

9837



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
FEB 29 2016
LAND USE ADMINISTRATION

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

Project Name: _____ Date: 2/29/16

Property Address: 4618 West Grace St. Tax Map #: W0190097023

Fee: \$306.00 Total area of affected site in acres: _____
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: RS

Existing Use: Single Family

Is this property subject to any previous land use cases?

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

Proposed Use

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

BZA 29-2012

Applicant/Contact Person: See below

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____ Fax: (____) _____

Email: _____

Property Owner: Steven D. & Jill P. Moore

If Business Entity, name and title of authorized signer: _____

(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: 4618 West Grace St.

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 360-0735 Fax: (____) _____

Email: smoore54@mac.com

Property Owner Signature: St. D. Moore

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)

To: City of Richmond – Department of Planning and Development Review

From: Steve & Jill Moore
4618 West Grace St
Richmond, VA 23230

Re: Approval of a Special Use Permit for 2nd Floor Garage Room

Date: 2/29/16

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We are requesting approval to use the 2nd floor space above our detached garage to be considered and extension living space from our main house. Use of this room is primarily to be used as a Guest bedroom, Game Room or flex space within our property.

Currently, our Son is living in this space on a full time basis as we have no other room for him to live. Both of our children have returned home post being away for School and work. Plus, we have an elderly Mother who lives with us on a rotating basis with other family members.

Our intention when took on a large renovation project in our property was to use this room as described above. When plans were submitted and originally approved by the City, we had not idea that we would not be allowed to use this space as a spare bedroom.

We had to present to the Zoning Board and receive approval for the location of the garage on our lot. It was approved at that time but we were not allowed to put a shower in the bathroom. We did place the shower in the room and are currently in violation of Zoning for the shower plus using it as a lodging space for our Son.

We have been advised that we need to seek a Special Use Permit for our space based upon our current situation and that is our request.

We have done a serious renovation of our house originally built in 1954 - we maintained the character of the original building while renovating to modern standards as well as expanding slightly. My wife and I have undergone significant costs to improve our dwelling and all neighbors that we speak with are very pleased with the improvements we have brought to our property and neighborhood.

Our request is to be approved to use the space as current living quarters for our Son as well as future use as the guest bedroom and game room. We are asking for approval to keep the shower in the bathroom as well as consideration for adding a "wet" bar space at some time in the future.

Thank you for your consideration,

Steve & Jill Moore