



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: Rear 1615 Hanover Ave Date: 11/02/2020  
 Tax Map #: W0000664041 Fee: \$300  
 Total area of affected site in acres: 0.059

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

**Zoning**

Current Zoning: R6

Existing Use: 10 garages for residential use -some rented out

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
10 garages for residential use - now with proposed individual ownership

Existing Use: Garages for residential use, with a number of them being rented to others

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Linda K. Foster

Company: \_\_\_\_\_  
 Mailing Address: 1615 Hanover Ave  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: (804) 353-1966 Fax: ( )  
 Email: Lndjoh@yahoo.com

**Property Owner:** Linda K. Foster

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(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:** Linda K. Foster

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)

## SUP Applicant Report for Rear 1615 Hanover Ave – 11/02/2020

If granted a Special Use Permit to subdivide the 10 existing garages currently all located on one parcel of land into 10 parcels - each with one garage - the proposed use will effectively match the current use as residential garages, except that after subdividing, the ownership of each garage will now be allowed to vary.

Since the effective use (outside of ownership) will remain the same, there will be no additional conditions that would:

- a. Be detrimental to the safety, health, morals and general welfare of the community involved;
- b. Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- c. Create hazards from fire, panic or other dangers;
- d. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- e. Interfere with adequate light and air.

All new division lines will run down the centers of existing party walls. These are existing double brick thickness walls separating each garage as shown in the accompanying survey "Proposed Subdivision Exhibit for SUP Fan Garages" prepared by Nyfeler Associates and dated 10/29/2020. These walls run up through the roof as parapet walls, for complete separation between the garages. Should a particular garage be in need of roof repair, that garage's common parapet walls with other garages creates a clear roof division and may therefore be repaired or replaced without affect on the other garages.

No construction is anticipated. If approved, I will go through the subdivision process to create 10 parcels. Once the subdivision is approved and recorded, I plan on selling some or all of the garage parcels.

Sincerely,



Linda K. Foster  
(804) 353-1966  
Lndjoh@yahoo.com