



Special Use Permit Application Report
Description of the proposed use:

We are proposing to convert part of an existing private garage that is located in the rear of the property addressed 412 W Marshall St Richmond VA 23219. This structure is a solid masonry structure that likely pre-dates the primary residence. In 1991 a special use permit (No. 91-324-301) was approved, allowing the owners at the time to convert the existing two-family dwelling into a three-family dwelling. This prompted the conversion of the brick structure in the rear of the property into off-street parking in compliance with parking ordinance at the time. The Special Use Permit required six parking spots, two for each dwelling. As the existing structure is a three-wide, this was achieved by “stacking” three of the parking spots in the rear portion of the garage accessible only by moving the parked cars in front back out onto the street causing inefficiency and potential congestion.

Since that time the need for a vehicle per household has decreased. The development of the surrounding urban area has allowed people access to day-to-day needs within walking or biking distance. In addition to that, the recent opening of the GRTC Pulse line has reduced the necessity for a vehicle. We believe that an additional dwelling unit at our site is an appropriate use of the space, considering the site is within walking distance from the public transportation line, markets and other commercial businesses.

According to the housing Market analysis completed by the U.S. Department of Housing and Urban Development in June of 2016, the overall rental vacancy rate in Richmond VA has dropped from 9% in 2010 to an estimated 6%. This is due to the increased rise in the rental demands driven by the substantial economic growth seen in Richmond VA over the past several years. Another factor driving this increase in rental demand is the consistent growth in the annual enrollment rate at VCU – directly affecting the housing market in the surrounding urban area. Since the site in question is located in the aforementioned urban area, we believe that an additional dwelling unit is not only compatible with the demands of the surrounding area but would be a great benefit.

The following notes are addressing conditions specified by the City Charter. At this early stage of the planning we believe that we meet the conditions set by the City Council and have listed them as follows.

- A. There appears to be no detrimental effect to the safety and wellbeing of the community – our plan is to make use of an otherwise unused portion of the solid masonry structure. The renovation will primarily consist of interior work and will have very little effect on the exterior of the building.
- B. We believe that there will not be a significant tendency to create congestion in the street or the surrounding circulation network; as we are only intending to add a single dwelling unit.
- C. We do not anticipate any creation of hazards from fire, panic or other dangers that might arise from a simple interior renovation.
- D. We determine that there will be very little effect on overcrowding and will have scant increase in population – as stated in section B we are intending to add a single unit

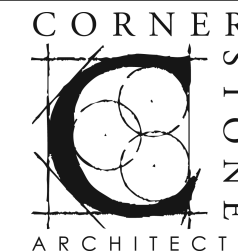


- E. We do not foresee that this renovation will interfere with light and air, since we will maintain the existing structural integrity of the building as well as all the existing openings/fenestration. Refer to elevations 1-3.

The structure has a closed-off chimney, industrial drainage, and large swinging doors fronting the main building. It was converted to a garage at some point with three garage doors opening to the rear alley. In reality, the garage only functions as a three car garage due to the width of the structure and sole access from the alley. The excess space in the front of the garage, originally intended as the “stacked” parking spots, is largely unusable and has become a storage area with many abandoned items. We are considering converting the unused area to a one-bedroom apartment, while retaining the three parking spaces for the current residents. The scope of the renovation is mostly confined to the interior therefore will have minimal impact on the surrounding area.

The proposed floor plan of this one bedroom apartment shows the utilization of the currently unused area of the garage creating an open living space. The outdoor area will also receive suitable landscaping. We will provide a separate entrance to the garage for the current residents of the adjacent dwelling units. They will be able to continue to use the garage in its current state. The scope of the contemplated project includes, the repointing of all historic brickwork, replacing the existing roof, interior renovations of the unused area of the garage. The existing footprint and parking spaces will be maintained. We anticipate a construction period of three to four months and approximately \$100,000 in investments. We plan to use an all local team of Architects, contractors and subcontractors, construction team and suppliers.

We have been informed that, due to the provisions of a prior Special Use Permit, we must request an amendment to that permit from the Land Use Committee. We understand that the prior permit required the preservations of six parking spaces, even though the building could only ever function as a three-car garage. Our preliminary plans appear, at this early stage, to be consistent with zoning, building and other guidelines. We are therefore submitting this application for an amendment to the existing Special Use Permit and kindly request your consideration.



23 WEST BROAD STREET, SUITE 200
RICHMOND, VIRGINIA 23220
TELEPHONE: 804.353.3051
FACSIMILE: 804.358.1442
WEBSITE: www.csarch.com

412 W. MARSHALL ST.

412 W Marshall St
Richmond, VIRGINIA 23219

	12/10/2018	FOR SPECIAL USE PERMIT

MARK	DATE	DESCRIPTION
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PROJECT NO:	18015.00
MODEL FILE:	18015.00 412 W MARSHALL ST
START DATE:	06/11/2018
PROJECT MAN:	KHW
PRINCIPAL:	ERQ

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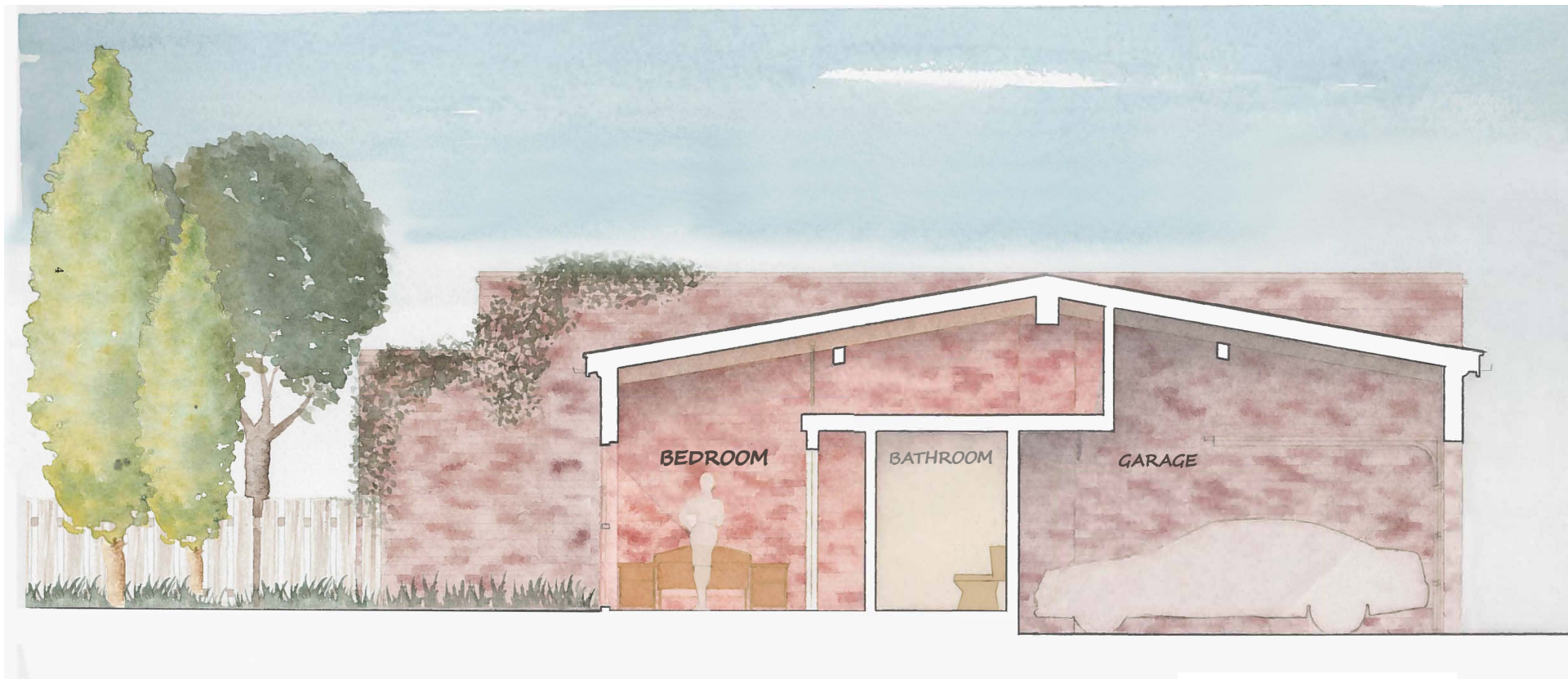
SHEET TITLE
SPECIAL USE PERMIT APPLICATION

SK-02

Friday, August 25, 2006 z:\CA Masters\CA TEMPLATES_EXIST v90\PLN & BOOK\00XXX_BOOK_EXIST.lbk

412 W. MARSHALL ST.

412 W Marshall St
Richmond, VIRGINIA 23219



2
SK-03 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



1
SK-03 **FLOOR PLAN**
SCALE: 1/16" = 1'-0"

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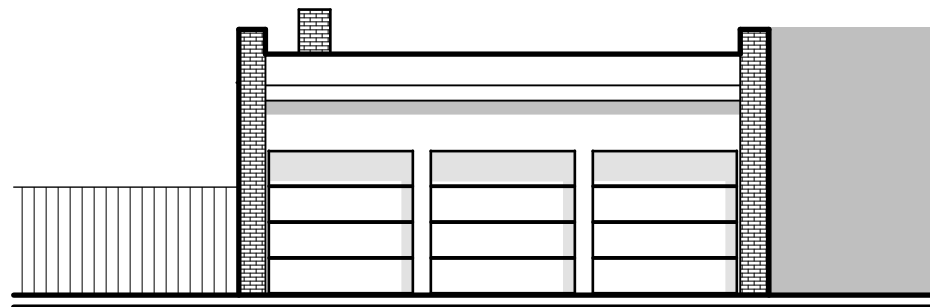
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SHEET TITLE
FLOOR PLAN AND SECTION

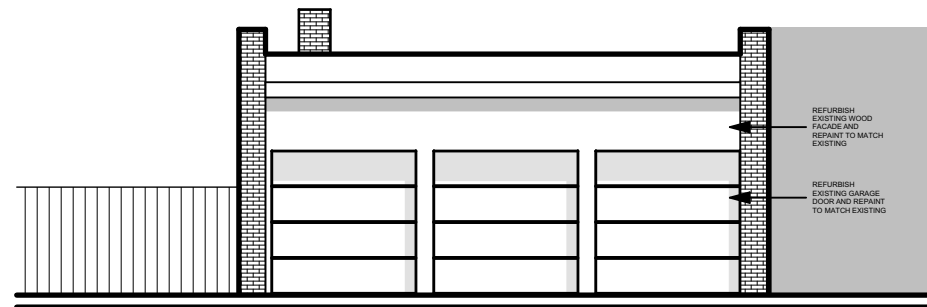
SK-03

GENERAL NOTES

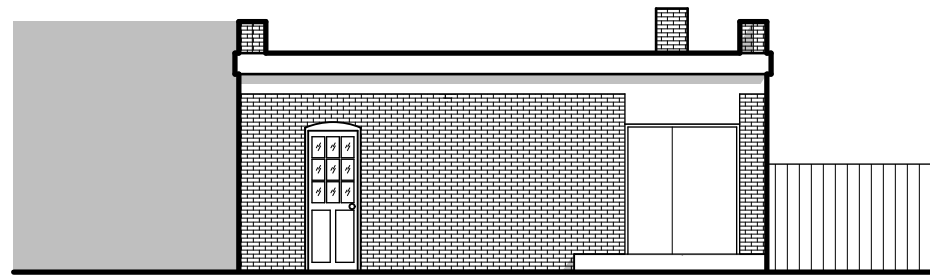
1. SOURCE HISTORIC BRICKS WHERE NECESSARY FOR REPLACEMENT ON INTERIOR AND EXTERIOR
2. USE SALVAGED WOOD PLANKS FOR INTERIOR FLOOR
3. PRESERVE EXISTING EXPOSED WOOD BEAMS AT INTERIOR CEILING
4. REFURBISH EXISTING WOOD FACADE AND REPAINT
5. REFURBISH EXISTING GARAGE DOOR AND REPAINT



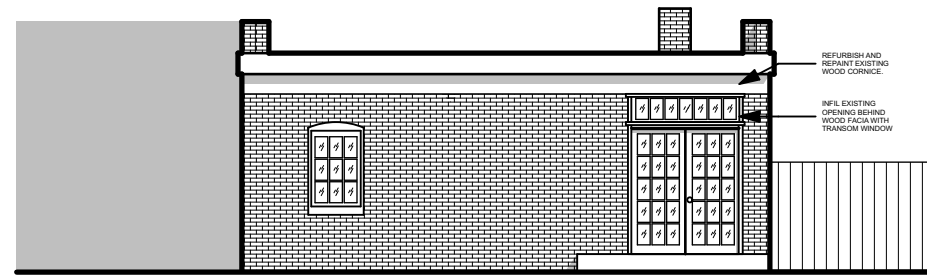
1 EXISTING FACADE ELEVATION
SK-04 SCALE: 3/32" = 1'-0"



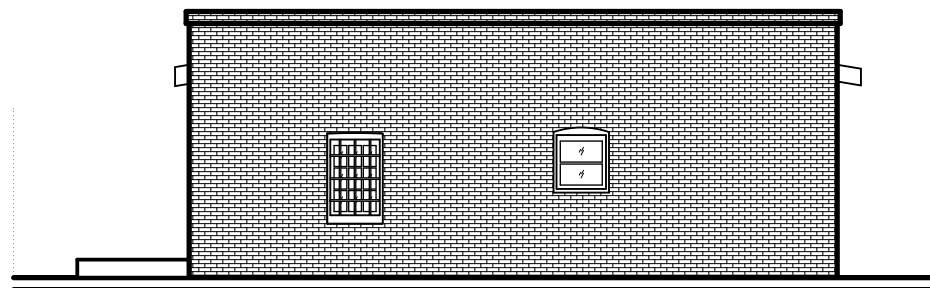
3 NEW FACADE ELEVATION
SK-04 SCALE: 3/32" = 1'-0"



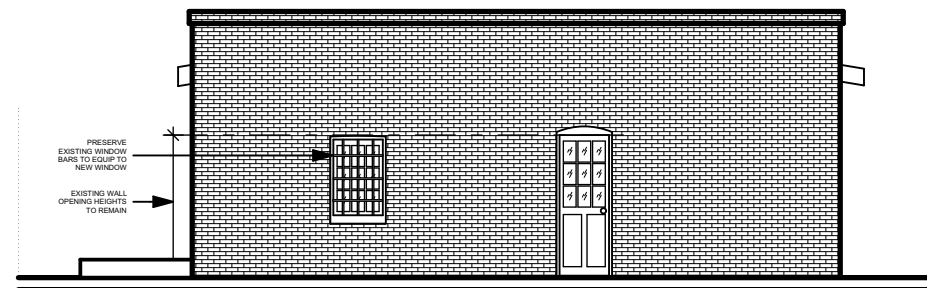
2 EXISTING REAR ELEVATION
SK-04 SCALE: 3/32" = 1'-0"



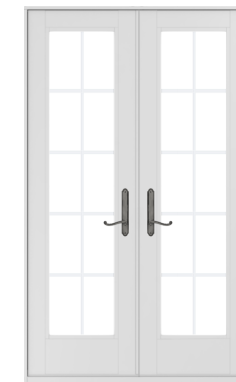
4 NEW REAR ELEVATION
SK-04 SCALE: 3/32" = 1'-0"



5 EXISTING WEST ELEVATION
SK-04 SCALE: 3/32" = 1'-0"



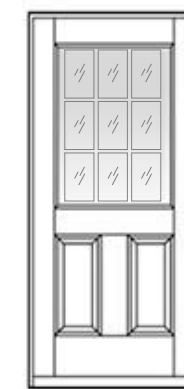
6 NEW WEST ELEVATION
SK-04 SCALE: 3/32" = 1'-0"



2 BASIS OF DESIGN: ANDERSON WOOD HINGED PATIO DOOR (WHITE)



3 BASIS OF DESIGN: ANDERSON WOOD DOUBLE-HUNG WINDOW (WHITE)



4 RELOCATE EXISTING -OR BASIS OF DESIGN: ANDERSON STRAIGHTLINE 179 SERIES WITH COLONIAL GRILLE (WHITE)

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SHEET TITLE
EXISTING AND NEW ELEVATIONS

SK-04

±18' PUBLIC ALLEY (COBBLESTONE)

S68° 25' 21"E

33.17

414 W. MARSHALL ST.
DAHM FAMILY LIVING TRUST
INST. #14-15070
PARCEL ID#N0000207022

BRICK GARAGE

WEST MARSHALL STREET
±29' PUBLIC R.O.W.

412 W. MARSHALL ST.
UP RICHMOND, LLC
INST. #S17-15924,
17-15925 & 17-15926
PARCEL ID#S N0000207031,
N0000207032 &
N0000207033

N20° 59' 34"E

160.56

160.46

S21° 04' 39"W

410 W. MARSHALL ST.
GLENN M. SMITH
D.B.194, PG.132
PARCEL ID#N0000207020

BUILDING ENC. 0.4'

2 STORY BRICK WITH BASEMENT

GRANITE STONE FOUND

45.40

N68° 35' 03"W

16.43

N68° 35' 03"W

32.93

WEST MARSHALL STREET
±60' PUBLIC R.O.W.

LEGEND

 BUILDING LINE

 ROOF OVERHANG

 IRON ROD FOUND

 ELECTRIC METER

 CONCRETE

 BRICK

 FENCE LINE

 HEAT PUMP

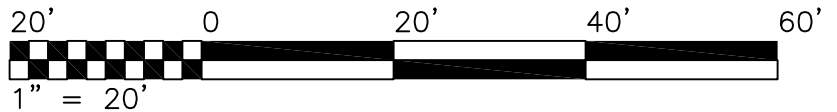
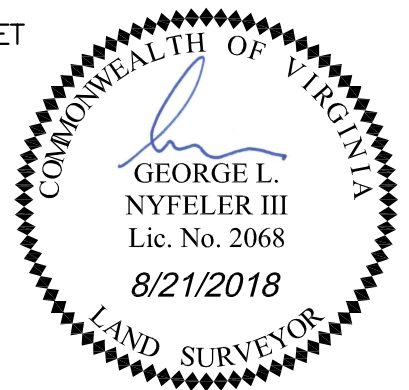
 GAS METER

 OVERHEAD UTILITY LINE

NOTES:

1. BUILDINGS ARE CLEAR OF PARCEL LINES EXCEPT WHERE NOTED.

2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



BOUNDARY SURVEY

FOR
412 WEST MARSHALL
STREET
RICHMOND, VA



**NYFELER
ASSOCIATES**

LAND SURVEYING & MAPPING
619 W CARY STREET RICHMOND, VA 23220
804-277-4231

www.nyfelerassociates.com

SHEET NO.: 1 OF 1

DATE:
8/21/2018

SCALE:
1" = 20'

JOB NUMBER:
18129

DRAWN BY:
JRW

SK-05

GENE WATSON & ASS.
PLAT DATED 5/9/05