



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: 1105 Apperson St. Richmond, VA 23231 Date: 7/1/23
 Tax Map #: E0002176003 Fee: \$300
 Total area of affected site in acres: .062

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

Zoning

Current Zoning: R-5 Residential (Single Family)

Existing Use: unimproved lot

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
We would like to build the attached home plan on this lot.

Existing Use: unimproved lot

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Scott Dearnley

Company: NSD Investments LLC
 Mailing Address: 2518 Founders Bridge Rd
 City: Midlothian State: VA Zip Code: 23113
 Telephone: (804) 938-5277 Fax: ()
 Email: scott.dearnley@joynerfineproperties.com

Property Owner: NSD Investments LLC

If Business Entity, name and title of authorized signee: Scott Dearnley

(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: 2518 Founders Bridge Rd
 City: Midlothian State: VA Zip Code: 23113
 Telephone: (804) 938-5277 Fax: ()
 Email: scott.dearnley@joynerfineproperties.com

Property Owner Signature: Scott Dearnley Nancy G. Dearnley

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

I am submitting this request for a special use permit to build a single-family home on a lot that I own at 1105 Apperson St. Richmond, VA 23231. The lot currently does not have enough square feet to qualify as a buildable lot. There are lots of these narrow homes in the City of Richmond that have 5 foot side setbacks so this home would be similar to those.

In my opinion, one additional home would not be detrimental to the safety, health, morals and general welfare of the community, would not create additional congestion, would not create fire or other hazards, would not cause overcrowding or an undue concentration of population, would not adversely affect the school system and other public services, and would not interfere with adequate light and air.

I feel that a new home on this lot would be a positive for the City and the area. It would provide much needed housing in a real estate climate that has very little inventory and it would provide additional tax revenue for the City.

I appreciate your consideration of my application. If you have any questions or concerns, please contact me at 804-938-5277.

Scott Dearnley
Member, NSD Investments LLC

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT.

BUILDER IS RESPONSIBLE FOR ANY ADDITIONAL SETBACKS NECESSARY FOR COMPLIANCE TO FIRE RATED WALLS.

35% LOT IMPERVIOUSNESS (HOUSE w/PORCH & STOOP)

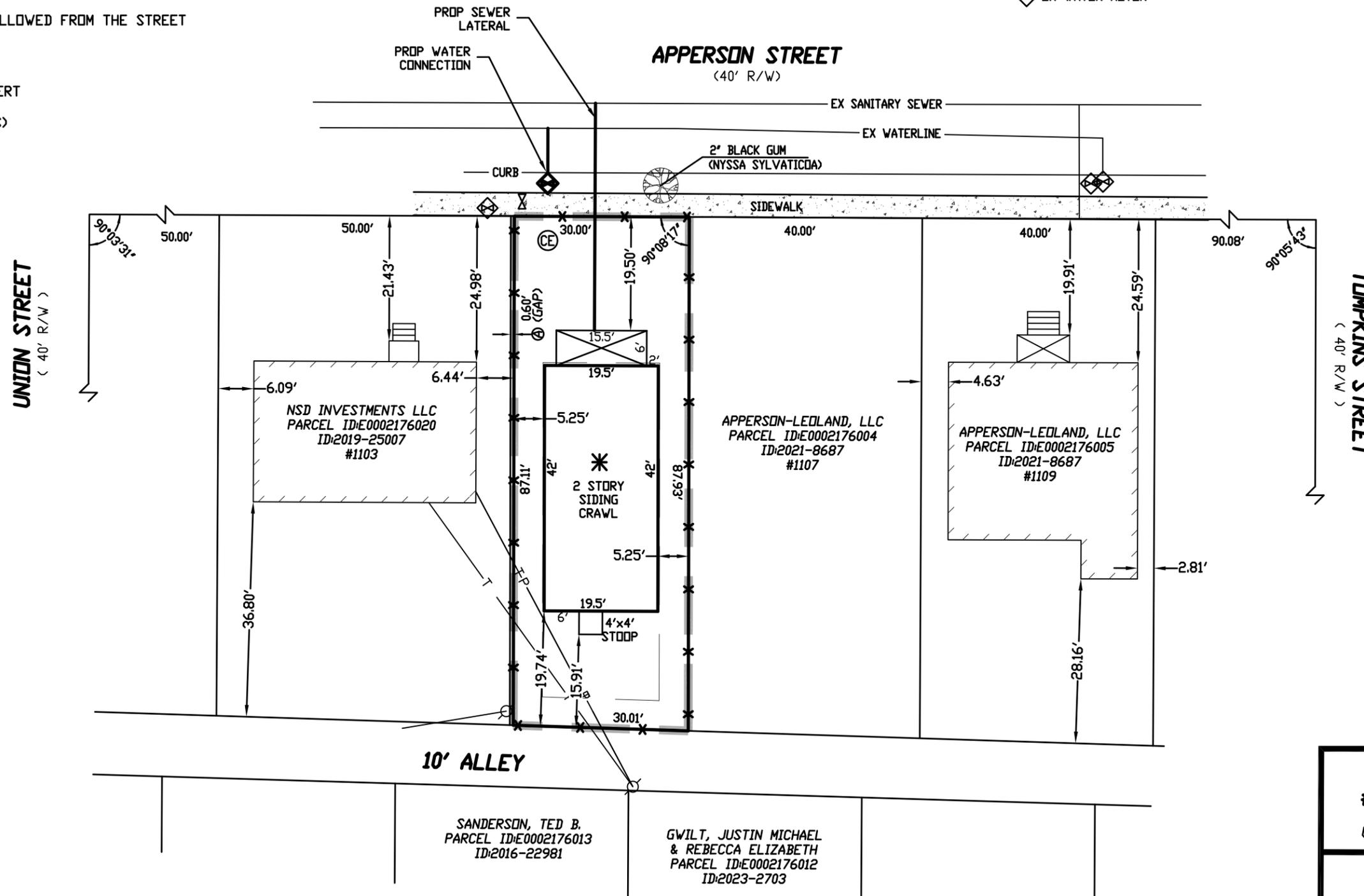
NO DRIVEWAY SHALL BE ALLOWED FROM THE STREET

(A) (GAP)
N/F

THURSTON, WALTER ROBERT
& ARLINE MARY
(NO PARCEL ID ON GIS)
DB.409B PG.36

- ⊙ EX POWER POLE
- ⊗ EX GAS VALVE
- ⊠ EX WATER METER

**YOUNGBLOOD
PROPERTIES**



ZONED: R-5
BUILDING SETBACKS:
FRONT=25'
REAR=5'
SIDE=5'
TOTAL SIDE=10'
LOT AREA=(NOT TO EXCEED
35% OF LOT AREA)

*
NSD INVESTMENTS, LLC
PARCEL ID: E0002176003
0.060 AC.
ID: 2019-25007
#1105

SANDERSON, TED B.
PARCEL ID: E0002176013
ID: 2016-22981

GWILT, JUSTIN MICHAEL
& REBECCA ELIZABETH
PARCEL ID: E0002176012
ID: 2023-2703

LEGEND

- * — LIMITS OF DISTURBANCE (2625± SF)
- * — SILT FENCE (TO BE INSTALLED ON LOW SIDE(S) OF LOT)
- ⊙ CONSTRUCTION ENTRANCE

REVISIONS:
11/9/23 - ADDED TREE PER
CITY COMMENT (BMS)

PROPOSED IMPROVEMENTS ON
#1105 APPERSON STREET
CITY OF RICHMOND, VIRGINIA

**YOUNGBLOOD, TYLER &
ASSOCIATES, P.C.**
CIVIL ENGINEERS, PLANNERS
& LAND SURVEYORS
7309 HANOVER GREEN DRIVE
P.O. BOX 517 MECHANICSVILLE, Va. 23111

DATE: SEPT. 22, 2023 SCALE: 1"=15'
DRAWN BY: BMS
CHECKED BY: JWG
JOB No. 18996

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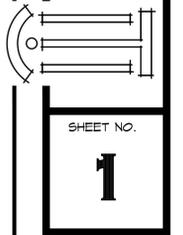
REVISIONS		BY
1	BID SET	TV
2	PERMIT	TV
3	LAUNDRY	TV
4		TV

DRAWN BY: MARTY
DATE: 1-25-23
FILE NO: M-23015

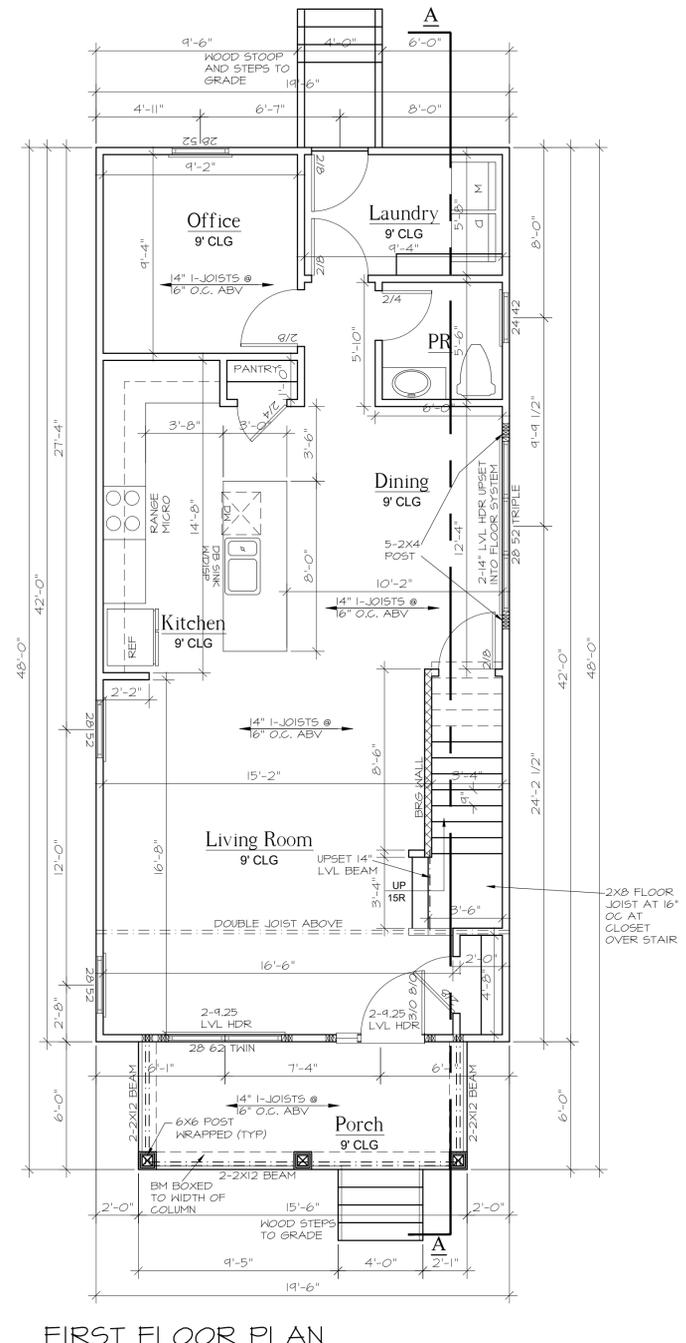
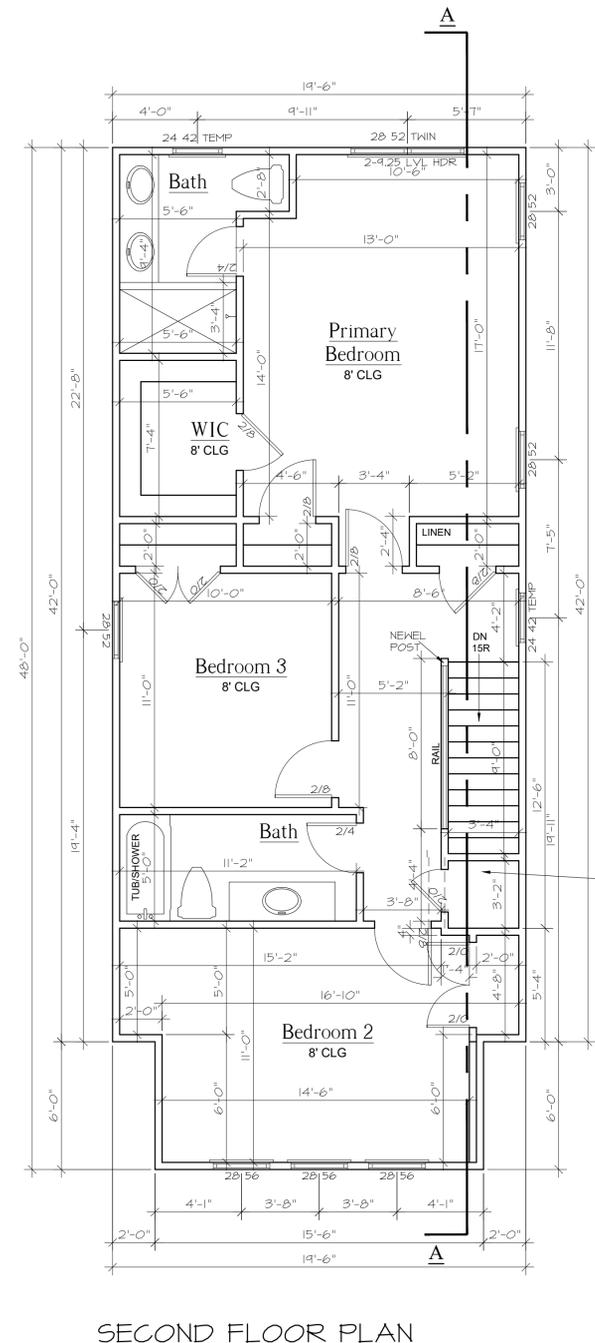
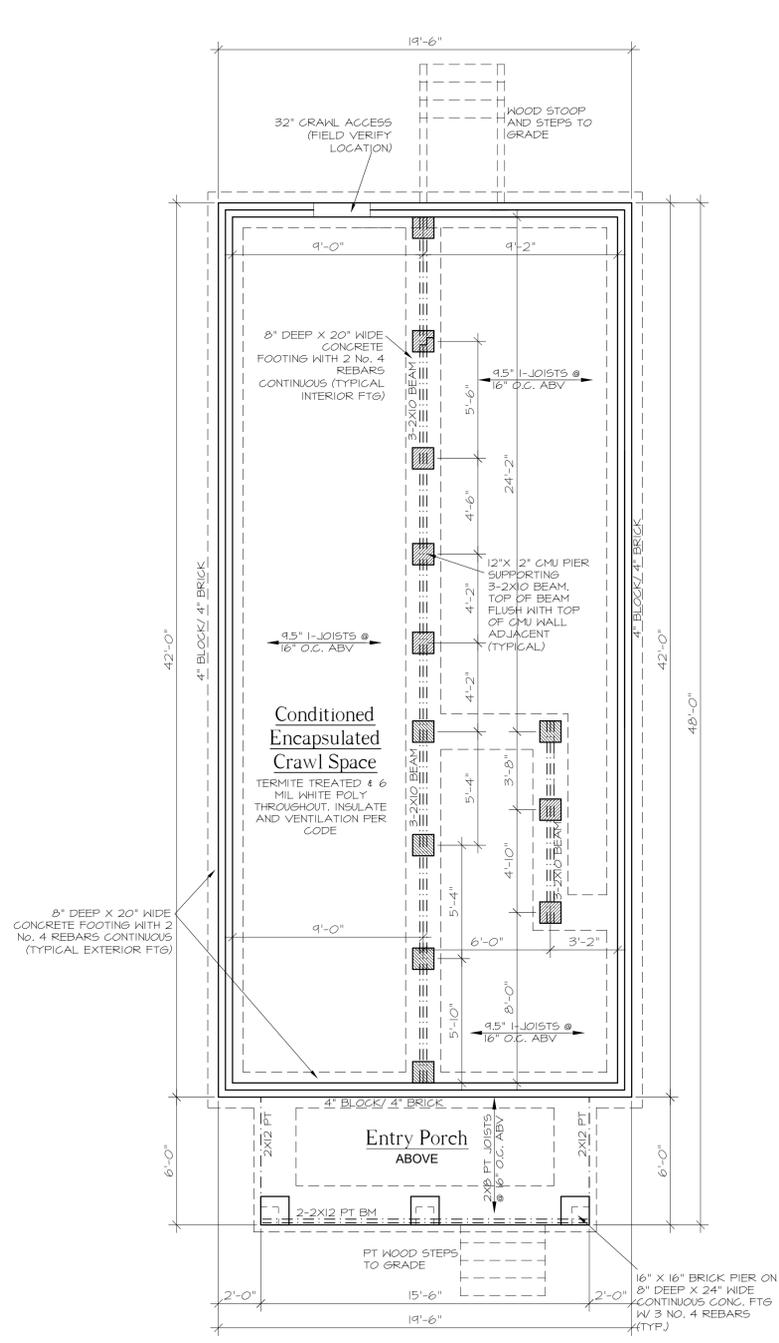
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YOUNGBLOOD PROPERTIES, LLC
1105 APPERSON STREET, RICHMOND, VA
FOUNDATION PLAN/ FLOOR PLANS

TM VAVRA + ASSOCIATES, P.C.
P.O. BOX 2624
CHESTER, VA 23832
tom@tmvavra.com



SHEET NO.
1



- NOTES:
- ALL HEADERS 2-2X8 UNLESS OTHERWISE NOTED
 - ALL EXTERIOR WALLS 2X4 AT 16" O.C., ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED.
 - ALL STRUCTURAL WOOD MEMBERS (I.E. JOISTS, RAFTERS, BEAMS, ETC.) TO BE SOUTHERN YELLOW PINE #2 UNLESS OTHERWISE NOTED
 - ALL ELEVATION REFERENCES ARE RELATIVE TO INTERIOR FINISHED FLOOR.
 - ALL STRUCTURAL COLUMNS MUST EXTEND CONTINUOUS TO FOUNDATION.
 - BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.
 - ALL WALLS DRAWN AT NOMINAL 4 1/8" WIDTH, BEARING AND EXTERIOR WALL TO BE PLACED AS SHOWN, ADJUST INTERMEDIATE WALLS AS REQUIRED FOR 3.5" WIDTH.

INTERIOR DOOR HEIGHTS	
FIRST FLOOR	6'-8"
SECOND FLOOR	6'-8"
UNLESS NOTED OTHERWISE	

AREA CALCULATIONS

FIRST FL. LIVING:	819 SF
SECOND FL. LIVING:	866 SF
TOTAL COND. AREA:	1685 SF
ENTRY PORCH:	93 SF
AREA UNDER ROOF:	1778 SF

TOTAL AREA OF STRUCTURE: 912 SF
LOT SIZE: 2625.57 SF
LOT COVERAGE = 34.7%



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 1105 Apperson Street

APPLICANT: NSD Investments, LLC

COUNCIL DISTRICT: 7

PROPOSAL: To authorize the special use of the property known as 1105 Apperson Street for the purpose of a single family detached dwelling, upon certain terms and conditions.

For questions, please contact David Watson at 804-646-1036 or David.Watson@RVA.gov

