



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: Kyle Johnston, Principal

(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:** 

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)

# APPLICANT'S REPORT

*May 13<sup>th</sup>, 2022*

*Special Use Permit Request  
201 W Blake Lane, Richmond, Virginia  
Map Reference Number: S000-1479/025*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

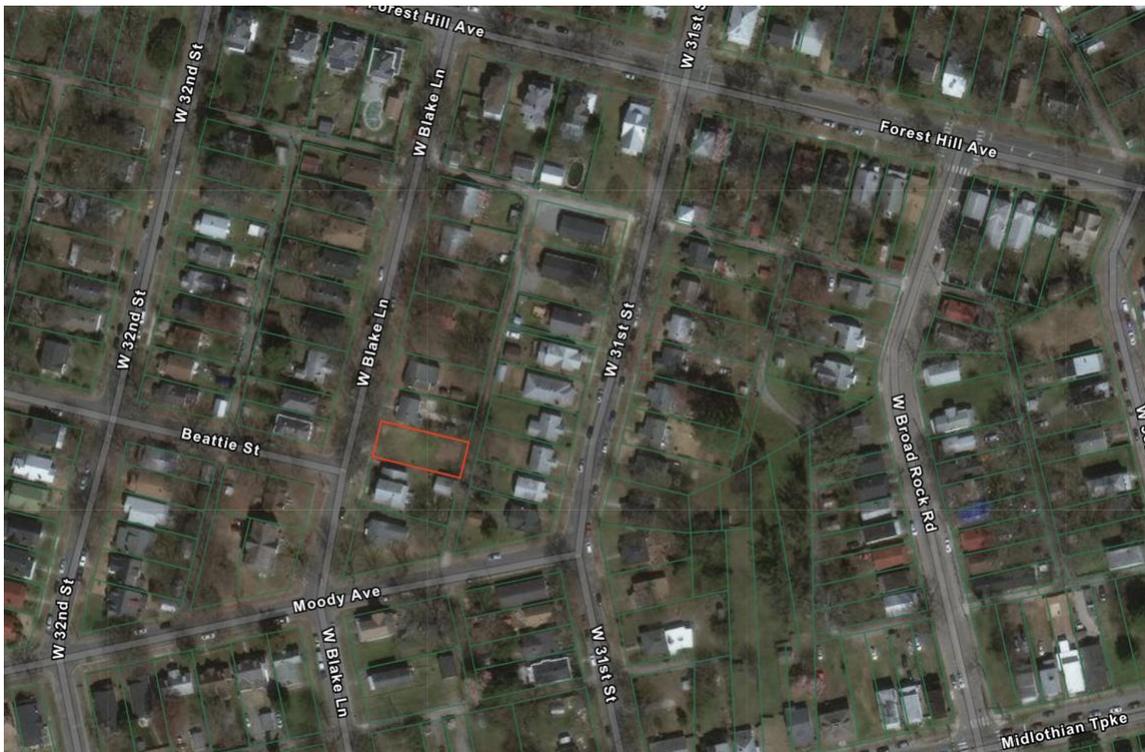
## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 201 W Blake Lane (the "Property"). The SUP would authorize the construction of two single-family detached dwellings. While single-family use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the applicable feature requirements cannot be met. Therefore, the SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of W Blake Lane mid-block between Forest Hill and Moody Avenues. It is referenced by the City Assessor with a tax parcel number of S000-1479/025. The Property is approximately 45 feet in width and 113 feet in depth, contains approximately 5,085 square feet of lot area, and is currently unimproved. Access is provided in the rear by a north-south alley.



The properties in the vicinity are primarily developed with single-family detached dwellings. The dwellings in the area consist of a wide range of forms but are primarily of frame construction with horizontal lap siding. Two-family dwellings can also be found in the area fronting on W 31<sup>st</sup> Street and Moody Avenue.

## **EXISTING ZONING**

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which permits single-family detached dwellings. Parcels in the area differ in size and frontage with a large number of parcels in the vicinity unable to conform to the underlying R-5 feature requirements.

Due to the historic lot pattern in the area, existing single-family dwellings are typically nonconforming with regard to some combination of lot area, lot width and yard requirements. The Property is large for the area as it consists of more than one original lot of the West Manchester Subdivision. Dividing it as proposed in order to permit the construction of two dwellings would be consistent with this development pattern. However, as the proposed development does not meet R-5 lot area and lot width requirements, a special use permit is required.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" use for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along

- enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
    - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
  - Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
  - Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## **Proposal**

### **PURPOSE OF REQUEST**

The Property consists of a single lot of record that is larger than the typical size for the vicinity. The SUP would permit the construction of two new, single-family detached dwellings which are consistent with the development pattern in the area. Consistent with the existing dwellings in the area, the new dwellings would front onto W Blake Lane. The new dwellings would be located on new parcels to be known as 201 and 201 ½ W Blake Lane. Each parcel would have 22.5 feet of lot frontage along W Blake Lane and contain roughly 2,542 square feet of lot area. While the proposed lots are consistent with the overall development pattern in the vicinity, like most parcels in the area, the R-5 District lot area and width requirements would not be met for the new dwellings. All other aspects of the underlying zoning requirements, including the requirement that a minimum of one off-street parking space be provided, will be met.

### **PROJECT DETAILS/DESIGN**

The proposed dwellings would be 16 feet in width, 52 feet in depth, and two stories in height. They would each include approximately 1,664 square feet of finished floor area and consist of three bedrooms and two-and-one-half bathrooms. The proposed first-floor plans are modern, open, and efficient and are designed to be meet the needs of the market. The second-floor plans include a master bedroom with en-suite master bathroom and walk-in closet along with two additional bedrooms connected by a jack-and-jill bathroom.

The new dwellings would be of frame construction and clad in quality building materials including cementitious lap siding in order to ensure durability. A full-width front porch on each dwelling would engage the street and provide usable outdoor living space. The

proposed dwellings massing and architectural styles are designed to be compatible with nearby dwellings and are consistent with the historical homes found in the neighborhood.

## Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are compatible with the existing development in the vicinity. This request would simply permit the efficient utilization of the Property by allowing for new development to occur. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional dwelling unit will be negligible, especially within the context of a walkable neighborhood. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population.

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

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- *Interfere with adequate light and air.*

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structures is similar to what the underlying zoning district and feature regulations applicable to single-family detached dwellings allow for by-right on legally nonconforming lots of substandard width.

## Summary

In summary we are enthusiastically seeking approval for the construction of two new, single-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a quality home ownership opportunity consistent with Master Plan guidance. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the development pattern and surrounding neighborhood.

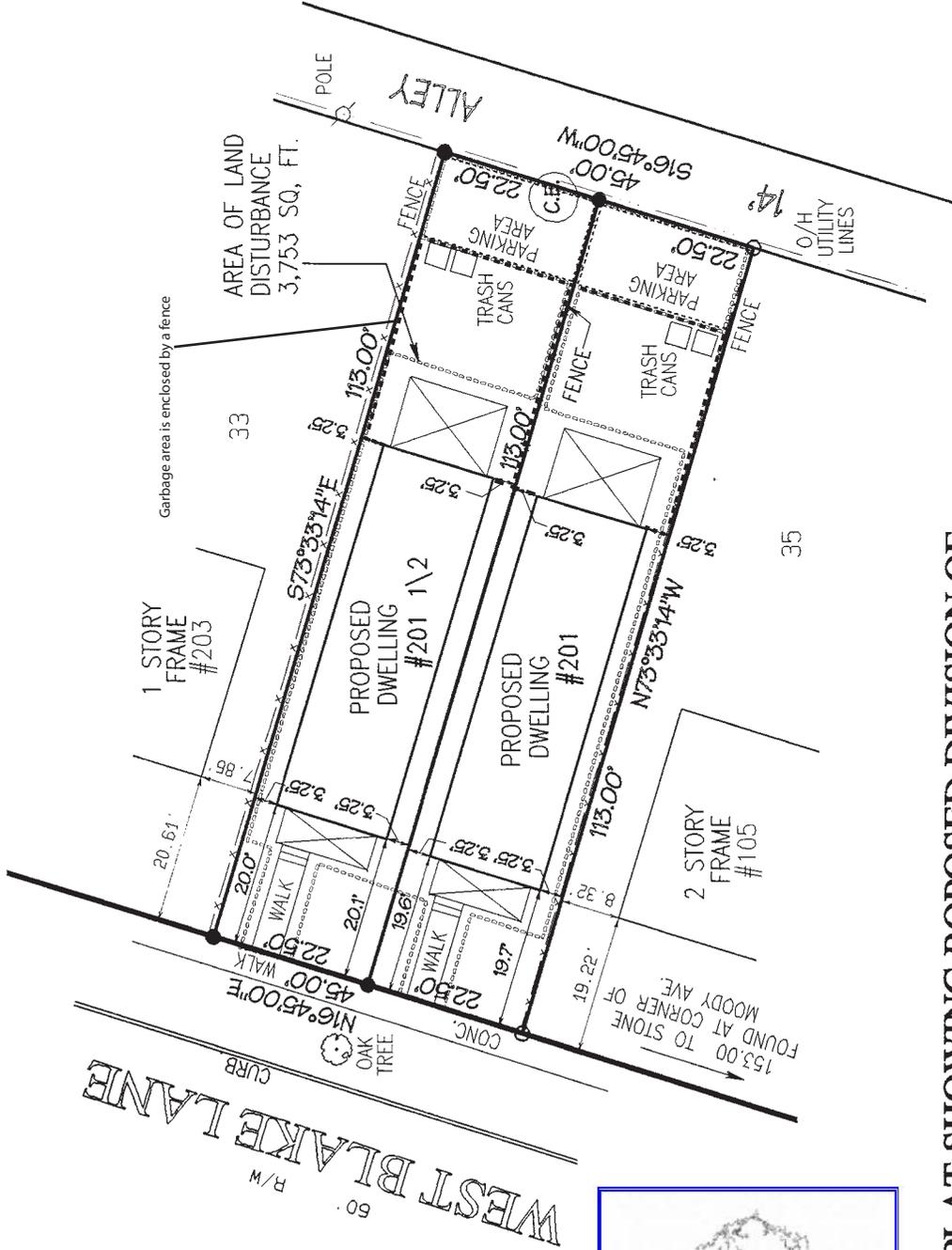
NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): CANVAS DEVELOPEMENT, LLC. INST.210009709 PARCEL ID S0001479025

#201 1 1/2  
LOT AREA  
2542.5  
SQ. FT.

#201  
LOT AREA  
2542.5  
SQ. FT.



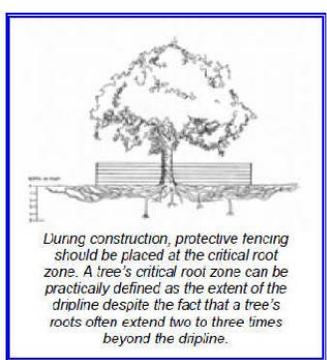
PROJECT # 8905-12SP

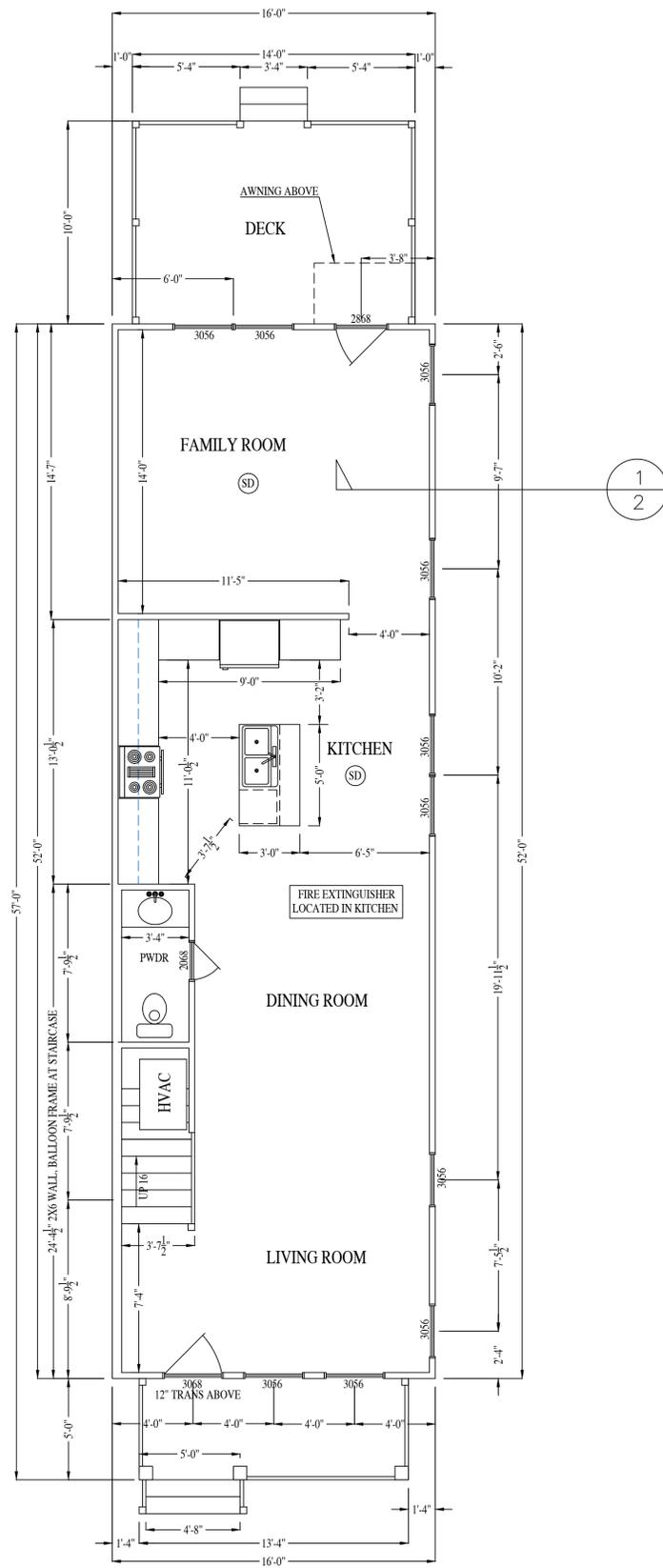


**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

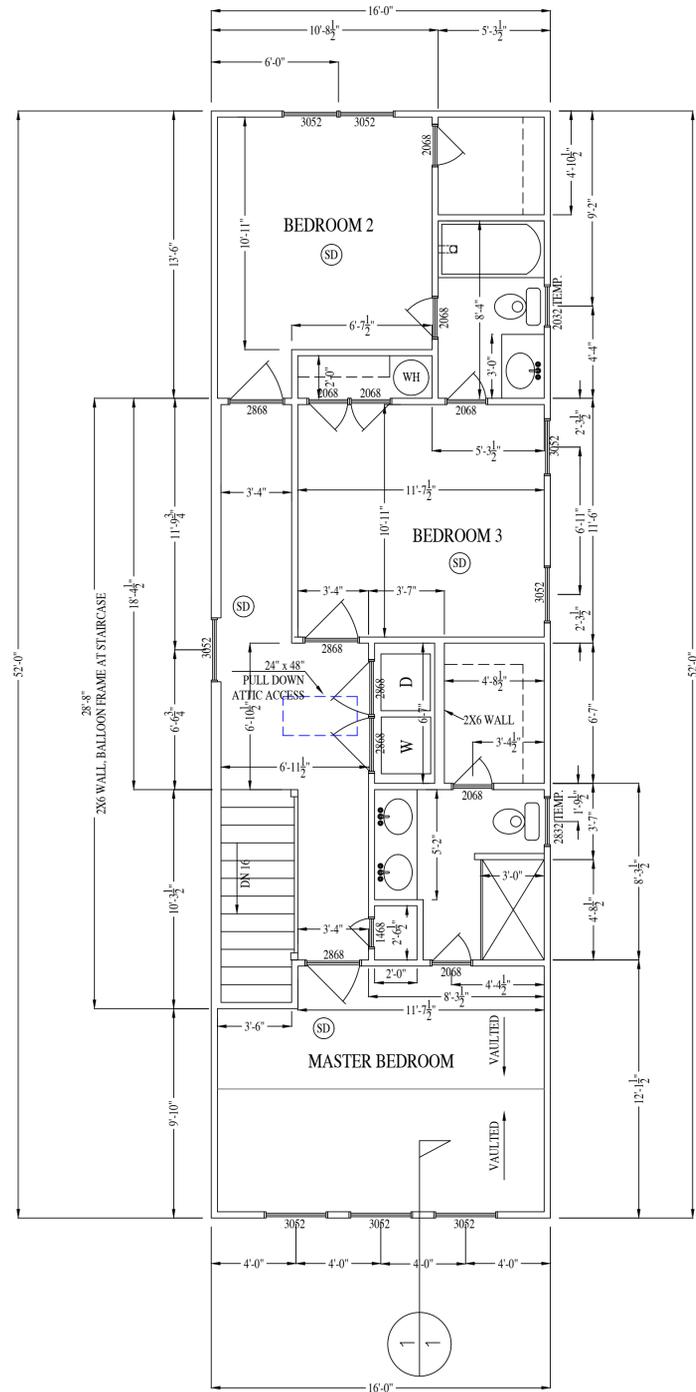
**PLAT SHOWING PROPOSED DIVISION OF  
No.201 WEST BLAKE LANE,  
BEING ALL OF LOT 34 AND A PORTION OF LOT 33,  
BLOCK 5, PLAN OF "WEST MANCHESTER"  
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'





FIRST FLOOR PLAN



SECOND FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 832 S.F.

2ND FLOOR HEATED SQ. FOOTAGE: 832 S.F.

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4

201 & 201.5 W BLAKE LANE

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

REVISION NOTES

DATE	START
6/27/22	Rev1

SCALE:

1/4" = 1'-0"

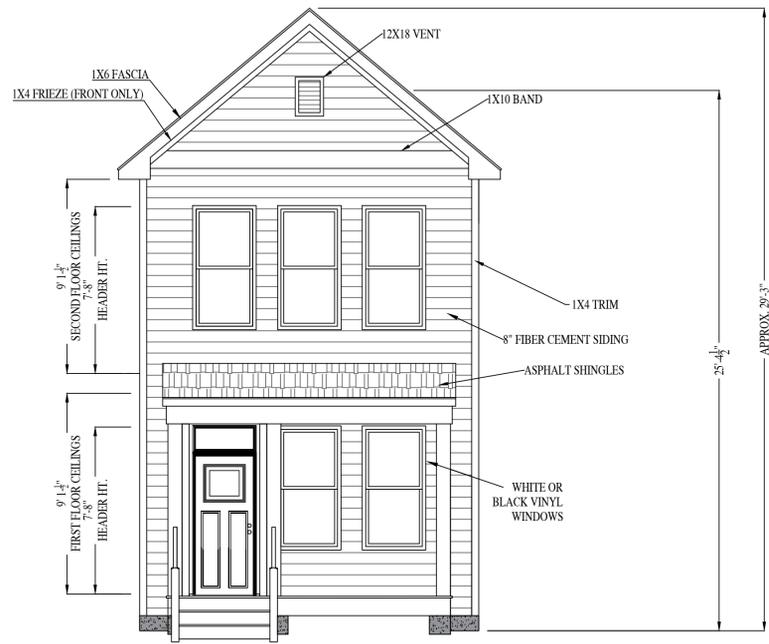
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4-12-2022

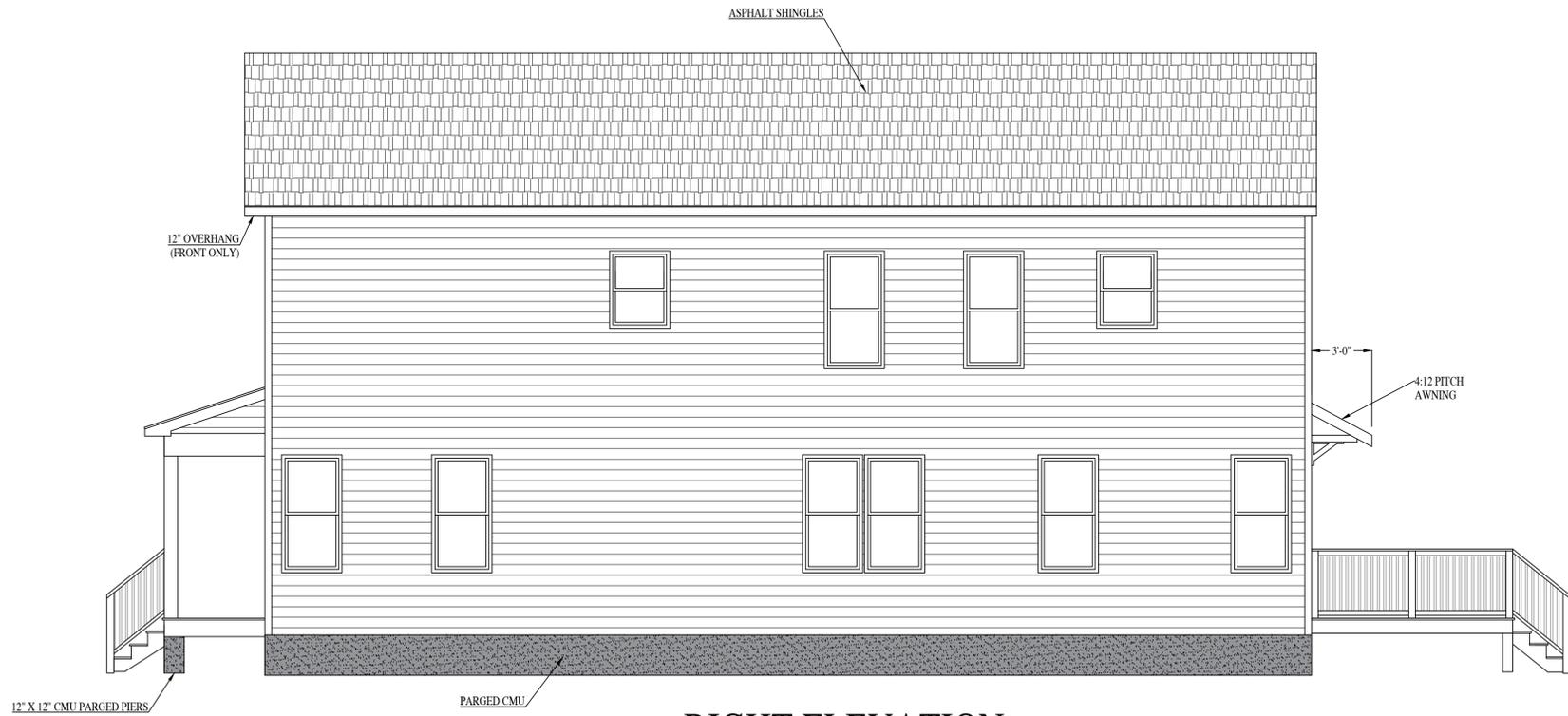
SHEET:

A1.1

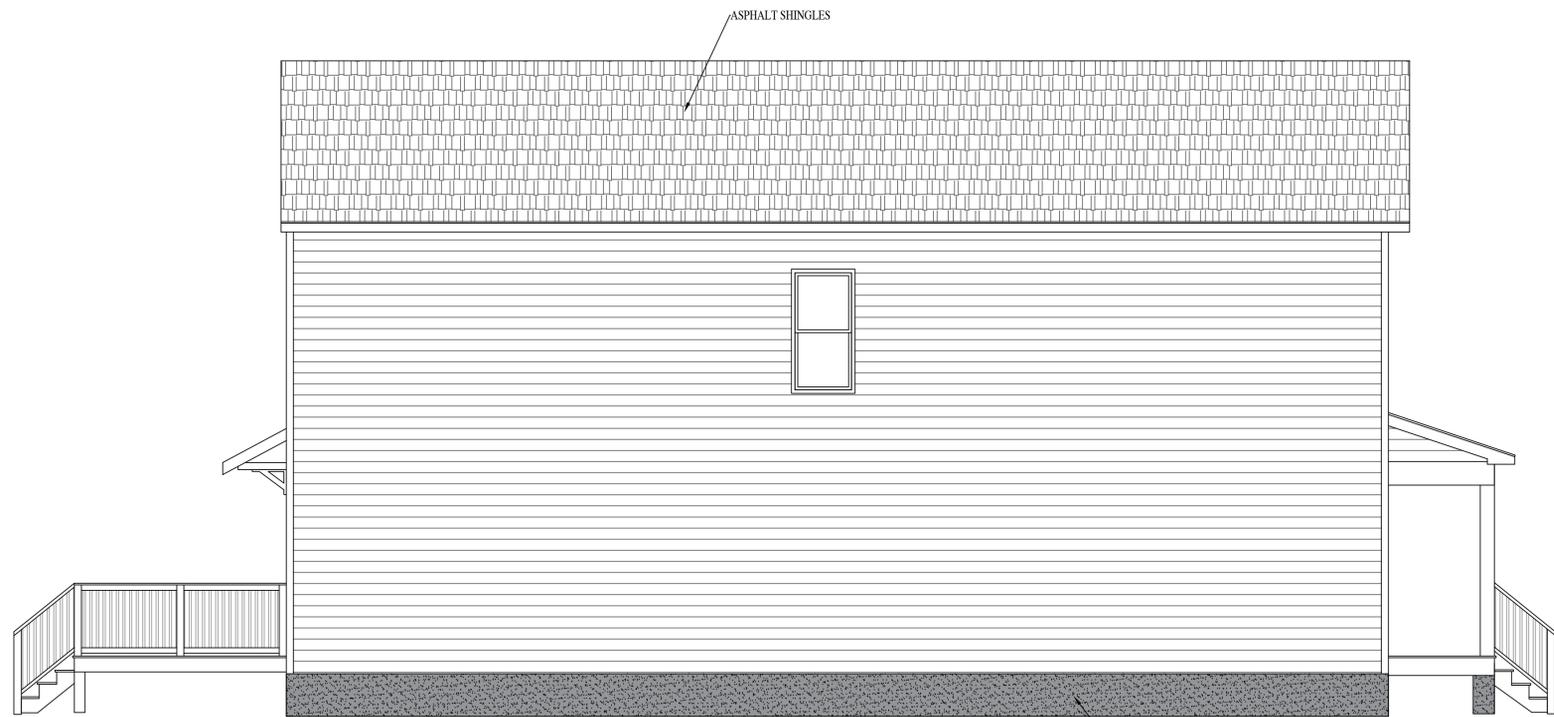




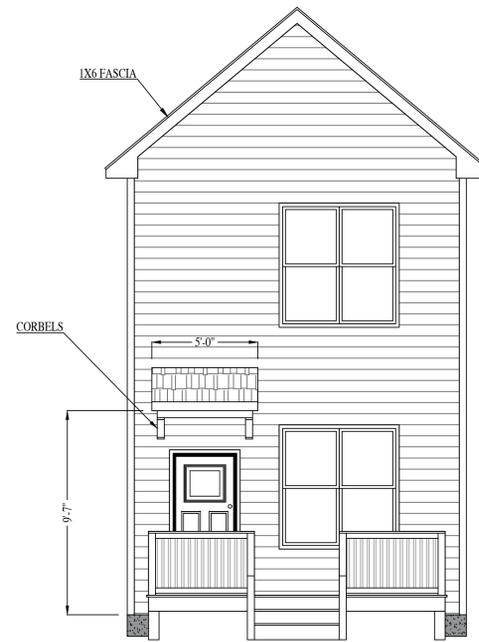
**FRONT ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

201 & 201.5 W BLAKE LANE

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

**REVISION NOTES**

DATE	START
6/27/22	Rev1

SCALE:  
1/4" = 1'-0"

DATE:  
4-12-2022

SHEET:  
A2.1

