



SUP-049638-2019

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>

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

Property Address: 1512 N 27th Street Date: 02/04/2019
 Tax Map #: E0000713007 Fee: _____
 Total area of affected site in acres: 0.179

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5

Existing Use: Single Family

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Subdivide lot into two, build new two-family home on newly created lot

Existing Use: Single family home on wide lot.

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Matt Morgan

Company: project:HOMES
 Mailing Address: 88 Camation Street
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 5,257,651 Fax: (804) 2,300,778
 Email: matthew.morgan@projecthomes.org

Property Owner: ElderHomes

If Business Entity, name and title of authorized signee: Lee Householder, CEO

(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: 88 Camation Street
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 2,332,827 Fax: (804) 2,300,778
 Email: lee.householder@projecthomes.org

Property Owner 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)

Special Use Permit Applicant's Report: 1512 N 27th Street

With this application, Project:HOMES is requesting a Special Use Permit to subdivide an existing lot, and build a detached two family dwelling at 1512 North 27th street, which is in an R-5 zoning district. The proposed structure consists of two 800 Square foot one bedroom apartments. Our non-profit, project:HOMES, intends to build an affordable two-family building on the lot. Project:HOMES is a Richmond-based non-profit, that provides neighborhood infill, affordable housing, repairs for low-income families, and weatherization across the region.

This property contains a single family home on one half of the existing single lot. On the new lot, project:HOMES will build a new two-family detached home. All of our new homes are designed with the character of the neighborhood in mind. The aesthetic look of the home is designed to match its neighbors. All aspects from the columns, to trim, to the type of windows used are selected based on what will best suit the neighborhood. All of our homes built for the Model Block and throughout North Church Hill have been submitted to, and approved by the Section 106 historic review process. The home design we have chosen for this project (see attached elevations and floor plans) will feature neighborhood housing characteristics.

Furthermore, as both units in this building are one-bedroom units, there will be no adverse impact on traffic, congestion, or parking. The plans for the building reflect two parking spaces at the rear of the home for the tenants. The home will not have any negative environmental effects, create density problems, or create an additional hazard for fires and other dangers.

In summary, the proposed use of the property at 1512 N 27th Street will be an affordable, two-family home that will be owned and maintained by project:HOMES. This house will match the historic character of the neighborhood, while providing opportunity for affordable housing, reduced vacancy, and neighborhood infill for North Church Hill. There will be no adverse impacts to community health, traffic congestion, or safety.