



# Oregon Hill Neighborhood Association

21 September 2021

Jonathan Brown  
Senior Planner, Land Use Administration Division  
Dept. of Planning & Development Review  
City of Richmond, VA  
Phone: 804-646-5734  
Email: [Jonathan.Brown@rva.gov](mailto:Jonathan.Brown@rva.gov)

Re: OHNA comments on SUP Application for 105 South Laurel Street, Richmond VA, SUP-082652-2020

Dear Mr. Brown:

105 South Laurel Street (tax parcel W000-0255/037) is located on the east side of S. Laurel Street between Cary Street and Cumberland Street. The property is currently vacant a vacant, roughly 75 feet wide by 50 feet in depth, and contains approximately 3,750 square feet of lot area.

### **Existing Zoning**

The lot at 105 S. Laurel is:

- within the Oregon Hill Historic District listed on the Va. Landmarks Register and the National Register of Historic Places
- within the R-7 Single- and Two-Family Urban Residential zoning designation
- within an important block historically at a key entrance to the historic district where there are three historic easements held by the Va. Department of Historic Resources
- adjacent to 103 and 109 S. Laurel, two significant contributing structures to the Oregon Hill Historic District

### **Applicant's Proposal**

The proposed three attached dwellings would be three stories in height and of a modern design. The exterior would be clad in brick veneer, horizontal cementitious (Hardieplank) lap siding, and cementitious panels. The proposed three attached dwellings, each containing four bedrooms and four and ½ bathrooms, would be located on three individual lots of record and, as such, would be single-family dwellings that could be offered for sale for homeownership. At present, the proposed site is a single lot; the applicant proposed to divide it into three lots as a condition of the SUP. The zoning ordinance currently restricts this occupancy to three individuals. The dwellings have been designed with the idea that, whether sold individually or not, they could be occupied as rental units. The SUP requests that each dwelling unit to be occupied by not more than four unrelated persons or a combination of related and unrelated persons.

Richmond, Va  
[OHNArva@gmail.com](mailto:OHNArva@gmail.com)

The two northernmost dwellings would each be approximately 16'5" in width and contain approximately 1,968 and 1,976 square feet of finished floor area. The two northern units would consist of three floors of living area. The first floor would contain a modern and open living area and kitchen. The second and third floors would each consist of two bedrooms with en suite bathrooms. Each unit would include four bedrooms, and 4 ½ bathrooms.

The southernmost dwelling would be 23'9" in width and contain 1,966 square feet of floor area. The southern unit would consist of two finished floors of living area above a shared parking area. The first floor of the dwelling would contain a modern and open living area and kitchen. The second floor would consist of 4 bedrooms, each with *en suite* bathrooms. Each unit would include four bedrooms, and 4 ½ bathrooms.

Four parking spaces would be provided on the property. Parking would be located within a covered parking area on the ground floor of the southernmost dwelling. Parking would be screened from public view by a wall clad in brick veneer. Parking would be accessed by an existing curb cut located at the southern end of the Laurel Street frontage. Appropriate easements or agreements would be recorded in order to permit the use of the parking for the three dwellings with the Property being split into three lots.

### **Impact**

The proposed project with three dwelling units at 105 S. Laurel:

- does not meet the requirements of city code Sec. 30-413.5 for minimum lot size: "Two family attached dwellings shall be located on lots not less than 4,400 sq. ft." The lot at 105 S. Laurel is 3,750 sq. ft.
- does not meet the requirements of city code Sec. 30-413.6 for minimum yard setbacks: "There shall be side yards of not less than 3 feet." Less than 3 feet setback is proposed between the existing dwelling at 103 S. Laurel [Cannot determine from the drawing the proposed setback to the alley or sidewalk.]
- does not meet the requirements of city code Sec. 30-413.7 for maximum lot coverage: "Lot coverage shall not exceed 55%." The proposed development would be about 2145 sq. feet which exceeds 2,062 sq. feet or 55% of the square footage of the 3,750 sq. foot lot
- does not meet the requirements of city code Sec. 30-413.8 which prohibits driveways intersecting the street: "No driveway intersecting street shall be permitted on a lot devoted dwelling use when alley access is available. A driveway from Laurel St. is indicated on the drawing
- As presented, the project exceeds the permitted number of three non-related occupants allowed under the R-7 zoning. The proposal is for three units of four bedrooms each.

### **OHNA Actions**

The OHNA planning and zoning committee met with the applicant multiple times to discuss the project, and brought their recommendation to the 25 May 2021 monthly OHNA meeting. The applicant was present at that meeting. We recommend the following:

- The applicant made substantial architectural revisions to the project

- In exchange for those substantial architectural revisions, OHNA would support the SUP application for 105 South Laurel Street.
- The membership voted to support this motion.
- In light of this, we ask that the Planning Commission support the SUP application as submitted for 105 South Laurel Street.

Sincerely,

A handwritten signature in black ink, appearing to read "B. C. Green", with a horizontal line extending to the right from the end of the name.

Bryan Clark Green, President  
Oregon Hill Neighborhood Association

\*\*\*NOTE: Each location within the Oregon Hill neighborhood is unique, and will have its own unique requirements for development or redevelopment. Applications will be evaluated on an individual basis and in consideration of each property's specific needs. Applicants should not assume that the conditions applied to one proposal will be applicable to any subsequent proposal.\*\*\*