

#### 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/

Special use permit, plan amendment		
special use permit, text only amendment	nt	
Project Name/Location		
Property Address: 1100 Hollister Ave.	Date: 04/18/23	
Parcel I.D. #: <u>c0090093026</u> Fee:		
Total area of affected site in acres: less than 1		
See <b>page 6</b> for fee schedule, please make check paya	ble to the "City of Richmond")	
Zoning		
Current Zoning: R4 Residential Single Family		
Richmond 300 Land Use Designation:		
Proposed Use (Please include a detailed description of the proposed	use in the required applicant's report)	
Existing 1350: R4 Residential Single Family - this SUP application	Existing Use: R4 Residential Single Family - this SUP application refers to the driveway of the home	
s this property subject to any previous land Yes <u>No</u>	use cases?	
s this property subject to any previous land Yes No If Yes, please list the Ordinan	use cases?	
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NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

photocopied signatures will not be accepted.

1100 Hollister Avenue Applicant's Report Special Use Permit

Richmond Metropolitan Habitat for Humanity (RMHFH) recently completed construction of a single family, affordable, ADA-accessible home located at 1100 Hollister Ave. A concrete driveway was created at the front of the home that is approximately 14' wide, allowing direct access to a wheelchair lift located on the left side of the front porch facing the home.

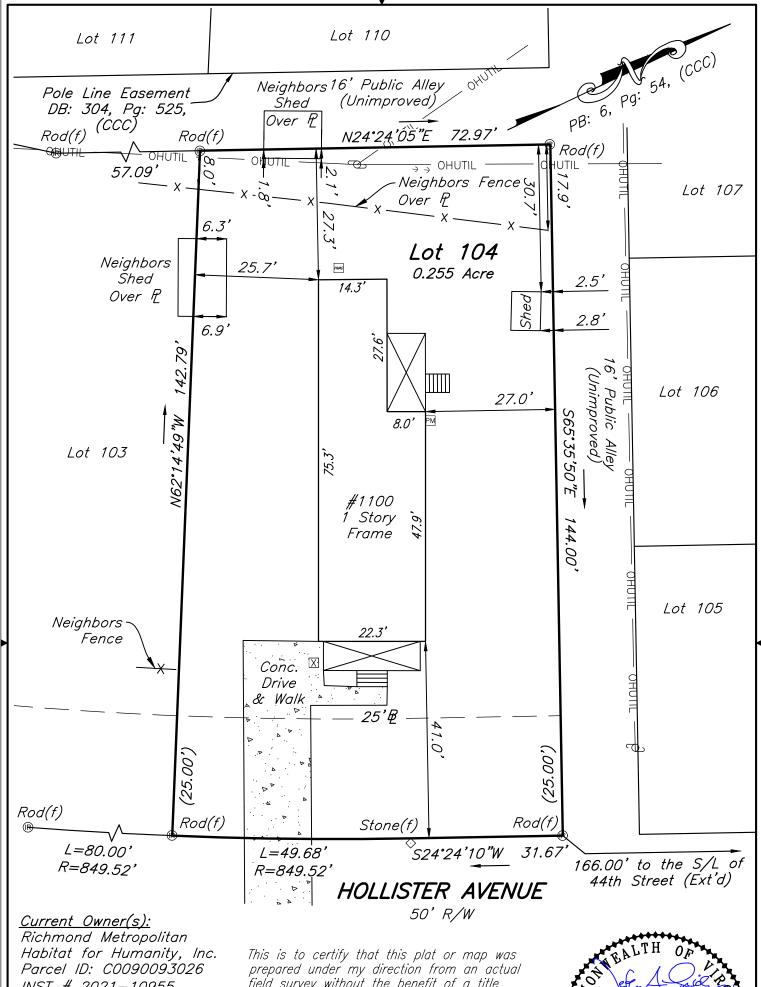
RMHFH proposes to maintain the driveway at its current size, to benefit the future homeowner who requires a wheelchair for mobility. The current zoning ordinance denotes driveways to be no wider than 9', so an SUP is required to maintain this width. The driveway at 14' allows the homeowner to enter and exit their vehicle with enough space to wheel alongside it (an access aisle), making this an appropriate use for the site. Without this space it would be prohibitive for one to maneuver between the wheelchair lift that provides entrance to the home and the vehicle.

Staff members from RMHFH met onsite with Richmond City zoning administrators David Duckhardt and Colleen Dang on 3/29/23 to discuss the driveway and its accessibility requirements. Per their recommendation, we received a temporary Certificate of Occupancy for the home and are following up with an SUP Application.

The proposed use will not contribute towards congestion or overcrowding in the neighborhood, as the driveway will remove the need for street parking. We foresee no detriment to the welfare of the community nor interference with services. Because there is no curb cut along the street, the driveway runs right to the grade of the street without interruption. Public vehicles such as trash and recycling trucks can navigate freely near the driveway. If granted the SUP, no additional construction activity will be necessary to alter the width, eliminating further disruption to neighbors. We anticipate no hazards from fire, panic, or other dangers.

This project aligns with our vision of a world where everyone has a decent place to live, including individuals who require accessible dwellings.

<sup>&</sup>lt;sup>1</sup> Section 502.3.1 of the ADA Accessibility Standards states, "Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum." <a href="https://www.access-board.gov/ada/#ada-502\_3">https://www.access-board.gov/ada/#ada-502\_3</a>



INST # 2021-10955

### LEGEND

- HAC HVAC

- ా Utility Pole
- ← Guy Anchor

RE: Richmond Metro Habitat for Humanity DATE: 02/27/2023 SCALE: 1"=20'

JOB NO.: 55220443.HS

DRAWN BY: FJE

prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown. Dwelling is within F.E.M.A. defined flood zone "X" per flood insurance rate map no. 5101290039E, dated July 16, 2014.

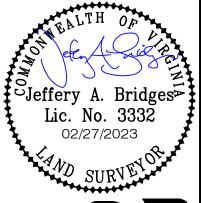
IMPROVEMENTS ON

# LOT 104 MCGUIRE HOMES

CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS

ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY CHECKED BY: JAB 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.cc





& ASSOCIATES





# City of Richmond Department of Planning & Development Review

## **Special Use Permit**

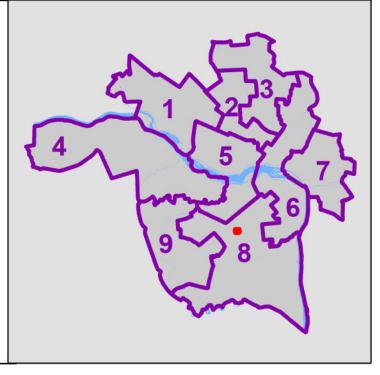
LOCATION: 1100 Hollister Avenue

APPLICANT: Richmond Metropolitan Habitat

for Humanity

COUNCIL DISTRICT: 8

PROPOSAL: To authorize the special use of the property known as 1100 Hollister Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.



For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov

