



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: 5 North Colonial Ave. Richmond, VA 23221 Date: 11/12/2021
Tax Map #: W0001244030 Fee: \$1,800
Total area of affected site in acres: 0.0568

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

Zoning

Current Zoning: R-6

Existing Use: Two Family Converted

Proposed Use

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

The owners are requesting approval to build a new three-unit building with two parking spaces for the owners' unit.

Existing Use: The existing building is a duplex with no on-site parking.

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: David Johannas

Company: Johannas Design Group

Mailing Address: 1901 West Cary Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-4993 Fax: ()

Email: dave@johannasdesign.com

Property Owner: Georgia & Mark Kukoski

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

(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: PO BOX 17971

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 839-3424 Fax: ()

Email: mrkukoski@icloud.com

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)



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**SUP Application Report
For a new home
5 North Colonial Avenue**

Georgia and Mark Kukoski recently purchased 5 North Colonial Avenue. The existing building has suffered from deferring maintenance for 30 to 40 years and is in disrepair. The owners have decided that they would like to build a new home including two additional apartments, or accessory dwelling units. The owners have owned the adjacent property at 3 North Colonial Avenue for twenty-three years.

The existing building is a duplex with no on-site parking. The owners are requesting approval to build a new three-unit building with two parking spaces for the owners' unit. The proposed design includes three stories plus a loft with a raised roof area, a monitor. The monitor is set back from the front facade by 18', and the area above the parapet is set back 7' to 10' from the alley side elevation.

Current zoning

The current zoning is R-6, possibly adopted in the early 1960s.

Setbacks, roof height, parapet height, and maximum site coverage comply with zoning requirements. The owner is proposing two new parking spaces. The height of the building meets R-6 zoning with the exception of the monitor. The owner is requesting additional density, a marginal increase in height for the monitor, not visible from the front right-of-way, and limiting the parking requirement to two parking spaces.

Richmond 300 Master Plan - A Guide for Growth

The recently adopted master plan designates the Museum District as Neighborhood Mixed Use. "The primary uses are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Heights are generally two to four stories."

The Master Plan prescription to improve equitable housing states proposes that Richmond "is a city where all people can access quality housing choices." Objective 14.5 states "encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes." Section "e" states that Richmond should "allow the development of middle housing (2-4 units buildings) by-right within a half-mile of high frequency transit stops.

The #5 bus, which is a high frequency circulator, stops on West Main Street, half a block from the property. Additional bus routes in the immediate vicinity are the #78 and the #20.

Site context

This segment of North Colonial Avenue, situated in the Museum District one block west of Arthur Ashe Boulevard, is contained with its south end at Carytown and its north end at the Virginia Museum of Fine Arts. The site is at the midpoint of the three blocks. The R-6 one- and two-family zoning designation was overlaid on this district as a measure that blocked further diversity in housing types. However, the Museum District, and particularly this location, was historically developed with a mix of smaller multi-family buildings and one- and two-family housing.

Currently, there are four multi-family buildings and four one- and two-family buildings facing Colonial in these three blocks. There is an additional multi-family building on the corner facing Grove at Colonial. The immediate neighborhood context is mixed one- and two-family buildings and multi-family buildings.

West of the Boulevard Overlay District Guidelines

The drawings were submitted to Alex Dandridge, Secretary of the Urban Design Committee. Johannas Design Group, JDG, was prepared to meet with the Urban Design Committee to review the design, however, Alex determined that the application met the guidelines.

Community meetings

JDG and the owners have met with the immediate neighbors twice to discuss this proposal. We have also met directly with the owners of 2815, 2817, and 2819 Floyd Avenue. Mark Kukoski has spoken with the former owner of 2821 Floyd Avenue, but that property recently sold. These properties are directly across the alley from 5 North Colonial. We have also spoken with the owner of 2811 Floyd. We have presented our initial concepts to the Museum District Zoning Committee and president and will be following up with an additional presentation.

Summation

This project is a positive response to the Richmond 300 Plan. Per UDC staff approval, the building responds to the site and context, and meets the goals set by the West of the Boulevard Design Guidelines. The building is being built with a large owner occupied unit, plus two additional units. Georgia's mother is considering moving into the second floor apartment. We have discussed quality housing choices in our city, however, our current zoning restricts these goals. Here is an example of a small multi-family building that provides opportunities for families to expand and contract through the generations, or for an owner to have a large owner unit with smaller, more affordable, rental units in the same building. This is an example of how to expand our housing choices in Richmond.

The proposed special use will not: 1. be detrimental to the safety, health, morals and general welfare of the community involved; 2. create congestion in streets, roads, alleys and other public ways and places in the area involved; 3. create hazards from fire, panic or other dangers; 4. tend to cause overcrowding of land and an undue concentration of population; 5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or 6. interfere with adequate light and air.

I am available to review the project and its unique location, and will reach out to you to see if you are available to meet.

Thank you for your consideration.

Dave Johannas