



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: *Paul Holt*

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)

ADU SUP Amendment Report

6/28/21

Planning Commission

900 East Broad Street, Room 511

Richmond, VA 23219

Re: Amendment to Application for special use permit for a new accessory dwelling unit at 1919 Wilmington Avenue, of the R-5 Zone in the Rosedale community

Dear Chairman Poole and Members of the Commission,

PLEASE NOTE: All of my neighbors have expressed full approval for this amendment. Furthermore, the below report and all accompanying materials are the same as what was submitted and approved by the Planning Commission and City Council three months ago, with the following clarifications:

- The first sentence of the summary section has been amended to state that the height of the house will be 20 feet (rather than 17).
- The accompanying plan drawings also clarify that the height of the house will be 20 feet (not 17).

Please accept for review the attached application for a special use permit for a new construction accessory dwelling unit at 1919 Wilmington Avenue in the R-5 zone in the Rosedale community. The proposed new accessory dwelling unit is a 16 x 24 foot, 1 story frame building with siding exterior finish to be located at the rear of my lot at the alley. I have shared my plans with neighbors and will ask them to submit letters of support if requested. In addition, my plans have also been approved by the Rosedale Civic Association. Accessory dwelling units and carriage houses can be found throughout the Rosedale and surrounding communities, which also showed overwhelming support for ADUs in a recent 2020 survey conducted by the city.

Summary:

This 16 x 24 ft 1 story cottage-style building will be 20 feet tall at its highest point with a sloped metal roof. The ADU will be set back 5.1 feet from the west property line and 26 feet from the rear property line at the alley, per code. The ADU footprint combined with that of the main home and two small accessory buildings will occupy far less than the maximum allowable amount of the approximately 7,800 square foot plot.

The unit will be provided with an off-street parking space, will have emergency fire access via the adjacent alley and two exits, one on the north and one on the south side of the building. Electric, water, and sewer lines will be connected through extension from the main home.

SUP Review Standards and responses:

The Planning Commission and Council must find that the proposed use will not:

(1) Be detrimental to the safety, health, morals and general welfare of the community involved.

Response: The ADU will increase safety by adding "eyes on the alley". It will help address the increasing need for housing in the city.

(2) Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.

Response: I will provide a parking space for the ADU. There is walking access to GRTC buses #14 (within 3 blocks) and #91 (within 1.5 blocks). In addition, a resident will be able to walk to restaurants, coffee shops, and more.

(3) Create hazards from fire, panic or other dangers.

Response: The new building will be built in accordance with all current building and fire codes. It will be directly adjacent to and accessible from the alley for fire apparatus.

(4) Tend to overcrowding of land and cause an undue concentration of population.

Response: The ADU itself will occupy just a fraction of the lot and house one to two adult residents. Combined, the ADU, main house, and toolshed will occupy far less than the limit.

(5) Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

Response: The small ADU is unlikely to host a school-age child, and with just one or two adult residents it will not have a significant effect on nearby parks and playgrounds. The ADU will be connected to the primary residence water supply and sewer line. It will have an off-street parking space and is located with walkable access to services and transit.

(6) Interfere with adequate light and air.

Response: The ADU will occupy a fraction of my lot. The ADU will also span just 24 feet of the 50-foot wide lot along the alley, allowing for light and air.

I have enclosed the amendment application form, application fee, and this report, in addition to the electronic PDF plans, including site plan and elevation plans. Also included is an updated survey plat.

Thank you for taking the time to consider this application. Please call or email me if there are any questions.

Most sincerely,

Grady Hart.