



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: 1 Calycanthus Road, Richmond, VA 23221 Date: 08-31-2022  
 Tax Map #: W0220060001 Fee: \$300.00  
 Total area of affected site in acres: 0.756 acres

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

**Zoning**

Current Zoning: R-1

Existing Use: Single Family Dwelling

**Proposed Use**

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

Permit the Garden house within the front yard setback, a driveway on the principle street frontage and driveway width greater then 9'.

Existing Use: Single Family Dwelling

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** David Lisowski

Company: Balzer and Associates, Inc.

Mailing Address: 15871 City View Drive, Suite 200

City: Midlothian State: VA Zip Code: 23113

Telephone: (804) 794-0571 Fax: (804) 794-2635

Email: dilisowski@balzer.cc

**Property Owner:** One Calycanthus LLC

If Business Entity, name and title of authorized signee: Ned Valentine

(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: 1 Calycanthus Road

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 648-0072 Fax: ( )

Email: nvalentine@harriswilliams.com

**Property Owner Signature:** *Ned Valentine*

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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## **Applicant's Report**

This is a request for a special use permit on 1 Calycanthus Road to allow the following:

1. Garden House within the 40-foot building setback along Coventry Road
2. A driveway entrance on Calycanthus Road
3. The driveway to be greater than nine (9) feet in width

The Garden House is proposed to be a 10'x10' structure located approximately 10± feet from Coventry Road right of way as shown on the Layout Plan. The Garden House is a principal element of the overall design of the property. The Garden House will be a focal point on axis with large windows on the main house and it will serve as an integral part of the garden design and place for seasonal respite. This property is located at the corner of Calycanthus and Coventry Road and has two front yards. The proposed residence will front Calycanthus. The side of the house faces Coventry Road. There will be a 4' brick wall along the entire property line with Coventry that will screen the bottom half of the structure. There will be extensive landscaping against the wall to provide additional screening of the Garden House from the public. There is nowhere else on site to locate the structure where it would function the same way as a focal point and integral garden element. Plans for the property which include the Garden House have been reviewed and approved by Windsor Farms Association.

The Board of Zoning Appeals has already granted special exceptions for two parcels across the street from the subject property (2 Calycanthus Road and 4 Calycanthus Road) for accessory structures within front yard setbacks. The exception for the Garden House is a similar request as those already granted in the immediate area.

There are many examples in Windsor Farms and nearby Westmoreland Place of driveway entrances that are 16' in width and greater. The driveway along Calycanthus Road is proposed to be a maximum of sixteen (16) feet in width to provide access to the house and car park area in front, which will be screened from public view by a brick wall and evergreen plants. A width of 16' is needed due to limited room for vehicle maneuvering in and out of the car park area. Vehicle access to the property from Calycanthus is essential to the design of the house and property with the house's primary entrance facing Calycanthus Road. Due to the site's topography this entrance will serve as the house's only accessible entrance. The proposed location of the driveway is 200' away from the intersection with Coventry Road, the closest intersection. The driveway will not cause a safety issue with sight lines and vehicle turning movements. The onsite parking accessed via this driveway will reduce on street parking benefitting the immediate neighbors and greater neighborhood. This driveway entrance will be similar to the ones immediately across Calycanthus. The existing driveway to the property on Coventry Road will remain as previously approved. This driveway entrance will be repaired and re-built to a width of 12'. This driveway will provide access to the garage and additional off-street parking.

This request will not change the existing nature of this parcel, nor will it negatively impact the neighborhood as similar requests and configurations have been done in the area.

The proposed special use exceptions will not:

- be detrimental to the safety, health, morals and general welfare of the community involved;

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- tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- create hazards from fire, panic or other dangers;
- tend to cause overcrowding of land and an undue concentration of population;
- adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- interfere with adequate light and air.