



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2024 – 146

2416 3rd Avenue
Special Use Permit



David Watson– Planner

June 18th, 2024

SITE MAP

The subject property is located near the corner of Myrtle Street and 3rd Avenue.



PURPOSE & SUMMARY:

To authorize the special use of the property known as 2416 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Lot feature requirements are not met.

A Special Use Permit is therefore required.

EXISTING ZONING: R-6 Single-Family Attached Residential

Sec. 30-412.4. – Lot area and width; density; unit width

Lot area must be 6,000 sq. ft.

4,200 sq. ft. is proposed

Lot width must be 50 ft.

30 ft. is proposed

RICHMOND 300 MASTER PLAN DESIGNATION: Residential

The Richmond 300 Master Plan designates the subject property for **Residential**.

Primary Uses: Single-family houses and accessory dwelling units

Secondary Uses (Along Major Streets): Duplexes and small multi-family buildings

SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

Surrounding Area

R-6 Single-Family Attached Residential District
and
properties zoned R-5 Single-Family Residential to the west.

Neighborhood Participation

Staff notified area residents and property owners.

ORDINANCE CONDITIONS:

- 1) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.
- 2) No less than one off-street parking space for each dwelling unit shall be provided for the Special Use, substantially as shown on the Plans.
- 3) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- 4) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

STAFF RECOMMENDATION: APPROVAL

The proposed development is:

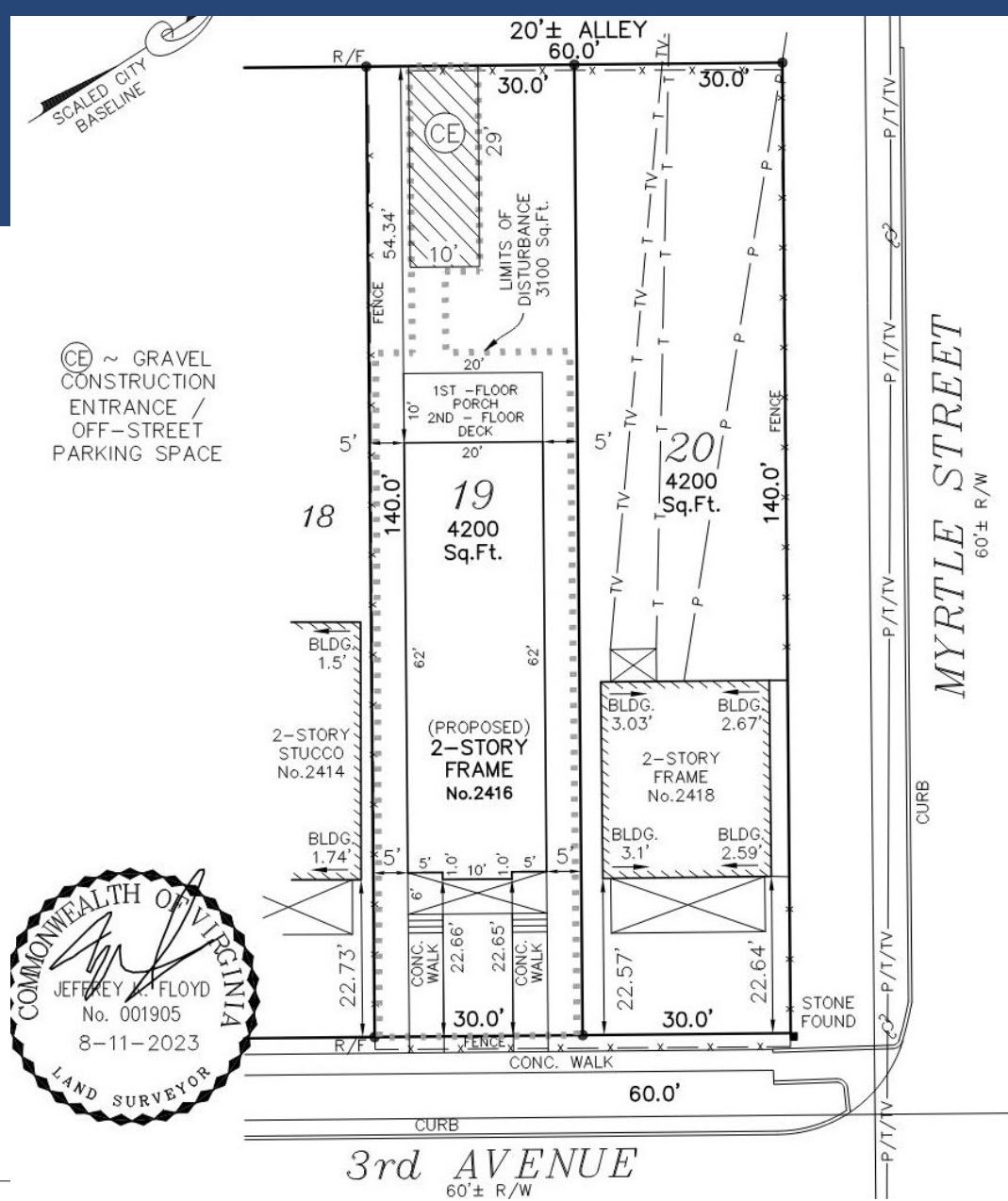
A permitted use within the underlying zoning of the property

Consistent with the historic pattern of development in the area

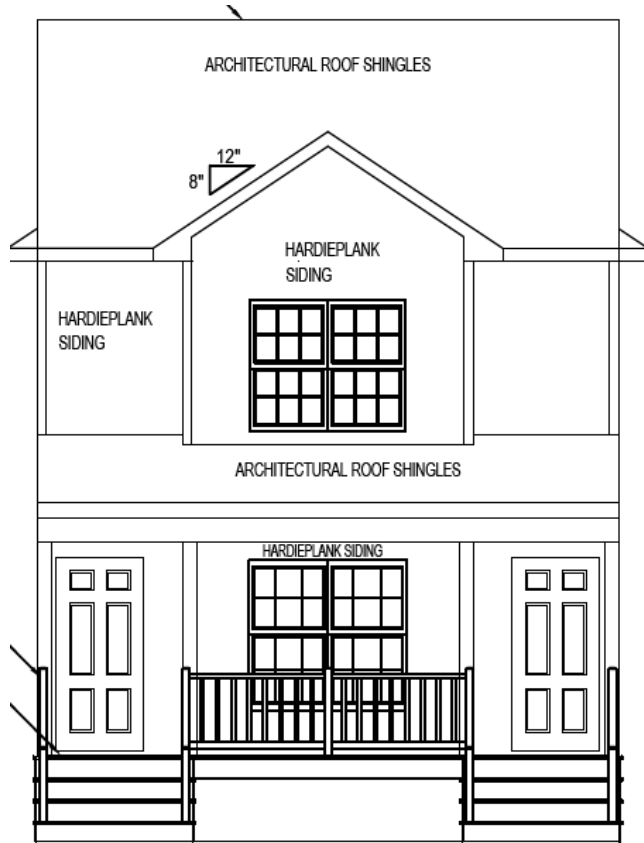
Therefore, staff recommends approval of the Special Use Permit request.

Questions

Site Plan



Elevations

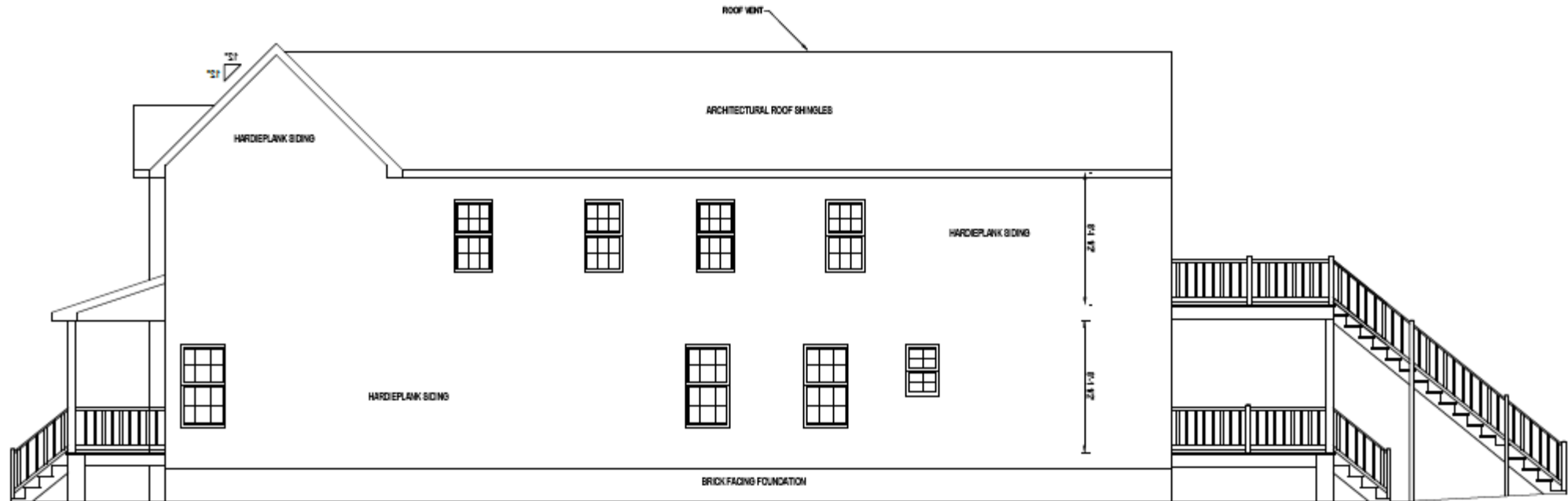


FRONT ELEVATION



REAR ELEVATION

Elevations – Right Elevation



Elevations – Left Elevation

