



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: 2406 and 2408 Grayland Avenue Date: 4/23/2020
 Tax Map #: W0001071054 Fee: \$300
 Total area of affected site in acres: 0.115

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

Zoning

Current Zoning: R-53

Existing Use: Two-family attached

Proposed Use

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

Single-family attached

Existing Use: Two-family attached

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Lory Markham

Company: Markham Planning LLC

Mailing Address: 23 West Broad Street

City: Richmond State: VA Zip Code: 23241

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: Gray Development LLC

If Business Entity, name and title of authorized signee: Walter Parks

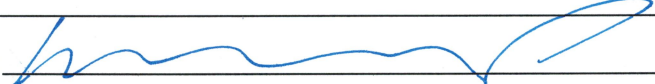
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 313 North Adams Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 241-2502 Fax: ()

Email: walter@wparks.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)



April 29, 2020

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 2406 – 2408 Grayland Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 2406 and 2408 Grayland Avenue. With this application, the property owner is petitioning the City Council for a SUP to authorize a lot configuration that is consistent with normal parcel layouts with straight lines and minimal corners, but fails to meet the lot area requirement for single-family attached homes in the R-53 Multi-family Residential zoning district.

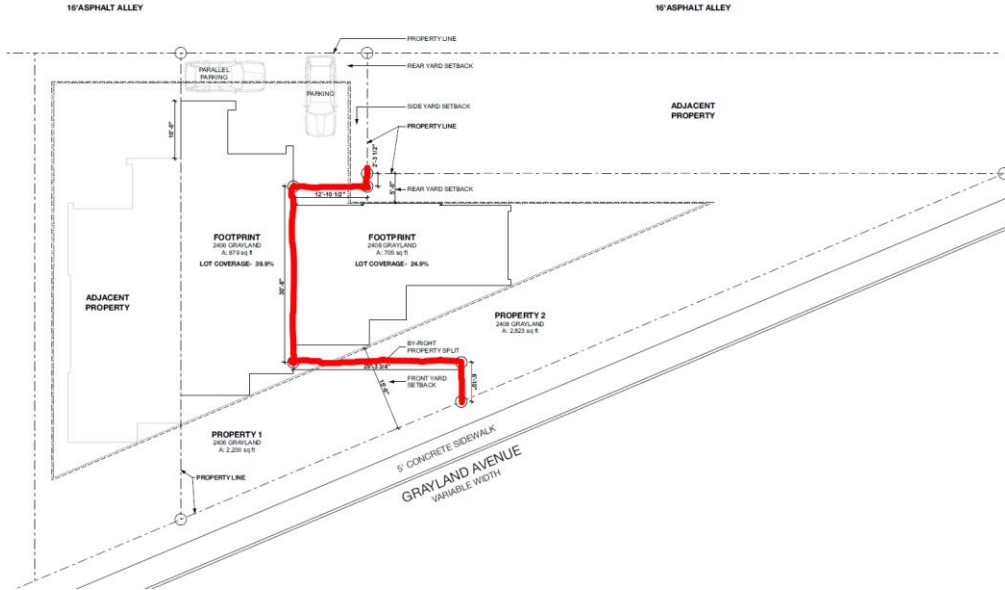
The existing lot is irregularly shaped and is 5,021 square feet in lot area. The lot meets the below minimum lot area for a two-family attached as well as two single-family attached homes in the existing zoning district:

- Single-family attached lot area minimum is 2,200 square feet
- Two-family attached lot area minimum is 4,400 square feet

A building permit was issued on August 28, 2019 for a two-family attached dwelling, which is currently under construction. The owner would like to subdivide the property to create two single-family attached dwellings.

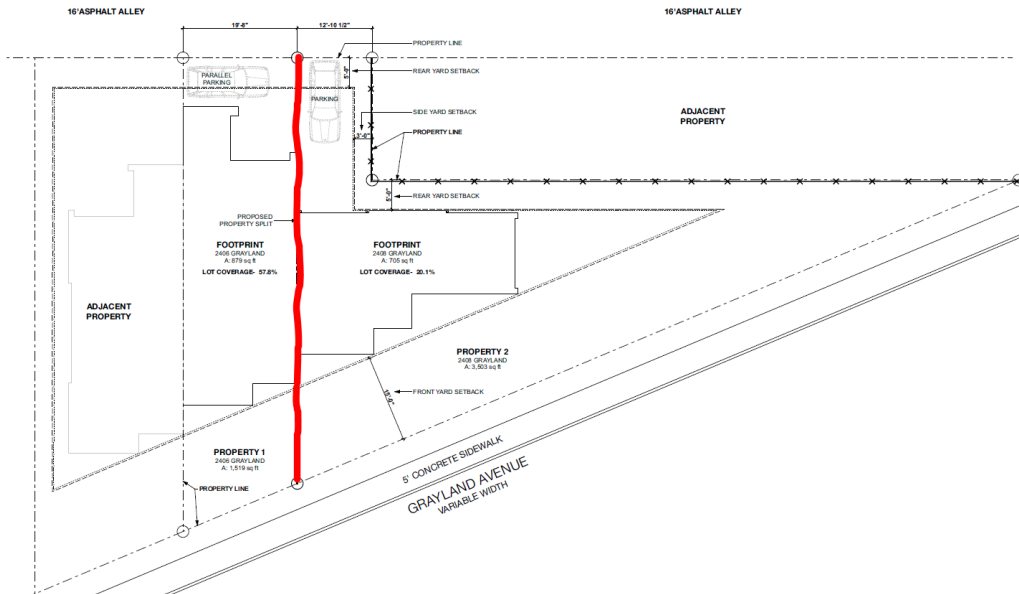
As confirmed in the enclosed Zoning Letter dated September 19, 2019 the subject property is currently a single lot of record that is entitled to a "one-time lot split" without being subject to the subdivision ordinance regulations.

In order to meet the zoning district requirements for a minimum 2,200 square feet of lot area the below irregular parcel lines would be necessary to create two single-family attached homes. This configuration would require easements for access and parking to be recorded on 2406 Grayland Avenue for the benefit of 2408 Grayland Avenue. This what is permitted as a matter of right.



By-Right Option

The owner is requesting a SUP to have a configuration that would not require easements and allow each lot to stand alone with parking and access on each lot independently. The proposed configuration is more logical and only requires four corners. The lot area for 2406 Grayland Avenue would be 1,519 square feet and the lot area for 2408 Grayland would be 3,503 square feet under the proposed scenario below.



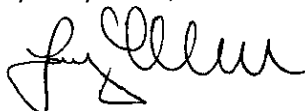
Proposed SUP Option

This is an excellent opportunity to bring high-quality single-family dwellings to an important neighborhood in the Near West End. The proposed lot configuration would contribute positively to the housing stock in this part of the City and provide a high-quality housing option to its residents.

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', written in a cursive style.

Lory Markham

Enclosures

cc: The Honorable Stephanie Lynch
Matthew Ebinger, Secretary to the City Planning Commission