



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: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner Signature: _____

Timothy McCreary

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)



30 November 2021

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
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re: 3219 Grove Avenue – Special Use Permit Plan Amendment

I. INTRODUCTION

Tim and Megan McCreary (“Applicant”), owners of 3219 Grove Avenue (the “Property”) are applying for a special use permit plan amendment to remove an existing two-car garage and construct a new three-car garage in its place. The property is located on the south side of Grove Avenue, on the corner of Dooley Avenue. The property is zoned as R-6 Single Family Residential and the proposed improvements are permitted by right according to zoning restrictions including setbacks, lot coverage limits, height limits and the exception to front yards as outlined in Sec. 30-630.2 (b) (2) i.e. the 4:1 rule. The Special Use Permit (Ordinance 2004-345-325) for the property that was approved on December 13, 2004 identifies that any future owners have the ability to construct a two-car garage, if desired; and the Applicants are requesting an adjustment to this ordinance to allow for a three-car garage.

II. PROPOSED DEVELOPMENT

The existing two-car garage would be replaced with a new three-car garage. The dimension to the rear lot line would be 25’-7”, the dimension to the side lot line would be 9’-11”, and the dimension to the Dooley Avenue front lot line would be 30’- 10” as shown on the proposed drawings (Exhibit A). The existing driveway location would remain. The proposed garage is to be lower in height from the existing garage cupola by 4’-11”.

III. FACTORS IN SECTION 17.11 OF THE CHARTER AND SECTION 32.1-1050.1 OF THE ZONING ORDINANCE

A. Effect on Safety, Health, Morals and General Welfare of the Community.

The proposed changes will have a positive effect on the neighborhood by replacing an existing two-car garage with a new three-car garage. This change will allow the Applicants to park off street which will reduce parking congestion on the corner of Grove Avenue and Dooley Avenue. The Applicants have worked to create a structure that is more compatible with the historic house on the Property. In this sense, it will have a positive effect on the neighborhood and property values.

B. Effect on the Streets, Roads, Alleys and Public Ways and Places.

The access to the proposed garage from Dooley Avenue would be unchanged from the existing conditions. The existing access easement to the adjacent property remains unchanged. There will be no adverse effect on the streets. As mentioned above, the change will be positive by increasing the availability of on street parking at Grove Avenue and Dooley Avenue.

C. Effects on the Hazards from Fire, Panic and Other Dangers.

The access for emergency vehicles will be unchanged, therefore there will be no adverse effects.

D. Effect of Crowding of Land and Concentration of Population.

The proposed improvements will not change the density of the underlying zoning. The required setbacks and lot coverage for R-6 Zoning are as permitted by right in the proposed improvements.

E. Effect on Schools, Parks, Playgrounds, Water Supplies, Sewage Disposal, Transportation and Other Public Improvements.

The property is served by public water and sewer. The demands of the City services will not be affected as the property will remain for residential use.

F. Effect on Adequate Light and Air.

The proposed improvements will not adversely affect the light and air of the adjoining parcels. For reference, the existing two-car garage is taller than the proposed three-car garage with a height of 25'-11" to the top of the existing cupola versus a height of 21'-0" to the top of the proposed ridge. Required side and rear yards will be maintained allowing ample light and air to the adjacent residents.

IV. CONCLUSION

Permitting the proposed three-car garage will enable the Applicant to park their vehicles on the Property and will therefore reduce the demand for on-street parking at that corner. The proposed design is lower in height than the existing garage and is more compatible with the existing architecture of the historic house.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Webb', with a long horizontal flourish extending to the right.

Erin Webb, AIA
Principal