



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2024 – 085

1205 North 34th Street
Special Use Permit



Jonathan Brown

April 4, 2024

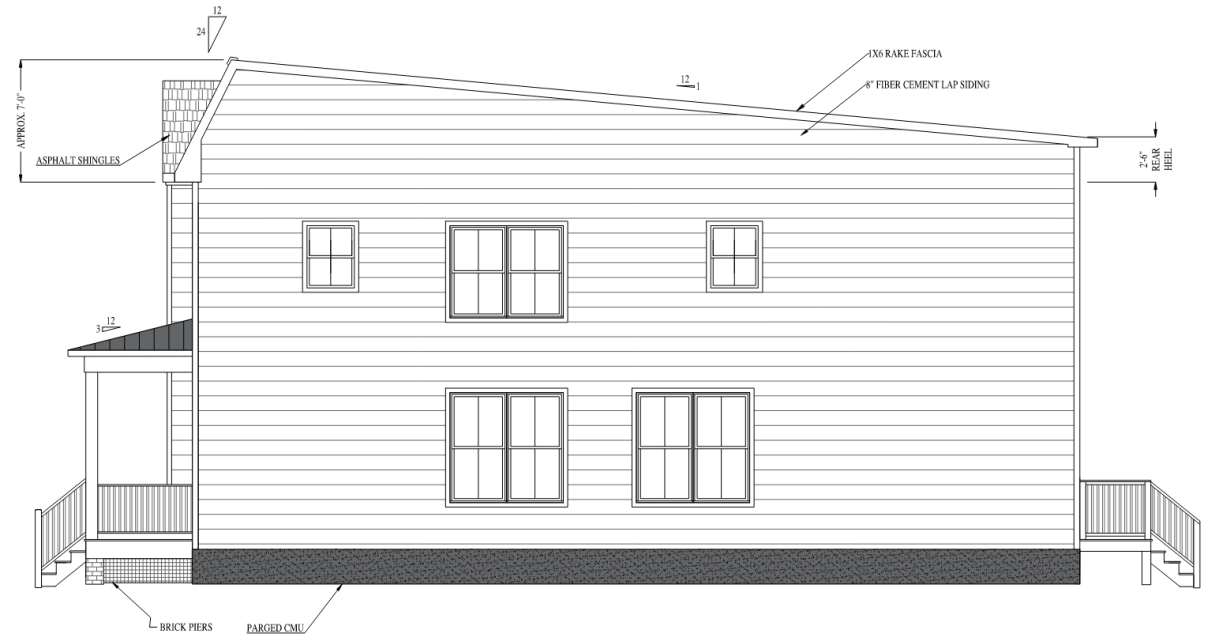
SITE MAP

- 1205 N. 34th Street
- Oakwood neighborhood
- 6,031 sq. ft. (.14 acre)
- 1949 one-story dwelling.



PURPOSE:

- Two single-family attached dwellings
- Zoning requirements:
 - R-5 Single-Family Residential District
 - *Single-family attached not permitted*



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use

Neighborhood Mixed-Use: “Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)



ORDINANCE CONDITIONS:

- The Special Use of the Property shall be as two single-family attached dwellings, substantially as shown on the Plans.
- No fewer than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

ORDINANCE CONDITIONS continued...

- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Prior to the issuance of any building permit for the Special Use, the establishment of up to two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.
- Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

ORDINANCE CONDITIONS continued...

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AFFORDABILITY

Affordability

Median Family Income Richmond region = \$109,400 per year.*

Affordability threshold = 30% of household income towards housing costs.

= \$32,820 per year

= \$2,735 per month

Est. price provided by Applicant: \$2,100 per month

Est. monthly payment = 77% of Median Family Income Richmond Region

**(U.S. Department of Housing and Urban Development, 2023)*

SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

Surrounding Area

- Surrounding properties: R-5 district.
- Single-family detached and attached
- Some neighborhood commercial and institutional uses

Neighborhood Participation

Comment letter from the Church Hill Central Civic Association

STAFF RECOMMENDATION: APPROVAL

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Neighborhood Mixed-Use land use category including the varied lot sizes and tenure types.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the inclusion of one off-street parking space for each of the dwellings.

Staff further finds that the proposed use would be consistent with the historic pattern of development in the area which is a mix of two-family, single-family attached, and detached dwellings.

STAFF RECOMMENDATION: APPROVAL

Staff finds that the proposal provides opportunities for increasing the City's stock of affordable housing as recommended by the Plan's Objective 14.3 "Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years". As the dwelling unit proposed is projected to be affordable to households that are below 80% of the Area Median Family Income, this application helps to achieve this objective.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

This architectural elevation drawing shows the front facade of a two-story house. The drawing includes detailed dimensions for floor heights and ceiling heights, as well as material callouts for various components.

Dimensions:

- Overall height: 29'-10 1/2"
- Second Floor Ceilings: 9'-1 1/4"
- Second Floor Header Height: 7'-8"
- First Floor Ceilings: 10'-0"
- First Floor Header Height: 8'-0"
- Approximate height for the upper section: 7'-0"

Material Callouts:

- ASPHALT SHINGLES
- 1X6 FASCIA
- 1X4 FRIEZE (FRONT ONLY)
- 1X4 TRIM
- 8" FIBER CEMENT LAP SIDING
- METAL ROOF EYEBROW
- 1X6 FASCIA
- 1X4 FRIEZE (FRONT ONLY)
- 1X4 TRIM
- 8" FIBER CEMENT LAP SIDING
- METAL ROOFING OVER PORCH, OPT. ASPHALT SHINGLES
- WINDOWS (FRONT, SIDES, & REAR) ALL MATCH IN STYLE AND COLOR
- BRICK PIERS
- PORCH SKIRTING

The drawing shows a symmetrical two-story house with a central entrance and two side windows on each floor. The roof features asphalt shingles and a metal roof eyebrow. The siding is a combination of fiber cement lap siding and horizontal siding. The porch has a metal roof and brick piers.

