input type="checkbox"/> 2 STORY	
98-00	14,800	17,200	32,000		EXTERIOR WALL: <input type="checkbox"/> W. SIDING <input checked="" type="checkbox"/> C. BLK. <input type="checkbox"/> METAL <input type="checkbox"/> BRICK/FR	
01-03	15,600	17,600	33,200		ROOF: <input type="checkbox"/> COMPOS. SHINGLE <input type="checkbox"/> METAL <input type="checkbox"/> SLATE <input checked="" type="checkbox"/> T+G YR. BLT. 1965	
05	16,300	18,100	34,400		ROOMS: BEDROOMS: BATHS: R/R	
06	16,300	19,000	35,300		HEAT: <input type="checkbox"/> FHA <input type="checkbox"/> EBB <input type="checkbox"/> HEAT PUMP	
07	20,400	20,000	40,400		<input type="checkbox"/> RAD. <input type="checkbox"/> F. FURN. <input type="checkbox"/>	
08	22,400	22,000	44,400			
09	28,000	22,000	50,000			
11/12	25,600	20,200	45,800			
13/14	25,600	20,200	45,800			
					% A/C: BASEMENT: FP:	

\* 24-25-1

1/14/97 - 9660 - Paving - 1400 - Comp. 3/10/93, no comp.



GROSS AREA: 800<sup>±</sup>

NOTES: PAVING 6600<sup>±</sup>

CASE NUMBER 2023-Sup-02

Applicant: Russell Johnson

Uncle Russell  
1242 W. WASHINGTON ST.  
PETERSBURG VA 23803

**PETITION FOR REZONING OR SPECIAL USE PERMIT**

RETURN TO: DEPARTMENT OF PLANNING (CITY HALL, THIRD FLOOR, ROOM 304) WITH THE FILING FEE: \$1,500 (CHECK/MONEY ORDER/CASH) AT THE TIME OF SUBMITTAL

**A. Property Information**

1. RUSSELL JOHNSON, do hereby petition to ~~rezone~~<sup>sup</sup> the following described properties from zoning district B-2 to zoning district NA to permit \_\_\_\_\_

2. Legal Description: (Use attachment if necessary) - Identify proposed Use USED AUTO SALES  
1242 W. WASHINGTON ST + RENTAL CARS  
PETERSBURG, VA 23803

3. Tax Parcel Identification Number(s):	Map	Block	Lot
<u>024-25001</u>	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

4. Current Street Address(es): - (if assigned) 1242 W WASHINGTON ST PETERSBURG, VA 23803

5. Approximate Area: \_\_\_\_\_ sq. ft. \_\_\_\_\_ acres

6. Public Street Frontage \_\_\_\_\_ ft.

7. A boundary plat of this property outlining the area to be rezoned shall be attached to this petition.

8. The following deed restrictions may affect the use of this property:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Brief:

Said deed restrictions will expire on : \_\_\_\_\_

B. JUSTIFICATION FOR REZONING

1. The proposed change in zoning is necessary for the preservation and enjoyment of a substantial property right because: (A detailed statement of reasons why the proposed rezoning should be granted).

TO ESTABLISH A USED AUTO SALES I  
ENHANCE THE COMMUNITY  
REVITALIZE THE AREA

2. The material impact of the proposed rezoning will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement).

ENHANCE THE AREA  
CREATE JOBS  
REVITALIZE THE AREA  
CREATE A NICE ESTABLISHMENT THAT WILL  
PUBLIC FRIENDLY

3. The proposed rezoning will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

ENHANCE THE AREA  
CREATE JOBS  
REVITALIZE THE AREA  
CREATE A NICE ESTABLISHMENT THAT WILL  
BE PUBLIC FRIENDLY

4. The proposed rezoning is necessary because suitable property for the proposed use is not presently situated within required existing zoning districts. (Specify reasons for this determination).

~~NOT A PL~~  
SPECIAL USE PERMIT AS REQUIRED BY  
CITY TO BE IN COMPLIANCE WITH  
CITY ORDINANCE 3





Parcel ID No.: 024-25002 and 024-25001  
Title Insurer: Fidelity National Title Insurance Company  
Consideration: \$125,000.00  
Assessed Value: \$49,600.00 (1238 W. Washington St.)  
\$59,400.00 (~~1242 W. Washington St.~~)

THIS DEED OF BARGAIN AND SALE made this 15 day of November, 2022, by and between, **ANGEL'S HOLDING, LLC**, a Virginia limited liability company, hereinafter referred to as the "Grantor" and **Russell JOHNSON**, hereinafter referred to as the "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does grant and convey, with GENERAL WARRANTY and with ENGLISH COVENANTS of title unto the Grantee, in fee simple, the following described real estate, to-wit:

**SCHEDULE "A" ATTACHED**

This conveyance is made subject to such covenants, restrictions, conditions and easements of record as may lawfully affect said property.

Words of any gender set out in this instrument shall include any other gender and words in the singular shall include the plural as required.

[Signature appears on next page]

WITNESS the following signature(s) and seal(s):

ANGEL'S HOLDING, LLC

By [Signature] (SEAL)

Name (Printed) Ramzi Barberi

Title: Member

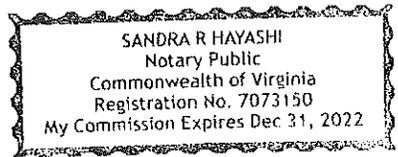
STATE OF Virginia:

CITY/COUNTY OF Petersburg, to wit:

The foregoing deed was acknowledged before me this 15 day of November, 2022, by Ramzi Barberi on behalf of Angel's Holding, LLC.

[Signature]  
Notary Public

My commission expires: 12/31/2022



Grantee Address:

5431 Lingle Lane  
Richmond, VA 23234

SCHEDULE "A"

PARCEL 1: All that certain lot or parcel of land with the improvements thereon and appurtenances thereto belonging, lying, being and situate on the south side of West Washington Street in the City of Petersburg, Virginia, and known as Lot No. Forty (40) on a plat of lots made by T. R. Dunn, C.E., for W. W. Robinson and Augustus Wright, dated May 4, 1904, recorded in the Clerk's Office of the Circuit Court of the City of Petersburg, Virginia, in Deed Book 67, at page 475 (erroneously stated as page 745 in prior deed); said lot fronts on West Washington Street forty-nine and one-half (49 ½) feet, more or less, to a twelve (12) foot alley, said alley to be used in common with other lots abutting thereon. The aforesaid property is designated by Current Street No. 1238W. Washington Street.

PARCEL 2: ALL that certain lot or parcel of land with the improvements thereon and appurtenances thereto belonging, lying, being and situate in the City of Petersburg, State of Virginia, fronting on the south side of Washington Street forty-four (44) feet and running back in a southerly direction between lines nearly parallel two hundred (200) feet, more or less, and being bounded as follows: On the north by Washington Street, on the west by Chappell Street, on the east by the property now or formerly belonging to John Crowder and Bishop Payne Divinity School, and on the south by the property now or formerly belonging to the Trustees of the Third Presbyterian Church. The aforesaid property is designated by Current Street No. 1242 West Washington Street.

BEING the same property conveyed to Angel's Holding, LLC, by deed from Mariette N. Berbari and Takla A. Berberi, dated August 7, 2014, and recorded August 28, 2014, in the Clerk's Office, Circuit Court, City of Petersburg, Virginia, as Instrument No. 14-002001.

INSTRUMENT 202204626  
RECORDED IN THE CLERK'S OFFICE OF  
PETERSBURG CIRCUIT COURT ON  
DECEMBER 2, 2022 AT 11:25 AM  
\$125.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$62.50 LOCAL: \$62.50  
MAYTEE E. PARHAM, CLERK  
RECORDED BY: JSM



3060 South Church Street. P.O. Box 286  
 Burlington, North Carolina 27216  
 (Local) 336-584-8892  
 (Toll-Free) 800-334-5579  
 (FAX) 336-584-8880  
 (Claims FAX) 336-538-0094  
 CA License# 0778135

### Binder Summary Sheet

**Insured:**

Russell Johnson  
 PO Box 74845  
 Richmond, VA 23236

**Producer:**

4531102  
 Ralph E Sweeney III, Insurance Agency, I  
 510 E Belt Blvd  
 Richmond, VA 23224  
 Producing Agent: Ralph Sweeney

**Insurer:**

Scottsdale Insurance Company

**Effective/Expiration Date:** 3/15/2023 to 3/15/2024

**Term:** Twelve Months

**State:** VA

**Binder ID:** TUUHR-M

**Percent Earned:** 25%

In accordance with your instructions, we have bound the following Vacant coverage; provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above.

Comments: CG2107 05/14 Access or Disclosure of Confidential or Personal Information and Data-Related Liability applies.

Glass breakage as a result of vandalism is excluded . Form UTS-3G-1 – Glass Exclusion – Vandalism applies.

**General Liability:**

- \$ 1,000,000 General Aggregate
- Excluded Products/Completed Operations Aggregate
- Excluded Personal Injury/Advertising Injury
- \$ 500,000 Each Occurrence Limit
- Excluded Damage to Premises Rented to You
- Excluded Medical Payments
- \$ \*\*500 BI/PP Deductible Per Claimant

NOTS0056VA Important Information Regarding Your Insurance-Virginia; NOTS0057VA Notice to Insured-Form SLB-9; NOTX0135CW Flood Damage Notice; NOTX0178CW Claim Reporting Information; UTS-3G-2 Swimming Pool Exclusion and Limitation; UTS-3G-3 Secured Vacant Building Warranty; UTS-3G-4 Total or Constructive Loss Clause; UTS-365S Amendment of Nonpayment Cancellation Condition; CG0001 Commercial General Liability Coverage Form; CG0068 Recording and Distribution of Material or Information in Violation of Law Exclusion; CG2101 Exclusion Athletic or Sports Participants; CG2104 Exclusion-Products/Completed Operations Hazard; CG2136 Exclusion-New Entities; CG2137 Exclusion-Employees and Volunteer Workers as Insureds; CG2138 Exclusion-Personal and Advertising Injury; CG2139 Contractual Liability Limitation; CG2144 Limitation of Coverage to Designated Premises or Project; CG2145 Exclusion-Damage to Premises Rented to You; CG2149 Total Pollution Exclusion Endorsement; CG2173 Exclusion of Certified Acts of Terrorism; GLS-45s Sexual and/or Physical Abuse Exclusion; GLS-103s Designated Operations Exclusion (Construction, Renovation, Remodeling or Repair Operations); GLS-106s Total Liquor Liability Exclusion; GLS-149s Injury to Volunteers Exclusion; GLS-227s Assault and/or Battery Exclusion; UTS-85g Animal Exclusion; UTS-128s Optional Provisions Endorsement; UTS-180g Communicable Disease Exclusion; UTS-315s Trampoline Exclusion; UTS-182v Amendatory Endorsements. This list is for informational purposes only and does not intend to represent the entire list of forms and/or endorsements that may be attached to any policy issued as a result of this quotation.

**Location 1: 1238 W Washington St, Petersburg, VA 23803**

\$ 70,000 Building Valuation: ACV

Coverage Form: Basic  
Coinsurance: 80%  
Wind & Hail Coverage: Included  
Wind & Hail Deductible: \$1,000  
All Other Perils Deductible: \$1,000

\*Secured Vacant Building Warranty endorsement applies

**Location 2: 1242 W Washington St, Petersburg, VA 23803**

\$ 55,000 Building Valuation: ACV

Coverage Form: Basic  
Coinsurance: 80%  
Wind & Hail Coverage: Included  
Wind & Hail Deductible: \$1,000  
All Other Perils Deductible: \$1,000

\*Secured Vacant Building Warranty endorsement applies

**Location 1: 1238 W Washington St, Petersburg, VA 23803**

Code: 8998, Vacant, Ded: \$1,000, Prot Class: 2, Constr: Joisted Masonry, Cov. Form: Basic, Wind Ded: \$1,000, Year Built: 1964, Sq Feet: 711, ACV

Coverage Type	Basis	User Adj. Rate
Building Value	\$70,000	0.6615

Code: 68603, Vacant Building

Coverage Type	Basis	User Adj. Rate
Liability	12	25.0000

**Location 2: 1242 W Washington St, Petersburg, VA 23803**

Code: 68603, Vacant Building

Coverage Type	Basis	User Adj. Rate
Liability	12	25.0000

Code: 8998, Vacant, Ded: \$1,000, Prot Class: 2, Constr: Joisted Masonry, Cov. Form: Basic, Wind Ded: \$1,000, Year Built: 1965, Sq Feet: 800, ACV

Coverage Type	Basis	User Adj. Rate
Building Value	\$55,000	0.6615

We have bound Vacant coverage provided we receive a properly completed application and a premium payment within 12 days of the effective date shown above. Please return a copy of this binder with your net premium check to TAPCO. Failure to remit a properly completed application and net premium within 12 days of the effective date shown above will nullify and void this binder.

Please note that this binder is for temporary insurance for a twelve-day period. This binder exists on its own terms and expires on its own terms. When a binder expires on its own terms, no coverage exists thereafter. Requirements for notice of cancellation to insureds do not apply to expired binder.

Upon binding of the coverages listed herein, you the producing agent hereby confirm, any and all diligent searches as may be required in accordance with state statute have been performed. You agree to submit a copy of the affidavit to Tapco Underwriters, Inc. / Tapco Insurance Services in accordance with state requirements and/or the request of Tapco Underwriters, Inc. / Tapco Insurance Services.

All applications to be completed have been attached to this account. Please note should any additional information/application be needed, it will be requested at the time of issuance.

Any policy issued subsequent to this binder will be per the terms, coverages, limits and forms outlined in this binder. Differences in terms, coverages, limits and forms received on any application will NOT revise, change or update the policy at time of issuance. Any changes to this binder and any subsequent policy must be requested in writing by a separate request and any changes must be made by endorsement.

By placing coverage through TAPCO you agree to the terms of the TAPCO Brokerage Agreement. A copy of the Brokerage Agreement is available on our website.

THE INSURANCE POLICY THAT YOU HAVE APPLIED FOR HAS BEEN PLACED WITH OR IS BEING OBTAINED FROM AN INSURER APPROVED BY THE STATE CORPORATION COMMISSION FOR ISSUANCE OF SURPLUS LINES INSURANCE IN THE COMMONWEALTH, BUT NOT LICENSED OR REGULATED BY THE STATE CORPORATION COMMISSION OF THE COMMONWEALTH OF VIRGINIA. THEREFORE, YOU, THE POLICYHOLDER, AND PERSONS FILING A CLAIM AGAINST YOU ARE NOT PROTECTED UNDER THE VIRGINIA PROPERTY AND CASUALTY INSURANCE GUARANTY ASSOCIATION ACT (38.2-1600 et. seq.) OF THE CODE OF VIRGINIA AGAINST DEFAULT OF THE COMPANY DUE TO INSOLVENCY. IN THE EVENT OF INSURANCE COMPANY INSOLVENCY YOU MAY BE UNABLE TO COLLECT ANY AMOUNT OWED TO YOU BY THE COMPANY REGARDLESS OF THE TERMS OF THIS INSURANCE POLICY, AND YOU MAY HAVE TO PAY FOR ANY CLAIMS MADE AGAINST YOU.

Surplus Lines Licensee: Keith E. Allred, License # 605048

Property Premium:	\$828.00
GL Premium:	\$600.00
<hr/>	
Premium:	\$1,428.00
<hr/>	
Total Premium:	\$1,428.00
Policy Fee:	\$100.00
<hr/>	
Tax:	\$34.38
<hr/>	
Total:	\$1,562.38

**Binder ID: TUUHR-M**



City of Petersburg  
Petersburg, VA 23803  
Department of Economic Development,  
Planning & Community Development

Customer Receipt

**PAID**

PAYOR'S NAME: RUSSELL JOHNSON

UNCLE RUSSELL

Amount Received:

\$ 1,500 .00

Date:

3/31/2023

Form of Payment:

**CHECK #**

Purpose of Payment:

2023 – SPECIAL USE PERMIT (USED AUTO SALES)

1242 W. WASHINGTON ST.

Parcel ID #: 024250001

Zoned: "B-2", GENERAL COMMERCIAL DISTRICT

Payment Received By:

D. Porter

Jennifer Bugg fields