



# 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/>

RECEIVED

Application is hereby submitted for: (check one)

- ☒ special use permit, new  
☐ special use permit, plan amendment  
☐ special use permit, text only amendment

MAR 13 2015

LAND USE ADMINISTRATION

## Project Name/Location

Project Name: NA Date: 3/11/2015

Property Address: 202 SOUTH ROBINSON STREET Tax Map #: W0001157056

Fee: \_\_\_\_\_ Total area of affected site in acres: 0.127  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

## Zoning

Current Zoning: R-7

## Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: STORAGE / LOT  
Is this property subject to any previous land use cases?

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

SINGLE FAMILY DWELLINGS

Applicant/Contact Person: JOHN WHITE

Company: 510 - ARCHITECTS LLC

Mailing Address: 3802 NOBLE AVE

City: RICHMOND State: VA Zip Code: 23222

Telephone: (804) 310-7966 Fax: ( ) NA

Email: JOHN @ 510SPACES.COM

Property Owner: DAIAN DEVELOPMENT LLC

If Business Entity, name and title of authorized signer: DANIEL MEYER

(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: 4400 FITZGERALD AVE

City: RICHMOND State: VA Zip Code: 23230

Telephone: (804) 421-9326 Fax: (804) 421-9328

Email: DMEYER @ DAIANCONSTRUCTION.COM

Property Owner Signature: [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)

September 6, 2015

City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division  
900 East Broad Street  
Room 511  
Richmond, VA 23219

Re: Proposed Special Use Permit - Applicant 's Report  
Property Owner: Dallan Development LLC

Dear Reviewer:

Please accept the following as a statement of justification for a Special Use Permit on the property at 202 South Robinson Street Rear (the "Subject Property").

The Subject Property is zoned R-7 Residential (Single and 2-Family Urban). Surrounding properties on Parkwood Avenue, Grayland Avenue, and South Mulberry Street are also zoned R-7, with the properties on South Robinson Street zoned R-63 Residential (Multifamily).

The Subject Property currently has a 40' x 22' concrete masonry shop / storage shed that has been vacant for some time. The remainder of the lot is an open lot that is currently not utilized.

The proposed development plan is to demolish the existing structure and construct 6 new townhomes on this property. The Subject Property would be subdivided into 6 individual parcels with a single family townhome on each. *See attached drawings of the proposed Site Plan, Floor Plans and Exterior Elevations.*

The proposed development will include the following amenities:

- Proposed improvements to the Subject Property will accommodate (6) on-site, garaged parking spaces accessed from a common alley. This configuration will shield the visibility of the garage doors from the existing neighbors and the adjacent street.
- Proposed floor plans include (2) bedrooms, (1) full bath and (1) half bath in each unit.
- Proposed exterior improvements to the Subject Property include small front yards to provide off alley access to the property and additional plant beds to increase aesthetic appeal from the alley.
- Proposed exterior improvements to the Subject Property include small rear balconies with screening.

For the following reasons, as defined in the City of Richmond Zoning Ordinance (the "Zoning Ordinance"), this application for special use is submitted:

- The proposed property is zoned for use as an accessory building to the current frontage buildings as governed by section R-1 114-402.2. The owner is proposing dwelling units on these lots.
- The property does not have named street frontage.

In accordance with Section 114-1050.1, please accept the following information:

- The current zoning of the property allows for the construction of multiple garages or storage areas by right. We feel this is not the best use for the Subject Property anticipating increased use of the alley, vehicles blocking the alley for loading and unloading, and lack of aesthetic appeal to the surrounding neighbors that share the alley.
- Off-street / off-alley parking will be provided within each unit as to not burden the existing street parking with additional need.
- The current structure located on the Subject Property is in poor condition, and does not positively add to the character of the surrounding homes. *See attached site photos.* The open lot behind the structure has not been maintained and has become an area of trash accumulation.

- The target market for housing in the area of the Subject Property includes professionals, young families, and recent retirees, 1 to 5 persons per household, 0 to 2 children. The Subject Property has excellent access to public transportation with a bus stop 2.5 blocks or .1 miles from the property. This bus stop provides access to the 3-4 bus line making transportation to down town and VCU extremely accessible.
- Attached are several documents showing recent market statistics for the area of the Subject Property. These charts show the trending property values, active listings and average days on market for the area. These statistics demonstrate the need for more Fan / Museum District housing and that an owner-occupant residential product is the highest value for the property. This project will likely have a positive impact on both the desirability and marketability of the surrounding properties.
- The Subject Property is in close proximity to the Uptown civic area, Carytown, the Fan, and the proposed GRTC mixed use development all within walking distance. An increase in residential dwelling units in this area is likely to have a positive impact on the existing accessory and supporting uses such as retail and restaurants / bars.

The desired special use is intended to provide single family housing in close proximity to a thriving civic and retail area, and to facilitate a mixed residential character more advantageous to the livability and economic viability of the area.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. Your consideration is sincerely appreciated.

Very truly yours,

510\_Architects LLC



John P. White Jr.


Enclosures


cc: Danny Meyer  
John White

## February 2015

CVRMLS

## New Listings 1,742


 **-8.7%**  
 from Jan 2015: 1,908


 **-1.6%**  
 from Feb 2014: 1,770

YTD	2015	2014	+/-
	<b>3,650</b>	3,620	0.8%

5-year Feb average: 1,869

## New Pendings 1,491


 **8.0%**  
 from Jan 2015: 1,380


 **30.2%**  
 from Feb 2014: 1,145

YTD	2015	2014	+/-
	<b>2,875</b>	2,309	24.5%

5-year Feb average: 1,224

## Closed Sales 828


 **6.2%**  
 from Jan 2015: 780

 **17.1%**  
 from Feb 2014: 707

YTD	2015	2014	+/-
	<b>1,656</b>	1,547	7.0%

5-year Feb average: 735

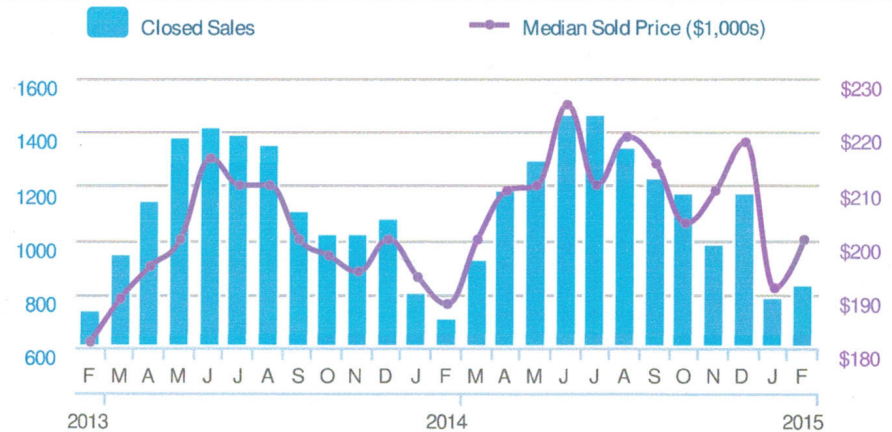
## Median Sold Price \$200,250

 **4.8%**  
 from Jan 2015: \$191,000

 **6.2%**  
 from Feb 2014: \$188,500

YTD	2015	2014	+/-
	<b>\$196,000</b>	\$192,000	2.1%

5-year Feb average: \$179,730



## Active Listings 4,954



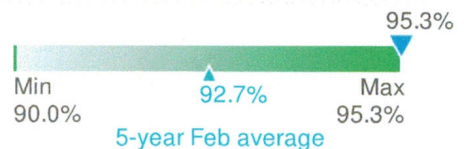
Jan 2015	Feb 2014
5,113	5,288

## Avg DOM 71



Jan 2015	Feb 2014	YTD
70	110	69

## Avg Sold to OLP Ratio 95.3%



Jan 2015	Feb 2014	YTD
94.0%	94.5%	94.7%



## February 2015

## Central Virginia Regional MLS

## Sold Summary

	Feb 2015	Feb 2014	% Change
Sold Dollar Volume	\$199,629,925	\$158,521,630	25.93%
Avg Sold Price	\$241,099	\$224,217	7.53%
Median Sold Price	\$200,250	\$188,500	6.23%
Units Sold	828	707	17.11%
Avg Days on Market	71	110	-35.45%
Avg List Price for Solds	\$245,992	\$228,741	7.54%
Avg SP to OLP Ratio	95.3%	94.5%	0.87%
Ratio of Avg SP to Avg OLP	96.1%	96.3%	-0.19%
Attached Avg Sold Price	\$228,373	\$251,796	-9.30%
Detached Avg Sold Price	\$242,498	\$221,235	9.61%
Attached Units Sold	82	69	18.84%
Detached Units Sold	746	638	16.93%

## Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

## Inventory

	Feb 2015	Feb 2014	% Change
Active Listings	4,954	5,288	-6.32%
New Listings	1,742	1,770	-1.58%
New Under Contracts	1,491	1,145	30.22%
New Contingents	0	0	0%
New Pendings	1,491	1,145	30.22%
All Pendings	3,126	2,619	19.36%

## Financing (Sold)

Assumption	0
Cash	178
Conventional	391
FHA	153
Other	39
Owner	1
VA	66

## Days on Market (Sold)

0	56
1 to 10	138
11 to 20	77
21 to 30	60
31 to 60	126
61 to 90	127
91 to 120	85
121 to 180	89
181 to 360	63
361 to 720	7
721+	0

## Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	9	2	14	1	7	0	0	106	4	2
\$50K to \$99,999	14	0	51	2	10	0	4	417	24	36
\$100K to \$149,999	6	4	90	3	30	0	11	593	43	30
\$150K to \$199,999	7	2	87	6	38	0	9	697	86	47
\$200K to \$299,999	3	1	74	12	129	2	8	1,080	97	63
\$300K to \$399,999	0	0	17	2	61	0	2	607	34	19
\$400K to \$499,999	1	0	7	1	42	0	4	386	8	11
\$500K to \$599,999	0	0	5	0	17	1	4	183	7	4
\$600K to \$799,999	0	0	2	0	13	0	0	207	15	3
\$800K to \$999,999	0	0	0	0	4	0	0	76	0	0
\$1M to \$2,499,999	0	0	0	0	8	0	1	60	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	5	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
<b>Total</b>	<b>40</b>	<b>9</b>	<b>347</b>	<b>27</b>	<b>359</b>	<b>3</b>	<b>43</b>	<b>4,419</b>	<b>318</b>	<b>216</b>
Avg Sold Price	\$111,264	\$126,746	\$176,202	\$210,307	\$321,200	\$353,418	\$252,263			
Prev Year - Avg Sold Price	\$78,555	\$137,250	\$163,158	\$234,106	\$300,056	\$1,210,094	\$228,542			
Avg Sold % Change	41.64%	-7.65%	7.99%	-10.17%	7.05%	-70.79%	10.38%			
Prev Year - # of Solds	41	6	301	34	296	2	27			

## Active Detail