



# 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: 3801 Hanover Avenue Date: \_\_\_\_\_  
Tax Map #: W000-1773/003 Fee: \$300  
Total area of affected site in acres: .184

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

## Zoning

Current Zoning: R-5

Existing Use: Single-Family Detached

## Proposed Use

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

Lot division and construction of four single-family attached dwellings  
Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes

☐

No

☒

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

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** Pareto LLC

If Business Entity, name and title of authorized signee: Jeremy Connell, Manager

(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: 269 Final Avenue

City: Richmond State: VA Zip Code: 23226

Telephone: (804) 339-2358 Fax: ( )

Email: jc@paretolc.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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Application is hereby submitted for: (check one)

- ☒ **special use permit, new**  
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☐ **special use permit, text only amendment**

**Project Name/Location**

Property Address: 3803 Hanover Avenue Date: \_\_\_\_\_  
Tax Map #: W000-1773/004 Fee: \$300  
Total area of affected site in acres: 0.21

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

**Zoning**

Current Zoning: R-5

Existing Use: Single-Family Detached

**Proposed Use**

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

Lot division and construction of four single-family attached dwellings

Existing Use: Single-Family Detached

Is this property subject to any previous land use cases?

Yes ☐ No ☒ If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Mark Baker

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ( )

Email: markbaker@bakerdevelopmentresources.com

**Property Owner:** D Tail Development LLC

If Business Entity, name and title of authorized signer: Julie Weissand, Owner

(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 4497

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 370-8320 Fax: ( )

Email: julie@dovetailinc.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)

# APPLICANT'S REPORT

*June 18, 2024*

*Rev1: May 20, 2025*

*Rev2: June 4, 2025*

*Rev3: July 7, 2025*

*Special Use Permit Request*

*3801 & 3803 Hanover Avenue, Richmond, Virginia*

*Map Reference Number: W000-1773/003 and W000-1773/004*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

**Baker Development Resources**

Mark Baker

530 East Main Street, Suite 600

Richmond, Virginia 23219



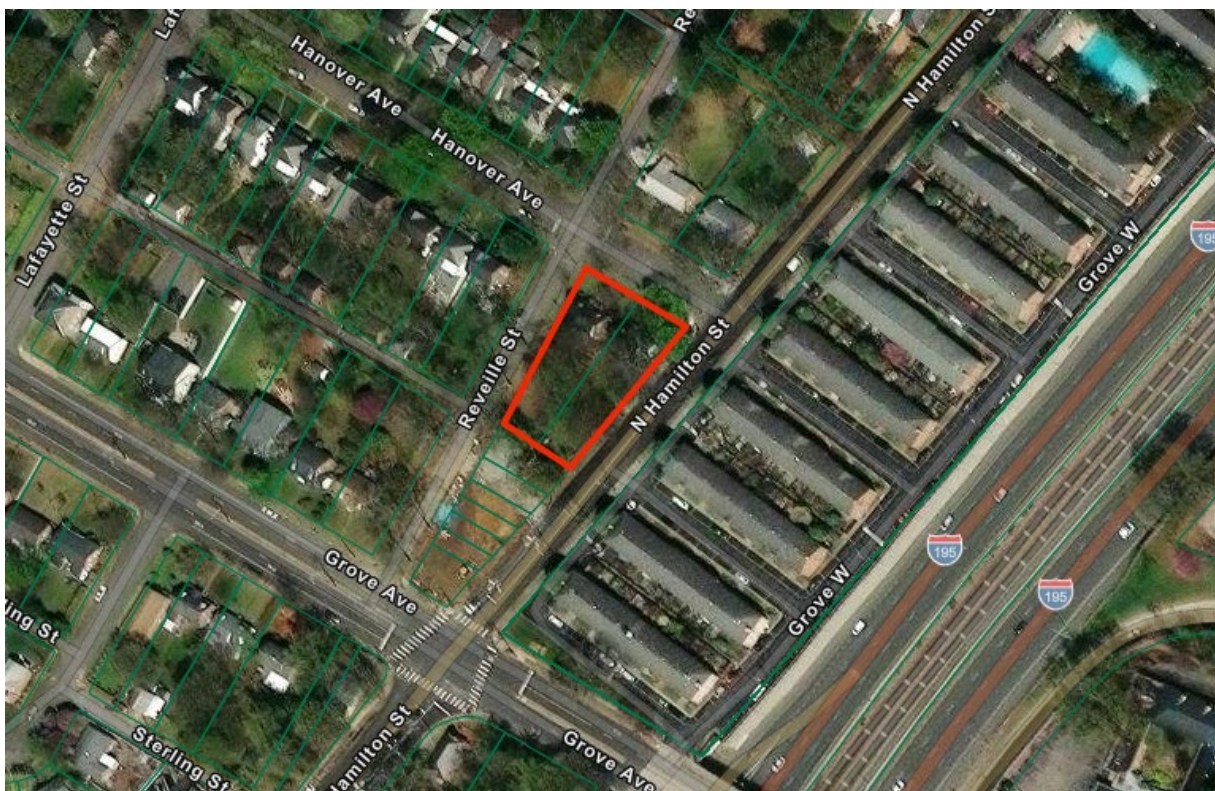
## Introduction

The property owner is requesting a special use permit (the "SUP") for the parcels known as 3801 and 3803 Hanover Avenue (the "Property"). The SUP would authorize the construction of four (4) single-family attached dwellings, configured as attached pairs. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, the single-family attached use is not, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Hanover Avenue between Reveille and N Hamilton Streets. The Property is approximately 112 feet wide by 172 feet deep and contains approximately 16,248 square feet of lot area. The Property is referenced by the City Assessor as tax parcels W000-1773/003 and W000-1773/004. Each parcel is currently improved with a single-family detached dwelling fronting Hanover Avenue.



The properties in the immediate vicinity consist mainly of residential uses in a variety of forms. Immediately to the south, a SUP was approved in 2021 for a total of six three-story single-family attached dwellings. To the west, dwellings are primarily single-family detached dwellings. Immediately to the east, there is a large 50+ condominium complex consisting of rows of attached

two-story units. Additionally, multifamily uses can also be found throughout the neighborhood including, for example, the Malvern Manor apartments further west along Grove Avenue. Lastly, there are a number of office and institutional uses in the vicinity as well.

## **EXISTING ZONING**

The Property and those to the West are zoned R-5 Single-Family Residential. Immediately to the East, across N Hamilton Street, lies a R-53 Multifamily Residential District while to the southeast, at the intersection of N Hamilton Street and Grove Avenue lies a RO-1 Residential Office District. A SUP was approved in 2021 to authorize six single-family attached dwellings immediately to the south which will front on Hamilton Street.

## **TRANSPORTATION**

Located 0.1 miles from the Property, less than a five-minute walk, are bus stops served by the 77 Grove bus line which runs every 45 minutes and provides connection west to the University of Richmond and east to VCU, connecting with the Pulse BRT which provides connectivity throughout the City.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. This land use category suggests new development allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Single-family dwellings are considered a primary use in the Residential designation which also encourages developments that reinforce a gridded street pattern to increase connectivity. Additionally, the Property is located near the Carytown National/Regional Node which is described as “a center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”

- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## Proposal

### PROJECT SUMMARY

The proposed development includes the construction of four single-family attached dwellings on individual lots. The existing single-family dwellings would be retained on separate lots as well.

### PURPOSE OF REQUEST

The subject Property currently consists of two lots, 3801 and 3803 Hanover Avenue, with a total lot depth of roughly 172 feet along N Hamilton and Reveille Streets and containing approximately 16,248 square feet of lot area. The applicant would like to subdivide the Property into a total of six lots and construct four new single-family attached dwellings, configured as two pairs, while retaining the two existing single-family detached dwellings.

The existing dwellings would be retained on separate lots fronting Hanover Avenue. The new dwellings would be located to the rear of the existing parcels, with all four dwellings fronting N Hamilton Street. While the single-family detached use is permitted by the underlying zoning, the single-family attached use is not and therefore, the SUP is required.

In exchange for the SUP, this request will better ensure a high-quality market rate development. The overall project would be appropriately dense and efficient as contemplated by the Richmond 300 Master Plan while remaining consistent with the predominant single-family uses found in the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

## PROJECT DETAILS

When complete, the four new single-family attached dwellings would each be three stories in height. The homes have been designed with a high-quality brick façade and would include a front porch and rooftop terrace to provide additional outdoor living area for future occupants. The floor plans are modern and efficient, designed to meet the needs of families in today's market. An open kitchen and living area is included on the second floor with two bedrooms on the first floor and a primary bedroom with en-suite bathroom and walk-in closet on the third floor. The plans include two alternatives for the first floor to allow for flexibility in bathroom options to appeal to a range of home buyers. In addition to the brick façade, the buildings would be clad in cementitious lap siding to ensure quality and durability.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for single-family dwellings will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation related to the proposed dwellings will result in no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create 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.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

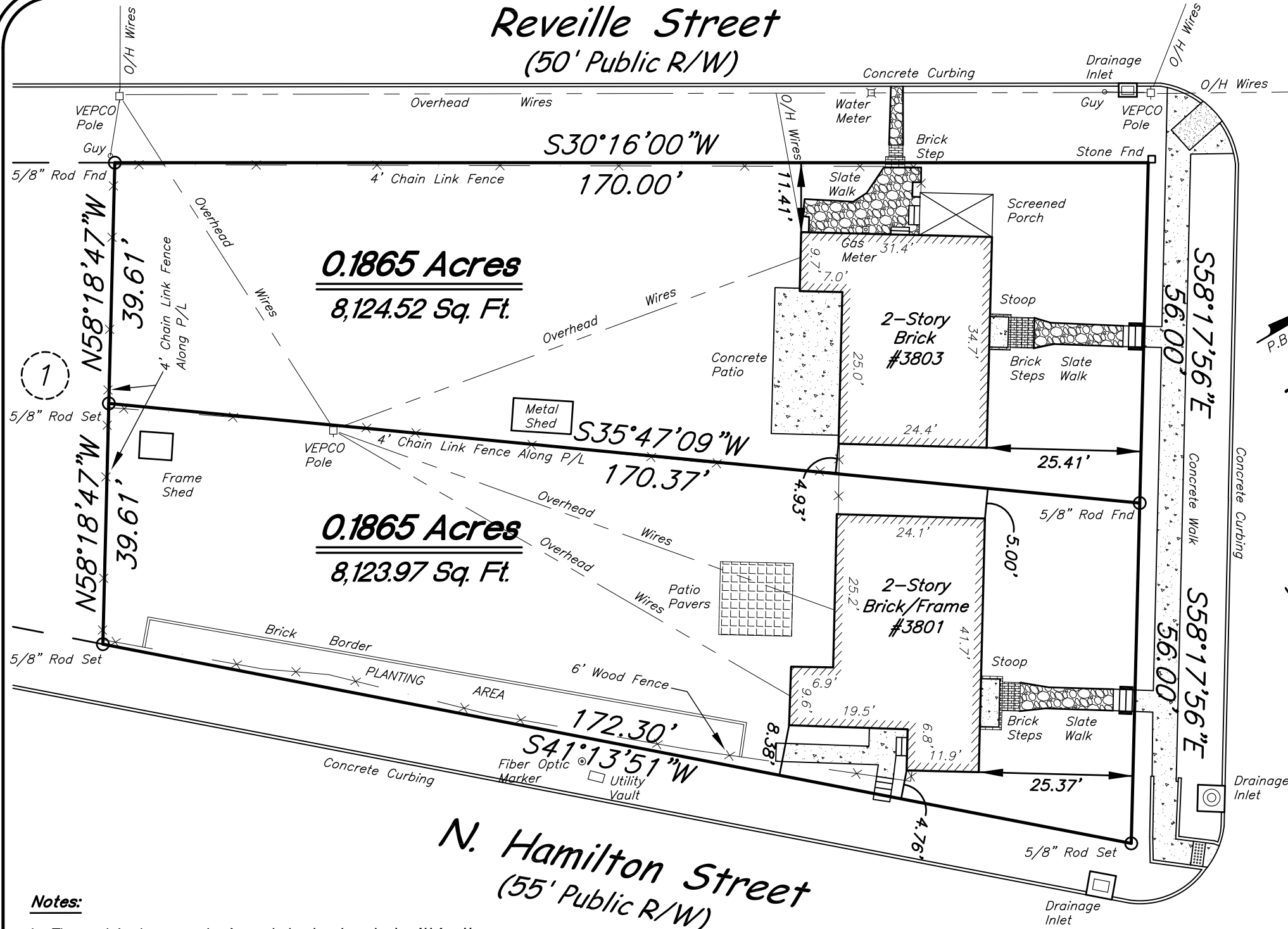
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing attached dwellings in the vicinity. Required setbacks between buildings will be met. The proposed development will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

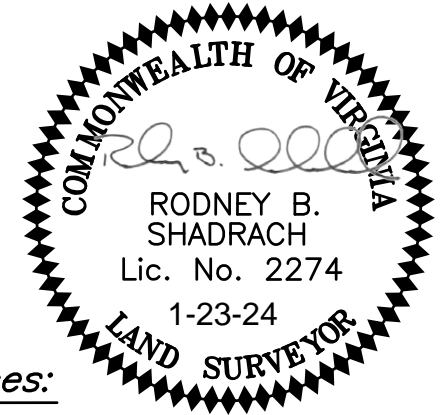
In summary we are enthusiastically seeking approval for the construction of the proposed single-family attached dwellings. The buildings have been thoughtfully designed in order to provide appropriate, high quality market rate development. The request offers compatibility with the City's Master Plan in terms of use and consistency with similarly approved SUPs nearby. The request would upgrade the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for additional housing options within the neighborhood. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



Reveille Street  
(50' Public R/W)



I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Legal References:

PARETO, LLC

Instrument No. 2023-13301

Tax Parcel No. W000-1773/003

#3801 Hanover Avenue

Zoned: R-5 (Single-Family Residential)

D-TAIL DEVELOPMENT LLC

Instrument No. 09800-16062

Tax Parcel No. W000-1773/004

#3803 Hanover Avenue

Zoned: R-5 (Single-Family Residential)

SURVEY PLAT  
SHOWING EXISTING IMPROVEMENTS  
TO #3801 & #3803 HANOVER AVE.  
CITY OF RICHMOND, VIRGINIA

DATE: JANUARY 23, 2024



Scale: 1" = 20'



**Shadrach & Associates LLC**

LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • email: rod@shadrachsveys.com

Notes:

1. The subject property is not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Firmette No. 510129-0028-D, effective date: April 02, 2009 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: December 16, 2023.
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property not reflected hereon.

1

VERTICAL BUILDERS LLC

Instrument No. 2022-21435

Lot 7, 3800 GROVE

Plat Book 22, Page 7

Tax Parcel No. W000-1773/001

#324 N. Hamilton Street

Zoned: R-5 (Single-Family Residential)

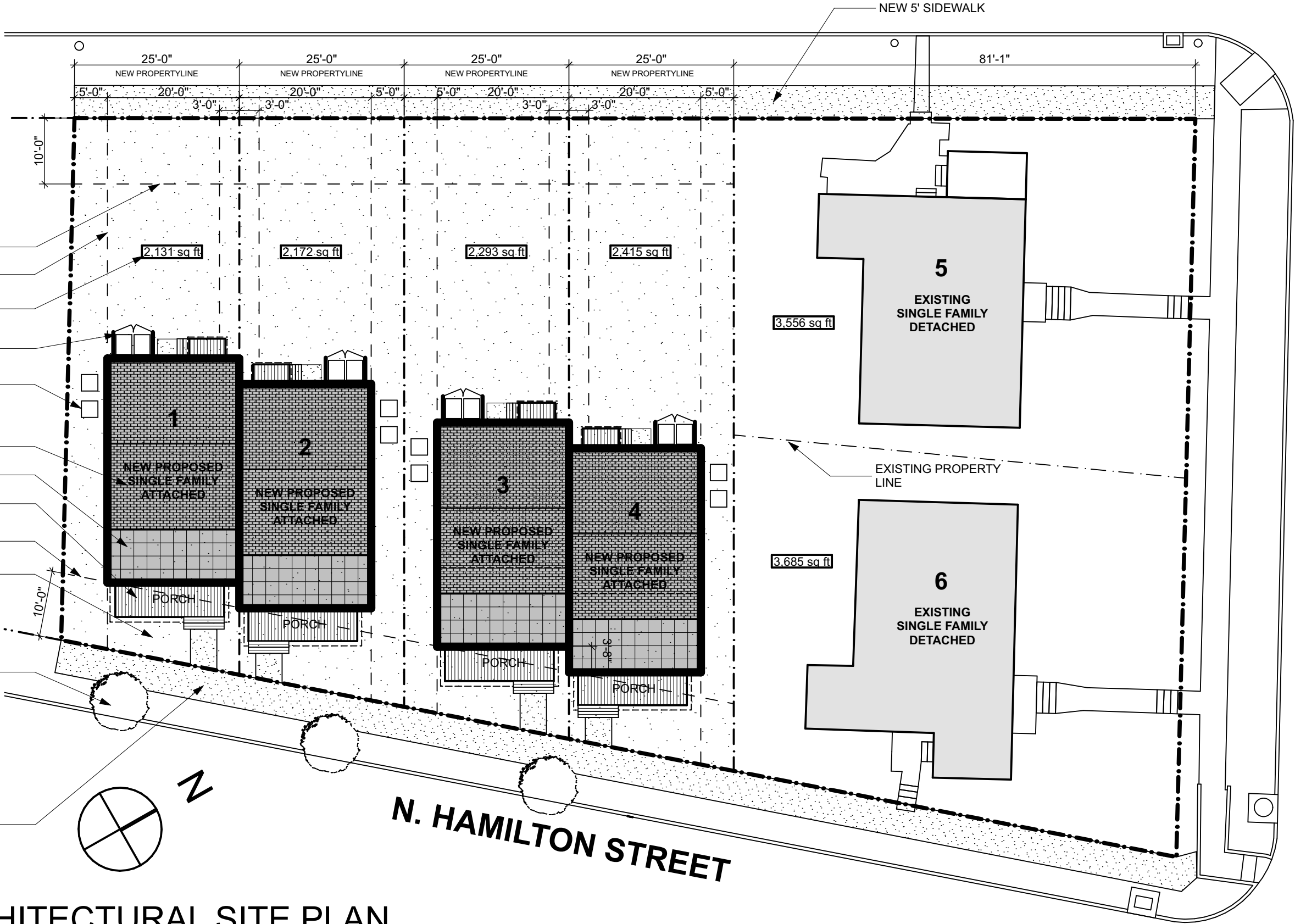
LOT AREAS:

LOT 1:	2,131 SF
LOT 2:	2,172 SF
LOT 3:	2,293 SF
LOT 4:	2,415 SF
LOT 5:	3,556 SF
LOT 6:	3,685 SF

ACCESSORY DWELLING UNITS  
PERMITTED SUBJECT TO THE  
REQUIREMENTS OF SEC. 30-402.2.(13).

- 10' REAR YARD SETBACK
- 5' SIDE YARD SETBACK
- LOT AREA
- TRASH & RECYCLING SUPERCAN IN ENCLOSURE
- (2) HVAC CONDENSERS PER UNIT (SCREENED)
- GABLE PITCHED ROOF
- FRONT UPPER ROOF PATIO AREA
- COVERED PORCH
- 10' FRONT YARD SETBACK
- LANDSCAPING AREA
- NEW PROPOSED TREES - 2.5" TREE TYP OF (3) ALONG HAMILTON STREET. SPECIES TO BE DETERMINED AT TIME OF WORK IN STREET PERMIT IN ACCORDANCE WITH URBAN FORESTRY APPROVED TREE LIST.
- NEW PROPOSED 5' SIDEWALK - PUBLIC WALKS - TREE REMOVAL ALONG PUBLIC STREETS ARE NOT PERMITTED. USE OF AIR SPADING AND FLEXIBLE SIDEWALK WILL BE REQUIRED WHEN ROUTING OVER ROOT ZONES OF TREES. EXACT LOCATION OF AIR SPADING AND SPECIFICATION OF FLEXIBLE SIDEWALKS WILL BE DETERMINED AT TIME OF CONSTRUCTION.

REVEILLE STREET



ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

SK-01

7/8/25

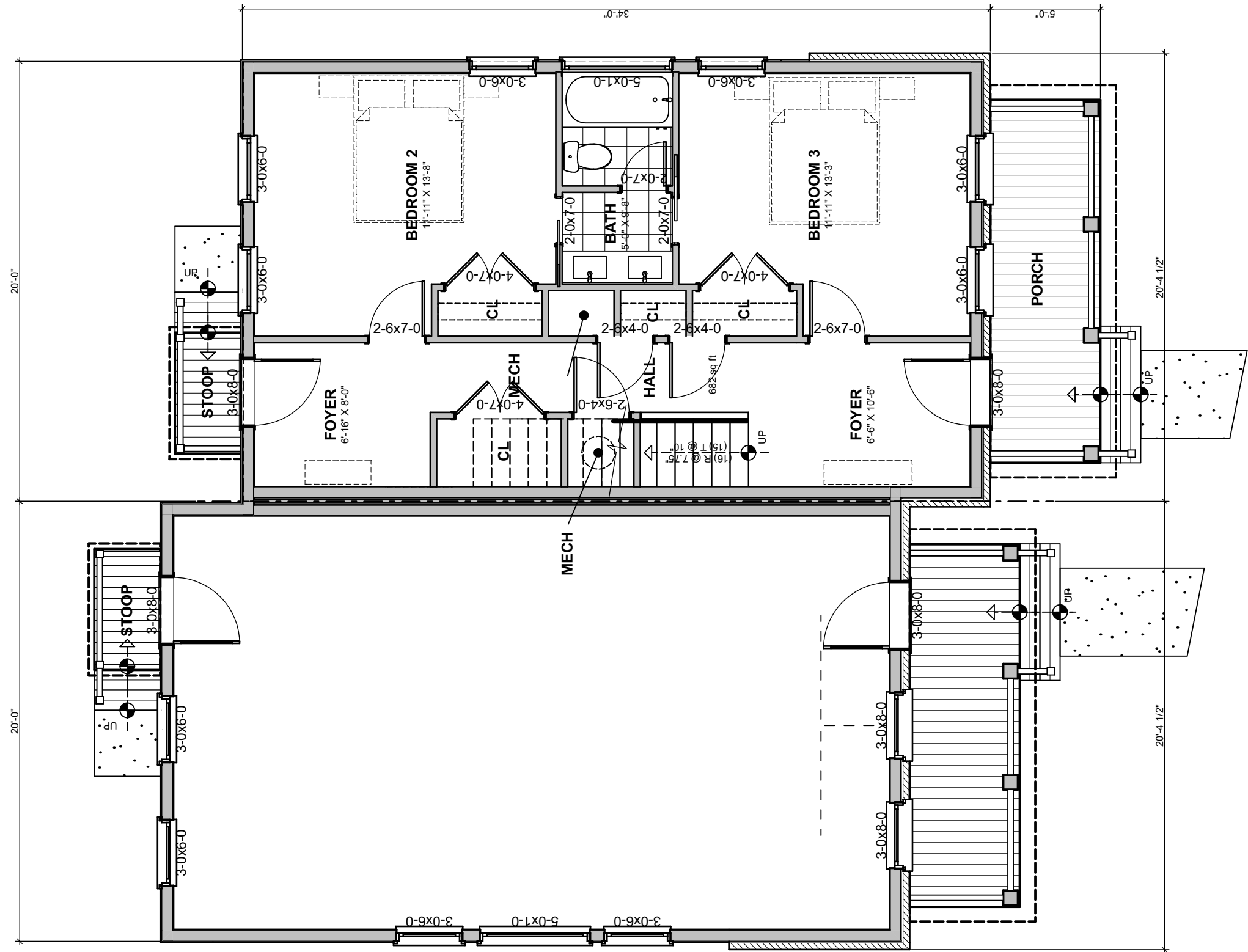
PROJECT NO.: 24004

PROPOSED SITE PLAN

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

SK-02

7/8/25

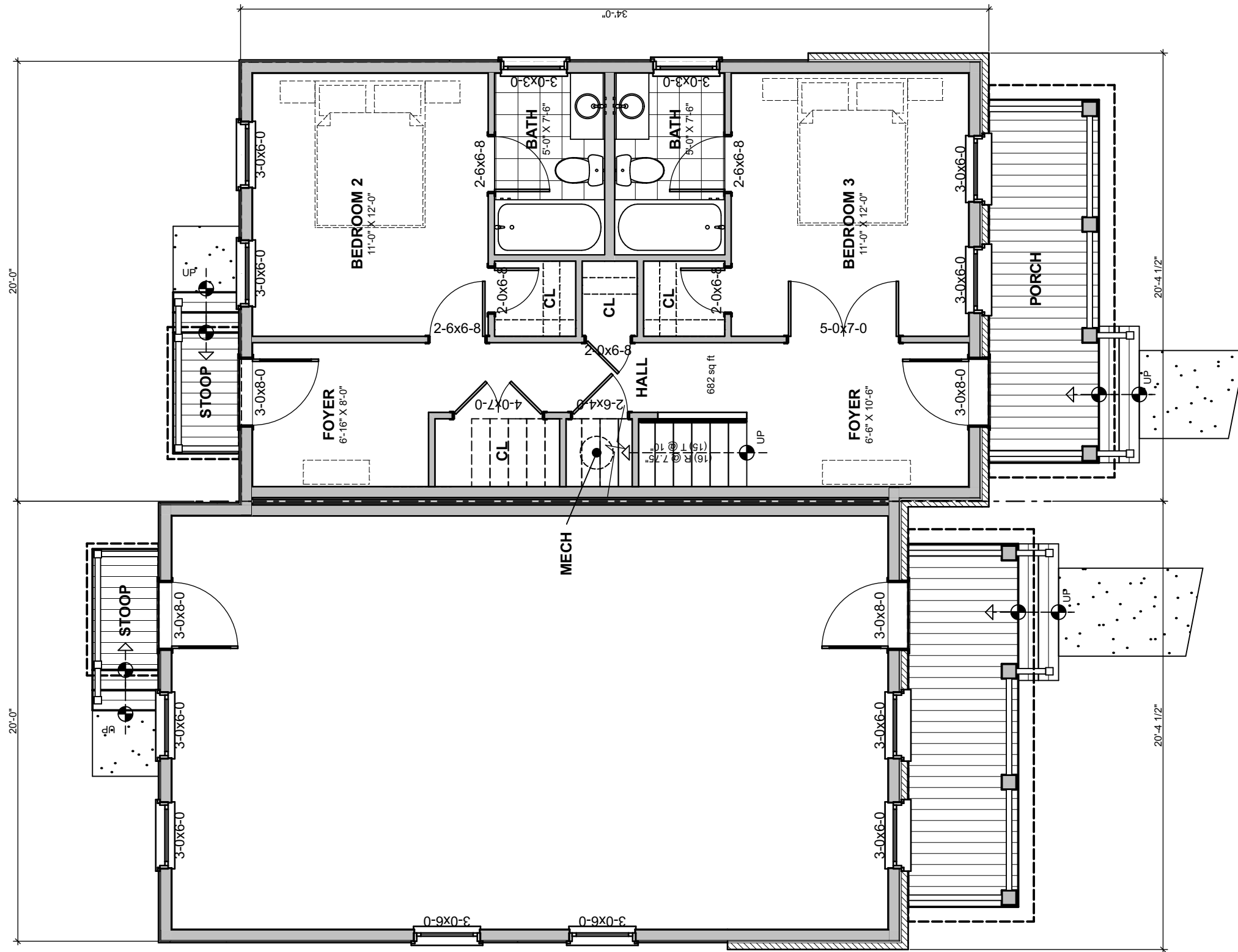
PROJECT NO.: 24004

PROPOSED FIRST FLOOR PLAN

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

SK-03

7/8/25

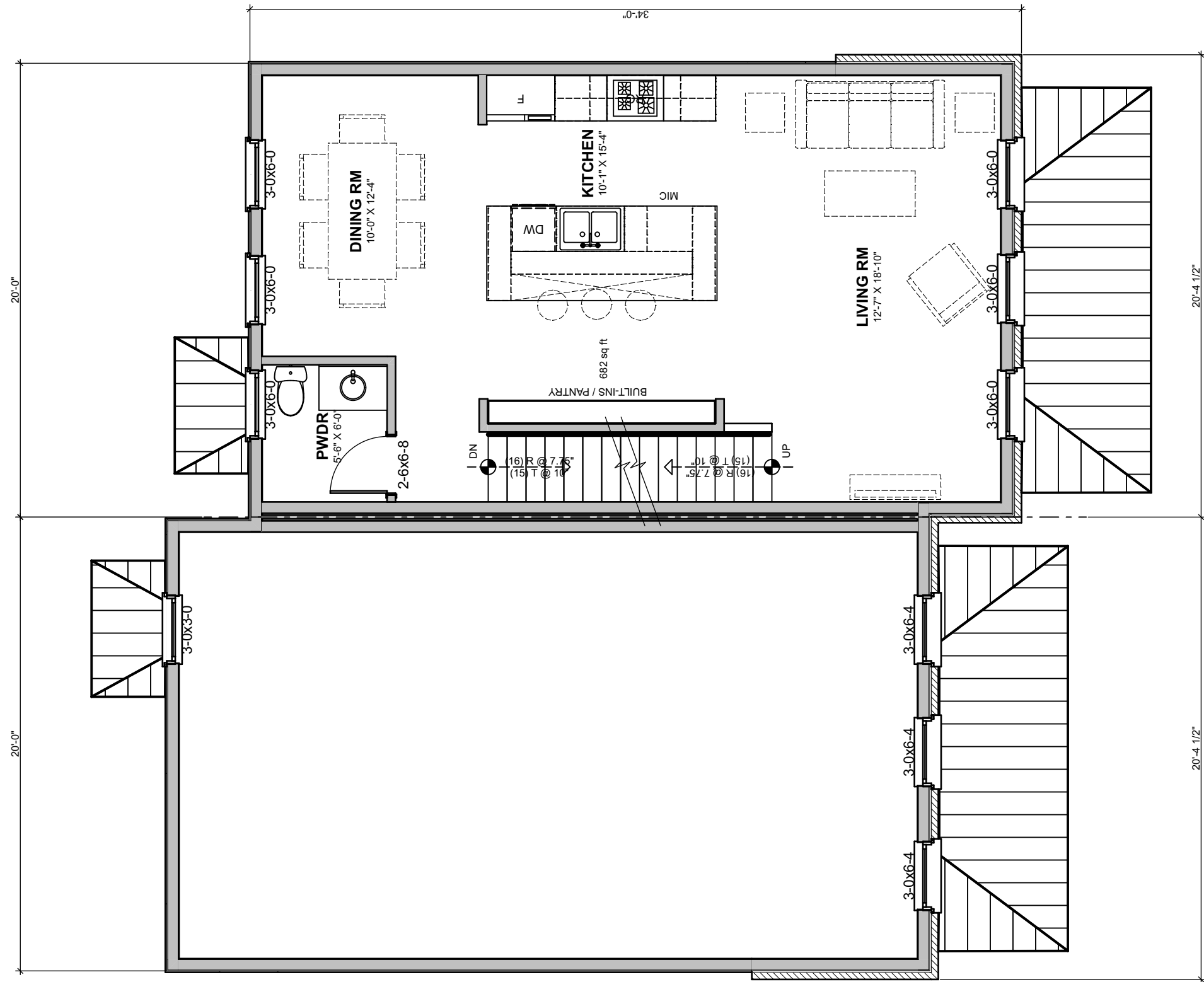
PROJECT NO.: 24004

PROPOSED FIRST FLOOR ALTERNATE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SK-04

7/8/25

PROJECT NO.: 24004

PROPOSED SECOND FLOOR PLAN

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA







THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

SK-05

7/8/25

PROJECT NO.: 24004

PROPOSED THIRD FLOOR PLAN

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA





## PROPOSED FRONT ELEVATION (N. HAMILTON ST)

SCALE: 3/16" = 1'-0"

SK-06

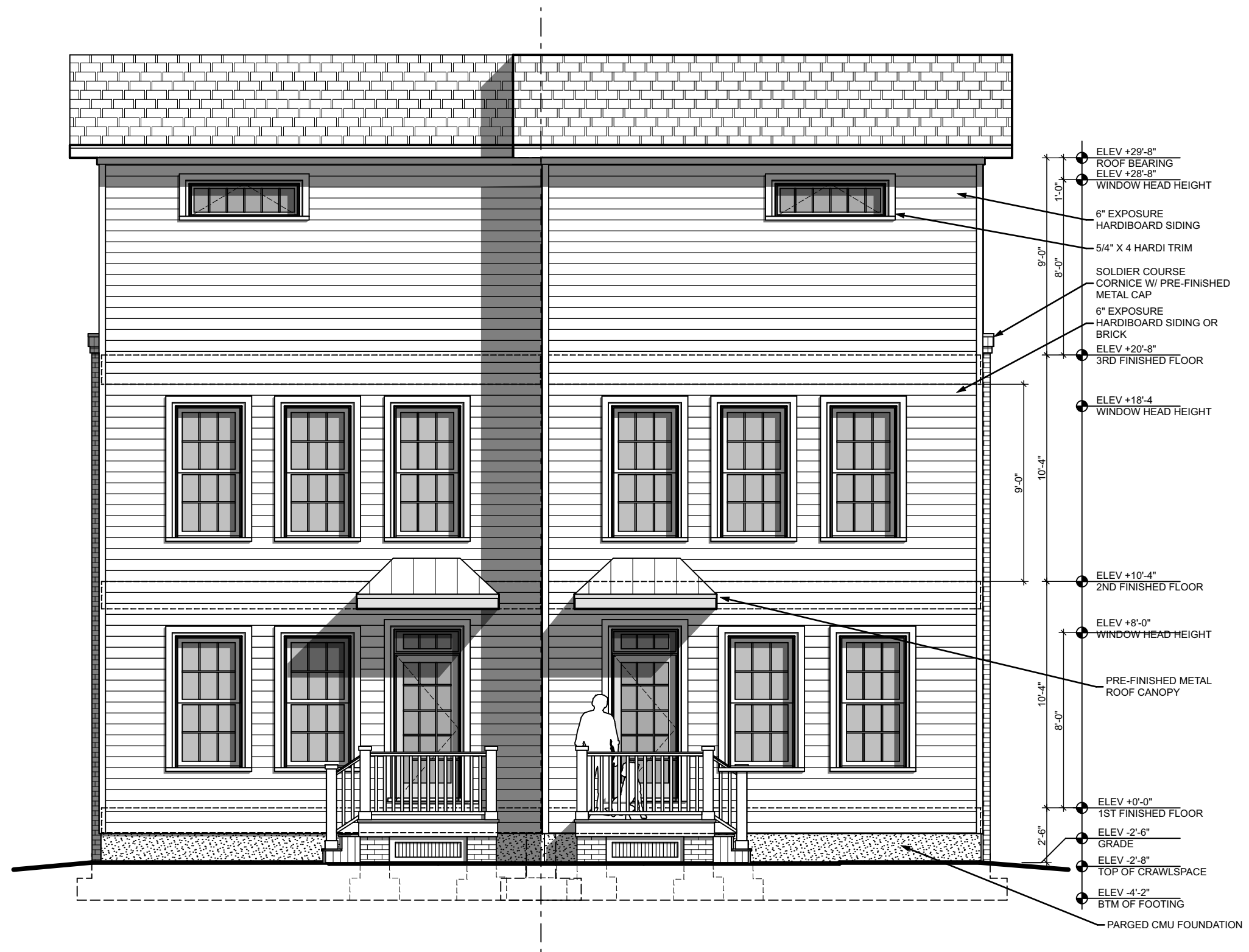
7/8/25

PROJECT NO.: 24004

## PROPOSED FRONT ELEVATION

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



## PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

SK-07

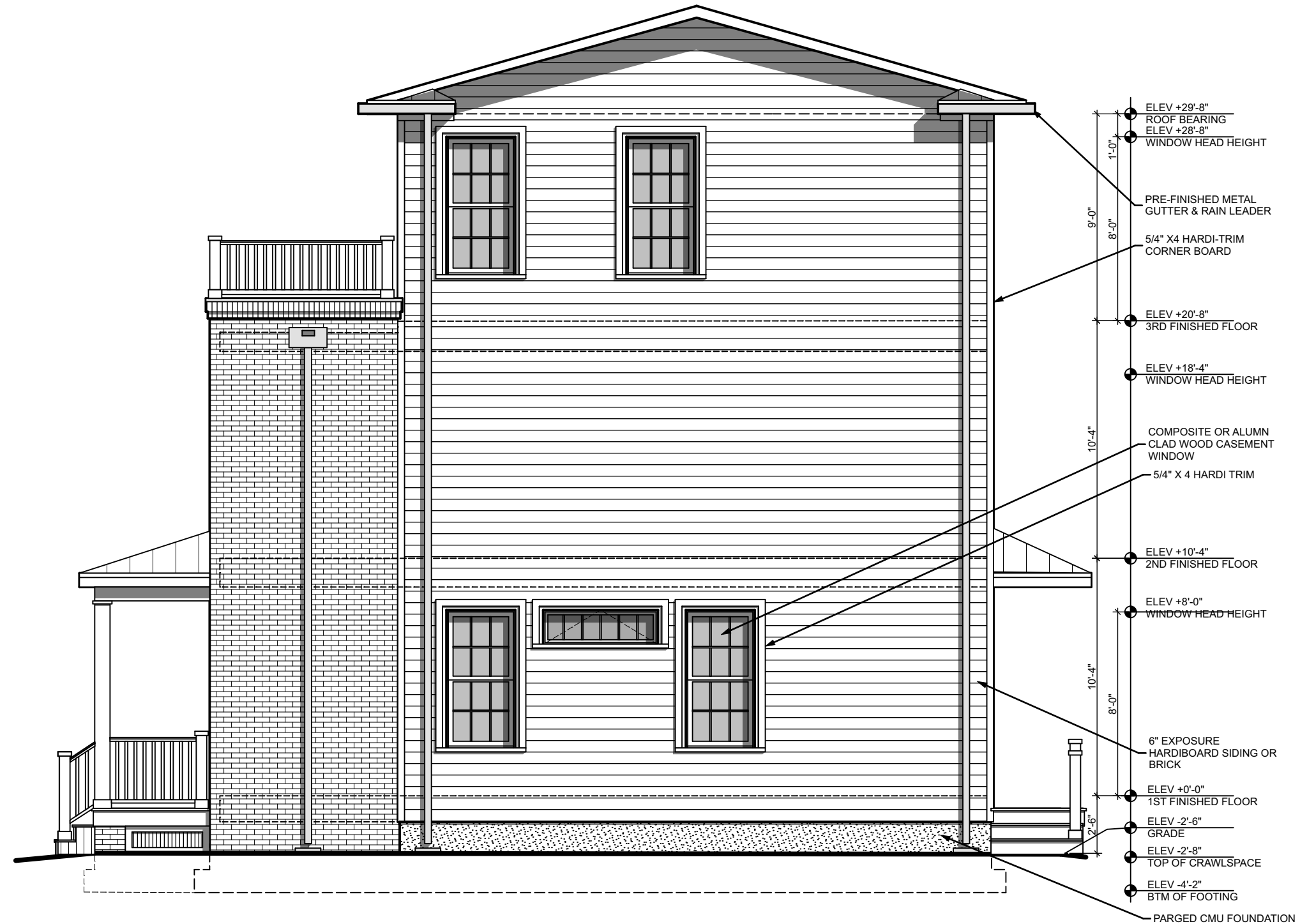
7/8/25

PROJECT NO.: 24004

## PROPOSED REAR ELEVATION

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA



## PROPOSED RIGHT & LEFT SIDE ELEVATIONS (MIRROR & SHIFTED 3'-8")

SCALE: 3/16" = 1'-0"

SK-08

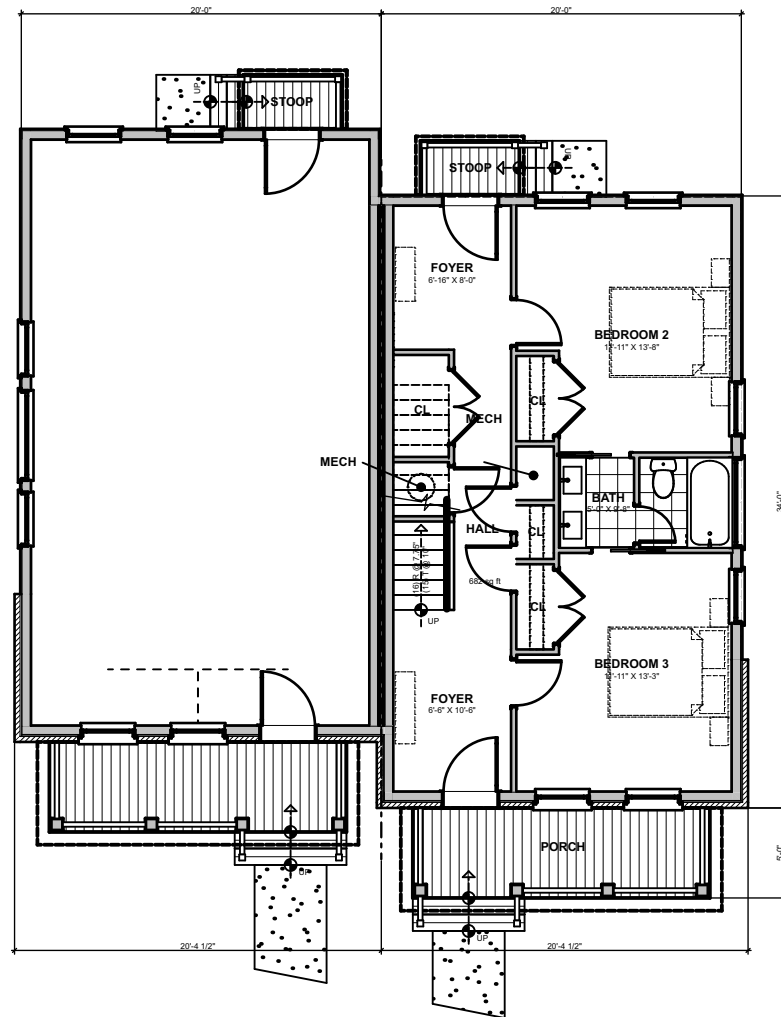
7/8/25

PROJECT NO.: 24004

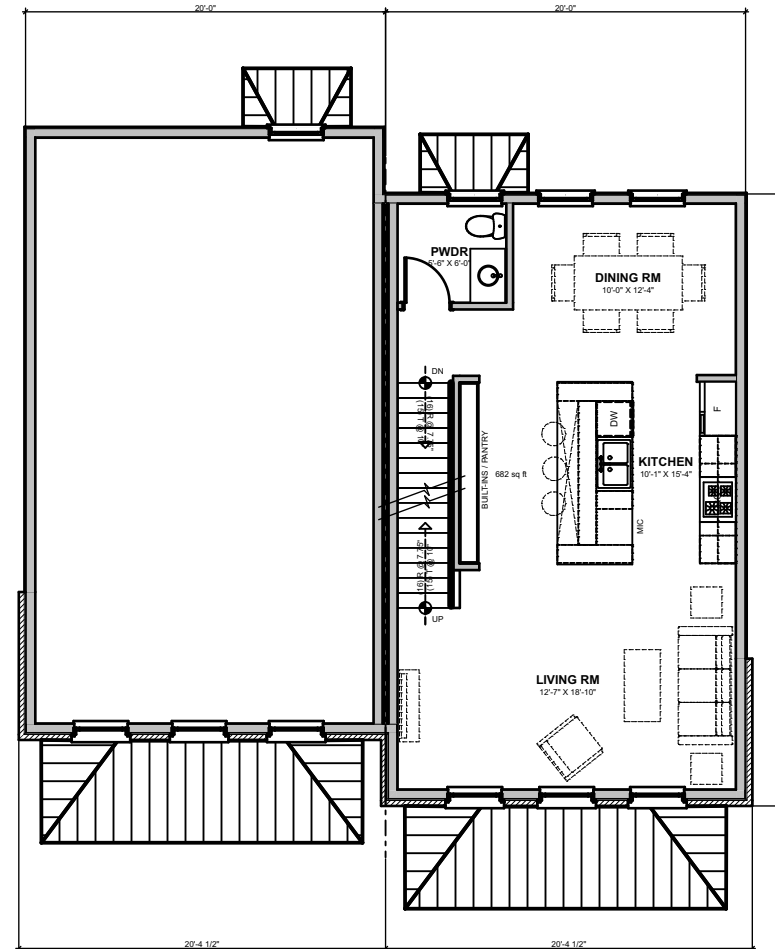
PROPOSED RIGHT/LEFT SIDE ELEVATION

3801-3803 HANOVER AVE

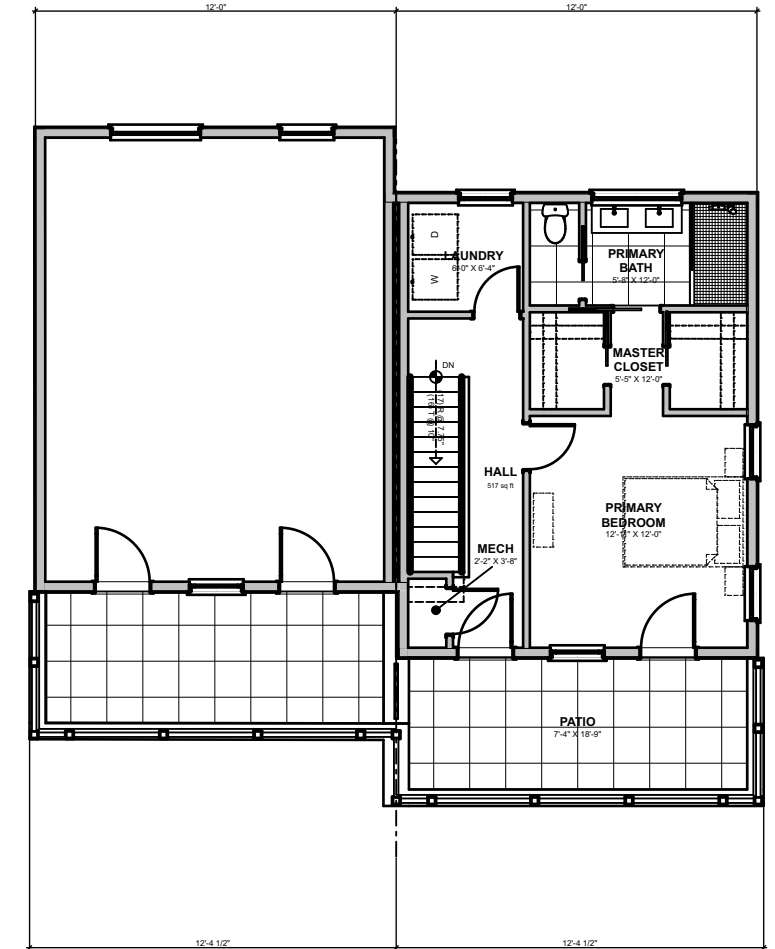
RICHMOND, VIRGINIA



1



2



3

# PROPOSED FIRST FLOOR PLAN    PROPOSED SECOND FLOOR PLAN    PROPOSED THIRD FLOOR PLAN

SK-10

7/8/25

PROJECT NO.: 24004

PROPOSED FLOOR PLANS ALTERNATIVE

3801-3803 HANOVER AVE

RICHMOND, VIRGINIA







#### LEGEND

- E.T.R. – Existing Tree to Remain
- (1) – Street Tree as selected from the list of City of Richmond Urban Forestry Division Recommended Tree Species for City Right-of-Way; small or medium trees. 2.5" minimum caliper when planted.
- (2) – On-site tree as selected from the City of Richmond Urban Forestry Division Recommended Tree Species for City Right-of-Way; small trees. Crepe Myrtles and/o Japanese Maples also possible. 1"-2" caliper, 6'-8' when planted.
- (3) – Existing Tree to Remain if possible. If replacement is required, tree to be selected from the City of Richmond Urban Forestry Division Recommended Tree Species for City Right-of-Way; medium tree. 2.5" minimum caliper when planted.

**N. HAMILTON STREET**

**3801-3803 Hanover Landscape Plan**

**Prepared by Bryon Jefferson**

**Dated 07/08/2025**