



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.richmond.gov/>

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: 807 Pepper Avenue Date: 06/10/2017

Tax Map #: W0210255013 Fee: _____

Total area of affected site in acres: .59 acres

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

Zoning

Current Zoning: R-4

Existing Use: Residential

Proposed Use

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

Owner would like to split the current lot(100'x255') into two separate lots(50' x 255') and build a new house on the new lot while leaving the existing home in place.

Existing Use: Single Family home on the northwest corner of the lot.

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jeffrey Lessin

Company: _____

Mailing Address: 807 Pepper Avenue

City: Richmond State: VA Zip Code: 23226

Telephone: (818) 5,684,457 Fax: (888) 3,173,730

Email: JeffLessin@gmail.com

Property Owner: Jeffrey Lessin

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: 807 Pepper Avenue

City: Richmond State: VA Zip Code: 23226

Telephone: (818) 5,684,457 Fax: (888) 3,173,730

Email: JeffLessin@gmail.com

Property Owner Signature: Jeffrey Lessin

Digitally signed by Jeffrey Lessin
Date: 2017.06.16 11:03:45 -0400

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)

Jeff & Havah Lessin
807 Pepper Avenue
Richmond, VA 23226

Applicant's Report

The safety and well being of our neighbors at 807 Pepper Avenue will be our top consideration when splitting the existing lot. We have received a letter from the Westhampton Citizen's Association in support of this project as it will enhance our street by creating a beautiful new home appropriately designed and built with the general look and feel of our neighborhood. Our application will be very similar to another application that was submitted and approved in 2008, with respect to a property down the street, and will request approval for our property to be split into 2 separate parcels. The two parcels would be identified as 807 Pepper Avenue (the parcel on which we currently reside) and 805 Pepper Avenue. Our intention is to build a new home on the 805 Pepper lot and sell the existing 807 house to a family looking for a home. Obviously, as residents of the neighborhood, we are committed to making sure that any new house built next to us is one that would further beautify and enhance our family-friendly neighborhood.

Jeff & Havah Lessin
807 Pepper Avenue
Richmond, VA 23226

May 1, 2017

Dear Neighbor,

We wanted to inform you that we are preparing to submit an application to the City of Richmond with respect to the property we own, and reside upon, on Pepper Avenue. Our application will be very similar to another application that was submitted and approved in 2008, with respect to a property down the street, and will request approval for our property to be split into 2 separate parcels. The two parcels would be identified as 807 Pepper Avenue (the parcel on which we currently reside) and 805 Pepper Avenue. Our intention is to build a new home on the 805 Pepper lot and sell the existing 807 house to a family looking for a home. Obviously, as residents of the neighborhood, we are committed to making sure that any new house built next to us is one that would further beautify and enhance our family-friendly neighborhood.

We would welcome the opportunity to discuss this matter with you should you have any questions or comments at this time. If so, please do not hesitate to contact us at your convenience.

Sincerely, Your Neighbors,
Erin and Jeff Lessin
807 Pepper Avenue
804-516-3092