



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: 909 N 27th Street Date: 04/11/2017  
 Tax Map #: E0000477030 Fee: \$250  
 Total area of affected site in acres: 2990 square feet

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

**Zoning**

Current Zoning: R-63 - Residential (Multi-family Urban)

Existing Use: Vacant

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Construct a new two-family structure, to be owned and maintained by project: HOMES

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Matt Moragn

Company: ElderHomes T/A project:HOMES  
 Mailing Address: 88 Carnation Street  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: (804) 525-7651 Fax: (804) 230-0778  
 Email: Matthew.Morgan@projecthomes.org

**Property Owner:** ElderHomes Corp T/A Project Homes

If Business Entity, name and title of authorized signee: Lee Householder, CEO

(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: 88 Carnation Street  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: (804) 233-2827 Fax: (804) 230-0778  
 Email: Lee.Householder@projecthomes.org

**Property Owner Signature:** \_\_\_\_\_

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)

## Special Use Permit Applicant's Report: 909 N 27<sup>th</sup> Street

With this application, Project:HOMES is requesting a Special Use Permit to build a detached two family dwelling at 909 North 29<sup>th</sup> street as allowed in the R-63 zoning district. The proposed structure consists of two 800 Square foot one bedroom apartments. Our non-profit, project:HOMES, intends to build an affordable two-family building on the lot. Project:HOMES is a Richmond-based non-profit, that provides neighborhood infill, affordable housing, repairs for low-income families, and weatherization across the region.

While the construction of a two family dwelling is permitted in the R-63 district, the proposed dwelling does not meet the minimum lot requirements for a detached structure. It is project:HOMES' desire to build this building as a detached structure instead of an attached structure as allowed by the current zoning and lot size.

This property lies in a block in between two blocks where project:HOMES has done substantial home repair, neighborhood infill, and new construction, the 800 and 1000 blocks of North 27<sup>th</sup> Street. All of our new homes are designed with the character of the neighborhood in mind. The aesthetic look of the home is designed to match its neighbors. All aspects from the columns, to trim, to the type of windows used are selected based on what will best suit the neighborhood. All of our homes built for the Model Block and throughout North Church Hill have been submitted to, and approved by the Section 106 historic review process. The home design we have chosen for this project (see attached elevations and floor plans) will feature neighborhood housing characteristics.

Furthermore, as both units in this building are one-bedroom units, there will be no adverse impact on traffic, congestion, or parking. The plans for the building reflect two parking spaces at the rear of the home for the tenants. The home will not have any negative environmental effects, create density problems, or create an additional hazard for fires and other dangers.

In summary, the proposed use of the property at 909 N 27<sup>th</sup> Street will be an affordable, two-family home that will be owned and maintained by project:HOMES. This house will match the historic character of the neighborhood, while providing opportunity for affordable housing, reduced vacancy, and neighborhood infill for North Church Hill. There will be no adverse impacts to community health, traffic congestion, or safety.