



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

SUP-056365-2019

**Project Name/Location**

Property Address: 3114 Grayland Avenue Date: 5/15/2019 6/07/19  
 Tax Map #: W-000-1402/003 Fee: \$300.00  
 Total area of affected site in acres: 0.052

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

**Zoning**

Current Zoning: R-5 Residential (Single Family)

Existing Use: Vacant

**Proposed Use**

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

Construct one single-family detached abutting the adjoining property at 3116 Grayland Avenue

Existing Use: Vacant

Is this property subject to any previous land use cases?

- Yes  No  If Yes, please list the Ordinance Number: N/A

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 11 S 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** MWB Investment Trust

If Business Entity, name and title of authorized signee: Michael Brown, Manager

(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: 2314 W. Main Street

City: Richmond State: VA Zip Code: 23260

Telephone: (804) 334-8902 Fax: ( )

Email: mikebrownrealestate@gmail.com

Property Owner Signature: Michael W. Brown TRUSTEE

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)

# APPLICANT'S REPORT

*June 7, 2019*

*Special Use Permit Request  
3114 Grayland Avenue, Richmond, Virginia  
Map Reference Number: W-000-1402/003*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

## Introduction

We are representing the Owner of 3114 Grayland Ave (“the Property”), who is requesting a special use permit (“the SUP”) for the Property. The SUP would authorize the construction of one single-family detached dwelling on the vacant lot at 3114 Grayland Avenue, to replace a previous single-family detached dwelling on the Property. Because some of the features proposed do not conform to the underlying R-5 zoning requirements applicable to the Property, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the north side of Grayland Avenue between McCloy Street and South Belmont Avenue. The Property is referenced by the City Assessor as one tax parcel (W-000-1402/003). The Property at 3114 Grayland Avenue is 19’ wide by 120’ deep, contains approximately 2,280 square feet of lot area, and is vacant. Assessor records suggest that the Property was improved by a single-family attached dwelling until 2015, when it was demolished. The dwelling it was attached to at 3116 Grayland still remains. See the attached plat survey, titled “Building Permit Sketch on 0.052 Acres of Land Known as 3114 Grayland Avenue, City of Richmond, Virginia,” completed by Halder Surveys P.C. and dated September 7, 2018, for greater detail of the existing conditions as they relate to proposed improvements to the Property.



The properties on the north and south line of Grayland in this block are occupied by single-family dwellings, with the exception of the irregular-shaped lot at 3119 Grayland, which is currently being

developed as a single-family dwelling. There are five (5) attached single-family dwellings on the northern side of the subject block. With that, the Property is the last undeveloped lot on the block. Generally, the surrounding properties are developed with single-family detached and attached dwellings.

## **EXISTING ZONING**

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which generally permits single-family detached dwellings subject to certain feature requirements.

## **MASTER PLAN DESIGNATION**

The Master Plan recommends "Single-Family (low-density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family detached dwellings, at densities up to seven units per acre....Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5."

The Master Plan includes other written policy guidance that is applicable to the proposal, including:

- The desire for new and better-quality housing that is targeted to home owners
- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired.

# **Proposal**

## **PURPOSE OF REQUEST/PROJECT DETAILS**

The SUP would permit the redevelopment of the Property with a single-family detached dwelling. The Property is located on the north line of Grayland Avenue between McCloy Street and South Belmont Avenue and lies within an R-5 Single-Family Residential District. The lot is a legal lot of record which is deeded individually.

The proposed single-family dwelling would be two stories in height and of an urban row house design. The dwelling would contain approximately 2,000 square feet of finished floor area and would include three bedrooms and 2 ½ baths. Front porch and rear covered porches are proposed. The dwelling's floor plan is modern with open living areas and includes a master bedroom complete with en suite master bath and walk-in closet. The new dwelling would abut the adjacent dwelling at 3116 Grayland where the previous dwelling on the Property had been attached. This would allow for a 16' wide dwelling while meeting the 3' side yard requirement along the eastern property line adjacent to 3112 Grayland.

The proposed development is consistent with the development pattern in the vicinity. There are other small lots developed with row homes in the block that are of equal or lessor width and area, for instance, 3116 and 3118 Grayland which are both 18.5' wide and 2,280 square feet in area. It's worth noting that a 2017 planning staff review of the entire Carytown South area found that the R-5 district is inconsistent with the development pattern in the area. Very few lots conform to

the R-5 standards and the ones that do are inconsistent with the overall character of the area. The R-5 district does not permit development that is consistent with or close to the existing character of the area. As it relates to the current request, this limits the ability to develop the legal lot of record consistent with the prevailing lot pattern/character in the area. But for the incompatible R-5 standards, the proposed single-family dwelling would otherwise appear consistent with the neighborhood.

In exchange for the SUP, the intent of this request is to ensure the construction of a high-quality, for sale, infill dwelling. The overall project would be consistent with the historic development pattern in the area. By permitting the proposed development, the SUP would allow for the sale of the proposed high-quality single-family dwelling as home ownership opportunity, thereby addressing multiple objectives of the Master Plan.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements are consistent with other development in the vicinity. The request would simply permit the reconstruction of a single-family detached dwelling on the Property and would permit the building to have setbacks consistent with the surrounding neighborhood, whose buildings primarily have lesser setbacks than required by current zoning. The redevelopment of this vacant property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation for one dwelling unit will not have any discernable impact. Offsite parking meeting normal zoning requirements is proposed. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population. The request represents the same use that could be achieved on the site should it redeveloped entirely without a special use permit, and the proposed site development is consistent with the development pattern in the vicinity.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit amendment would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The dwelling would abut 3116 Grayland consistent with the original dwelling on the site which was attached. The Dwelling would provide a 3' setback to the east, meeting the minimum zoning requirement which was, by its purpose, designed with consideration for light and air. This setback exceeds the setback provided by the original dwelling for adjacent to 3112 Grayland Avenue and is consistent with or exceeds character of the immediate neighbors and the surrounding area.

## Summary

In summary the applicant is enthusiastically seeking approval for the construction of a single-family detached dwelling on the Property. This proposal represents an urban appropriate infill development for this location. In exchange, the quality assurances conditioned through the SUP would guarantee the thoughtful redevelopment of the Property and the construction of a higher quality new single-family residence than might otherwise be developed by right. This would contribute to the vibrancy of the block and completeness of the existing neighborhood design using the architectural character consistent with the historic development pattern of the surrounding neighborhood.