



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: \_\_\_\_\_

Parcel I.D. #: \_\_\_\_\_ 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: \_\_\_\_\_

Richmond 300 Land Use Designation: \_\_\_\_\_

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

amend ORD. 2004-123-89, to authorize an addition to the dwelling unit known as 5007-A

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

ORD. 1995-196-197, ORD. 2004-123-89, ORD. 1987-227-206

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

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

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

(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:**

*Grace den Hartog*

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

*March 1<sup>st</sup>, 2023*

*Special Use Permit Request  
5007-A Grove Avenue, Richmond, Virginia  
Map Reference Number: W020-0193/048*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

## Introduction

The applicant is requesting a special use permit amendment (the "SUPA") for the property known as 5007 Grove Avenue (the "Property"). The existing eight single-family condominium dwelling units on the Property were originally authorized by Ordinance No. 87-227-206, which was adopted by the City Council on October 12, 1987 ("1987 SUP"). The 1987 SUP was subsequently amended twice; first by Ordinance No. 95-196-197, adopted by the City Council on July 24, 1995 ("1995 SUPA") and second by Ordinance No. 2004-123-89, adopted by the City Council on May 10, 2004 ("2004 SUPA"). Both the 1995 SUPA and the 2004 SUPA authorized additions to the dwelling units known as 5007-D and 5009-D Grove Avenue respectively. The proposed SUPA is similar and would authorize the construction of a single-story addition to the existing condominium unit at 5007-A Grove Avenue. All other aspects of the previously amended special use permit would be retained.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located along the southern line of Grove Avenue between Oak Lane and Lexington Road and is referenced by the City Assessor as tax parcel W020-0193/048. The Property is approximately 200 feet in width, contains roughly 26,000 square feet of lot area, and is currently improved with eight single-family condominium dwelling units.



The properties in the immediate vicinity are developed primarily with residential uses. Single-family detached dwellings are the most prevalent residential use although multi-family condominium residences can be found nearby as well. Immediately east of the

Property is a medical office and further east are properties developed with office/retail uses.

## **EXISTING ZONING**

The Property and those immediately to the north, east, and south are zoned R-5 Single Family Residential. Properties to the west are located within a R-1 Single Family Residential District. Further to the east are properties zoned R-3 Single Family Residential with one property, fronting Grove Avenue zoned RO-1 Residential Office District.

## **MASTER PLAN DESIGNATION**

The request is consistent with the Richmond 300 Master Plan (the "Master Plan"), which suggests "Residential" 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 developments to reinforce a gridded street pattern in order 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 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**

## **PROJECT SUMMARY**

The SUPA would authorize the construction of a one-story, first-floor addition to the existing condominium unit at 5007-A Grove Avenue.

## **PURPOSE OF REQUEST**

The Property is developed with two buildings containing four two-story condominium units each, for a total of eight units. These buildings were authorized by the 1987 SUP which included very detailed and specific plans to address concerns about compatibility with adjacent single-family dwellings. Subsequent amendments to the 1987 SUP plans, in 1995 and in 2004, authorized additions to two of those condominium units. The applicant

is proposing a similar amendment for their condominium unit in order to authorize a single-story addition to their residence at 5007-A Grove. While the proposed addition is similar to previously approved additions and is designed to be compatible with the existing development, the SUPA is required to update the plans associated with the 2004 SUPA. Importantly, all other aspects of the previous special use permit amendment would be retained.

In exchange for the SUPA, the intent of this request is to provide thoughtfully designed new construction in a manner not otherwise assured by-right. Furthermore, the quality assurances conditioned through the SUPA would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

## **PROJECT DETAILS**

When complete, the proposed one-story addition would be located on the eastern side of the Property and would be consistent with the existing dwelling and additions which were previously approved by the SUP. The footprint of the structure would be approximately 15 feet by 29 feet. The floor plan includes a bedroom with en-suite bathroom and two walk-in closets. The bedroom is accessible from the interior of the first floor of the existing residence. Two options are provided for the bathroom layout to allow for flexibility of fixture locations at the permitting stage. The exterior would be designed to match the existing house with the same quality building materials. Ample sunlight will be allowed in the unit through the proposed windows. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a high-quality addition that is respectful to the existing context.

## **Findings of Fact**

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 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 special use permit for a single-story addition will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

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

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The proposed addition will create no congestion on streets, roads, alleys or any other public right of way.

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

The proposed addition 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 proposed special use permit 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 special use permit 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 proposed structure is of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary we are enthusiastically seeking approval for the construction of a one-story addition to the Property. This Special Use Permit Amendment proposal represents an ideal, small-scale development for this location that is mindful of its surroundings and limits the impact on the existing landscaping and infrastructure on the Property. In exchange for the SUPA, the quality assurances and conditions related to the construction of the structure would provide thoughtfully designed new construction in a manner not otherwise assured by-right.



LEFT SIDE ELEVATION  $\frac{1}{4}'' = 1'-0''$



RIGHT SIDE ELEVATION  $\frac{1}{4}'' = 1'-0''$



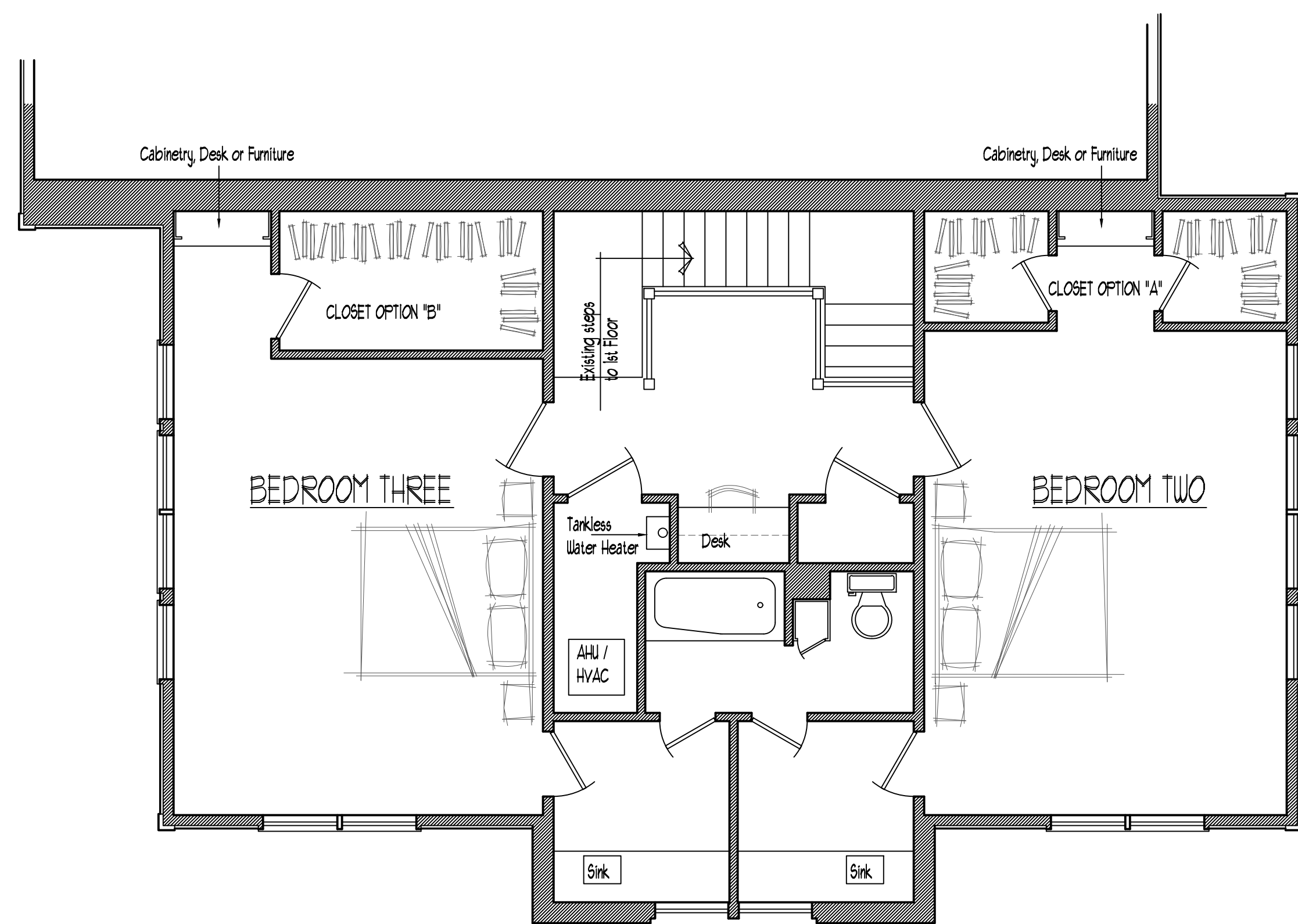
FRONT ELEVATION  $\frac{1}{4}'' = 1'-0''$

Preliminary Concept "A"

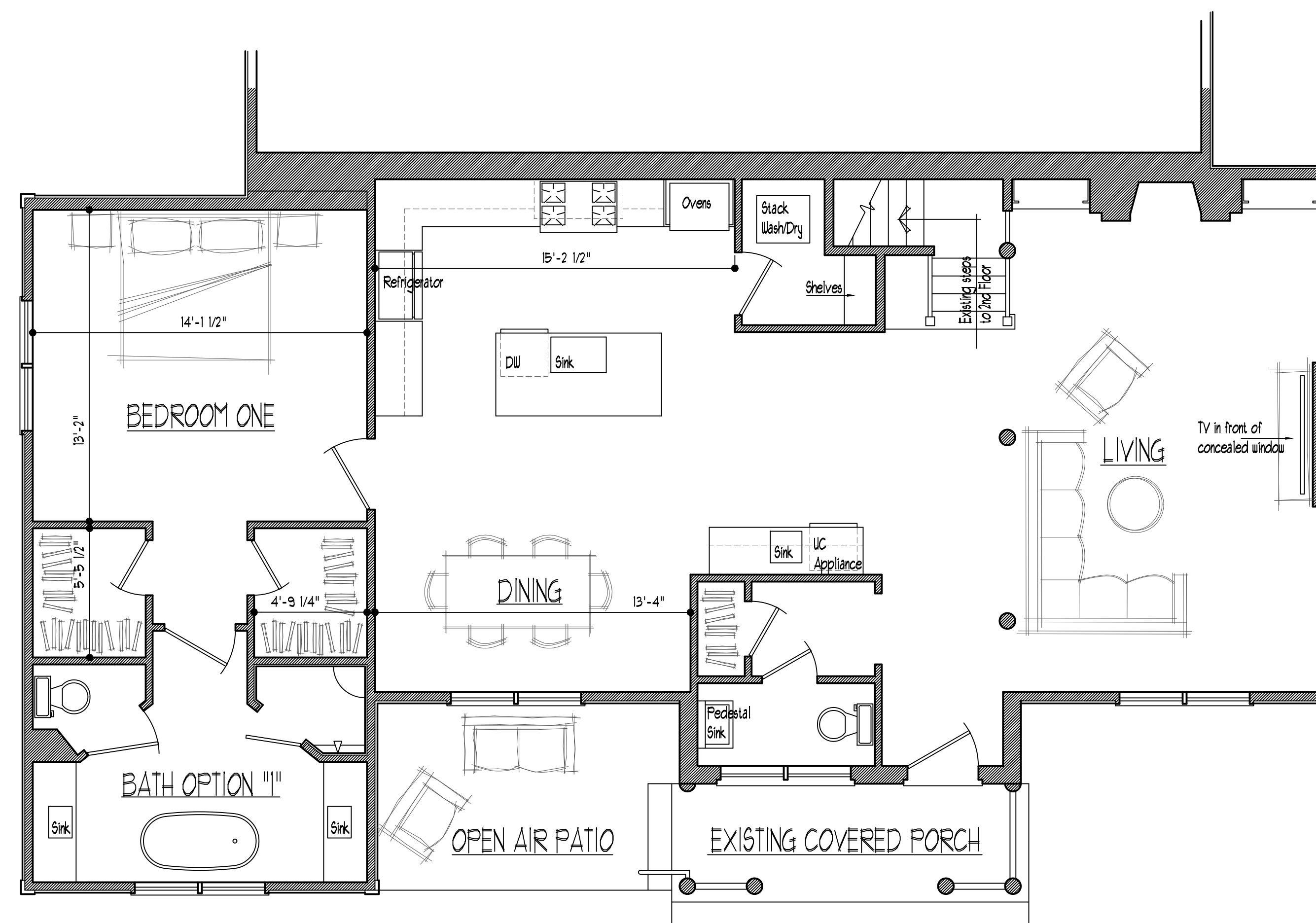
Mark White, LLC  
architectural/ residential design  
503 Libbie Ave., suite 1b  
Richmond, Virginia 23226  
804/432-6688 markwhitelc@gmail.com  
markwhitearchdesign.com

1/12/24

Renovations with Addition for:  
Billy and Grace King  
5007 Grove Ave., Richmond, Virginia 23226



SECOND FLOOR PLAN  $\frac{1}{4}'' = 1'-0''$



FIRST FLOOR PLAN  
WITH BATHROOM OPTION "III"  $\frac{1}{4}'' = 1'-0''$

**Mark White, LLC**  
 architectural/ residential design  
 503 Libbie Ave., suite 1b  
 Richmond, Virginia 23226  
 804/432-6688 markwhite@markwhitearchdesign.com  
 markwhitearchdesign.com

1/12/24

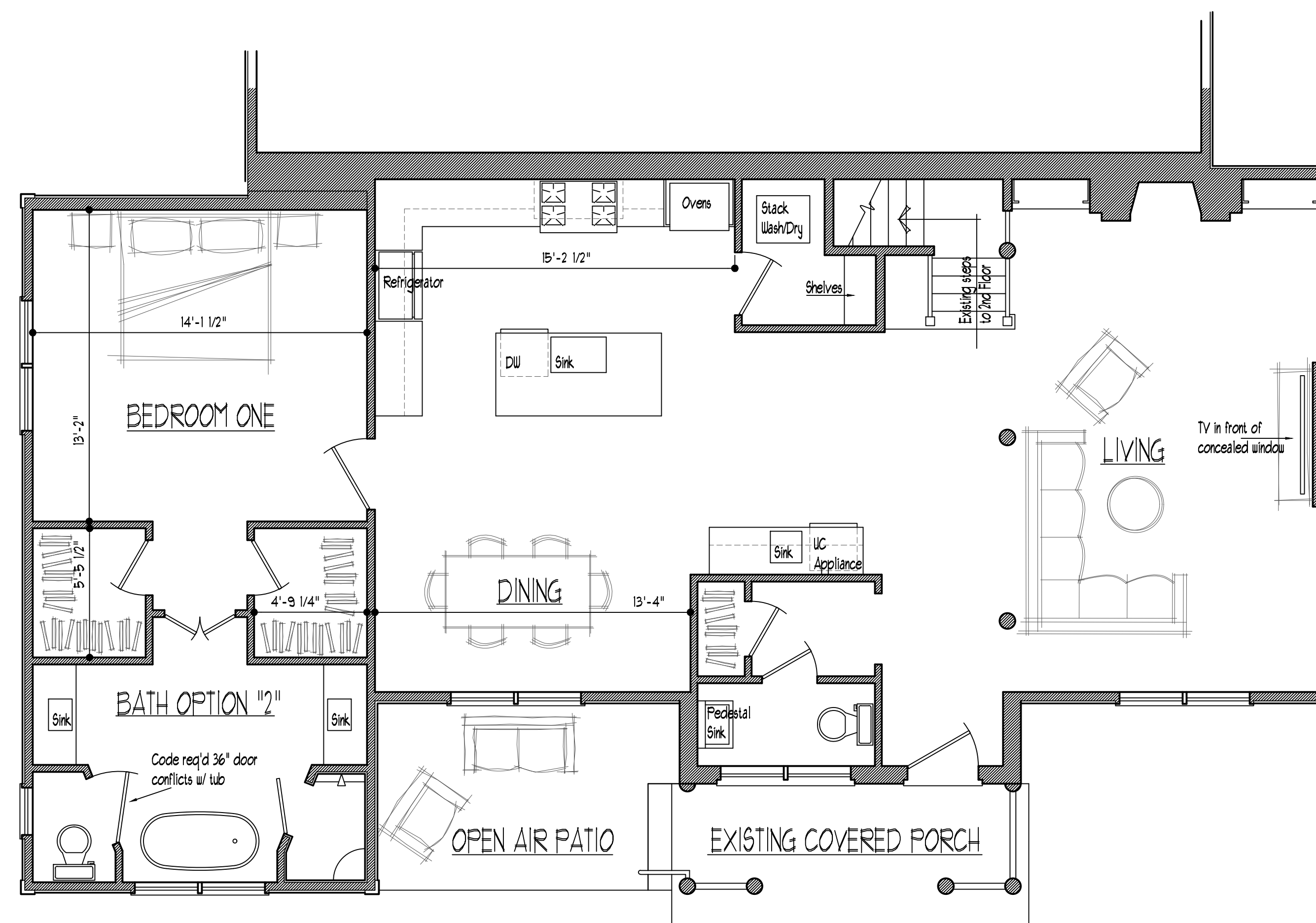
Renovations with Addition for:

**Billy and Grace King**

5007 Grove Ave., Richmond, Virginia 23226

Preliminary Concept "A"





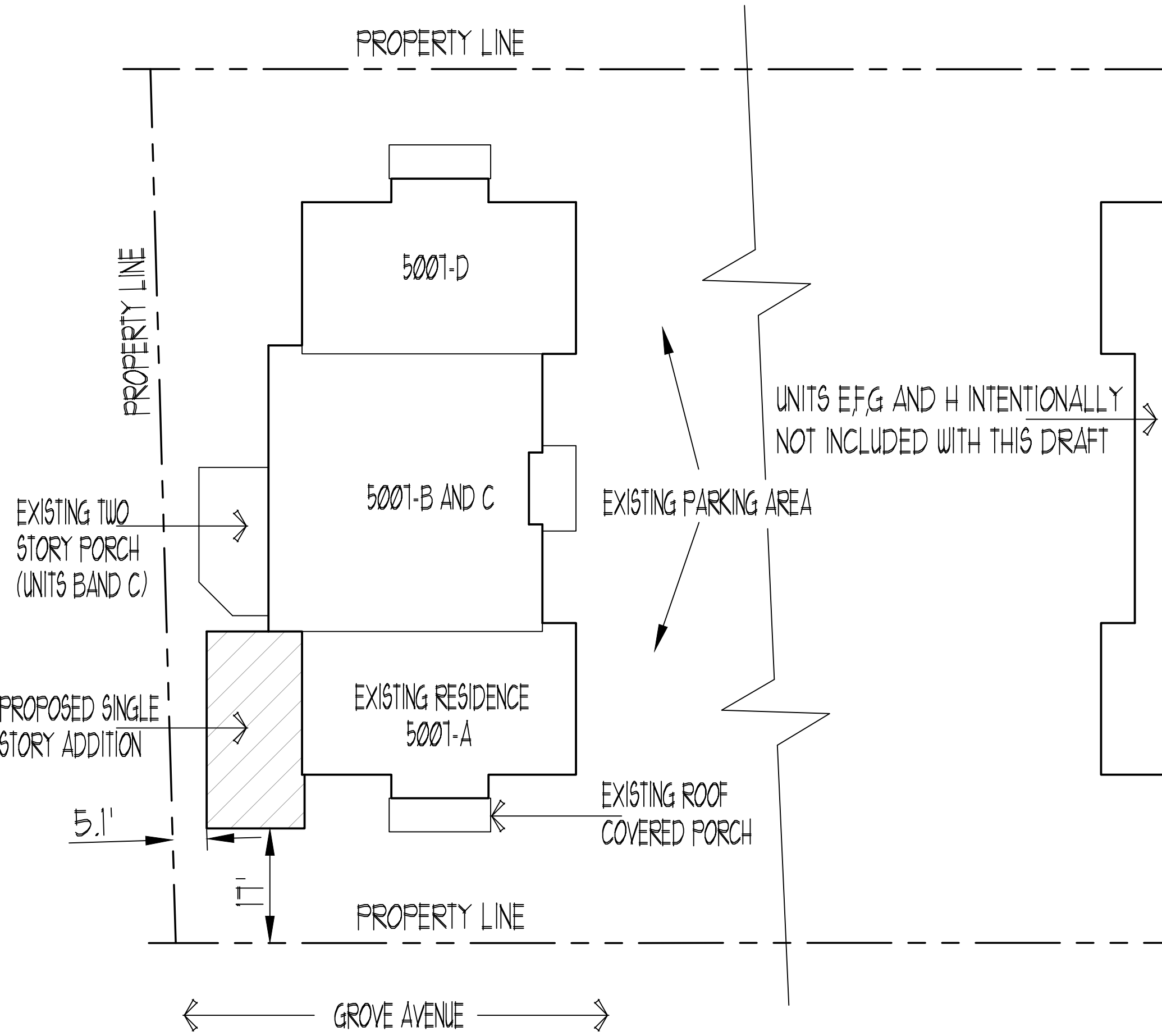
FIRST FLOOR PLAN  
WITH BATHROOM OPTION "2"  
1/4" = 1'-0"

**Mark White, LLC**  
 architectural/ residential design  
 503 Libbie Ave., suite 1b  
 Richmond, Virginia 23226  
 804/432-6688 markwhite@ic@gmail.com  
 markwhitearchdesign.com

1/12/24

Renovations with Addition for:  
**Billy and Grace King**  
 5007 Grove Ave., Richmond, Virginia 23226

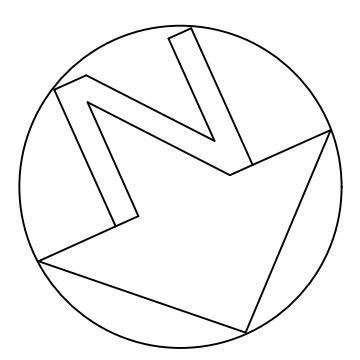
Preliminary Concept "A"

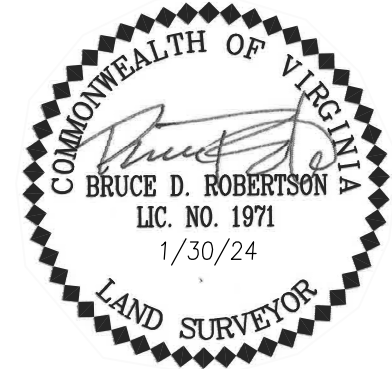
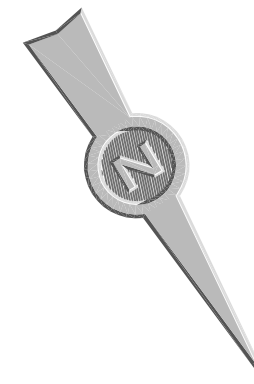
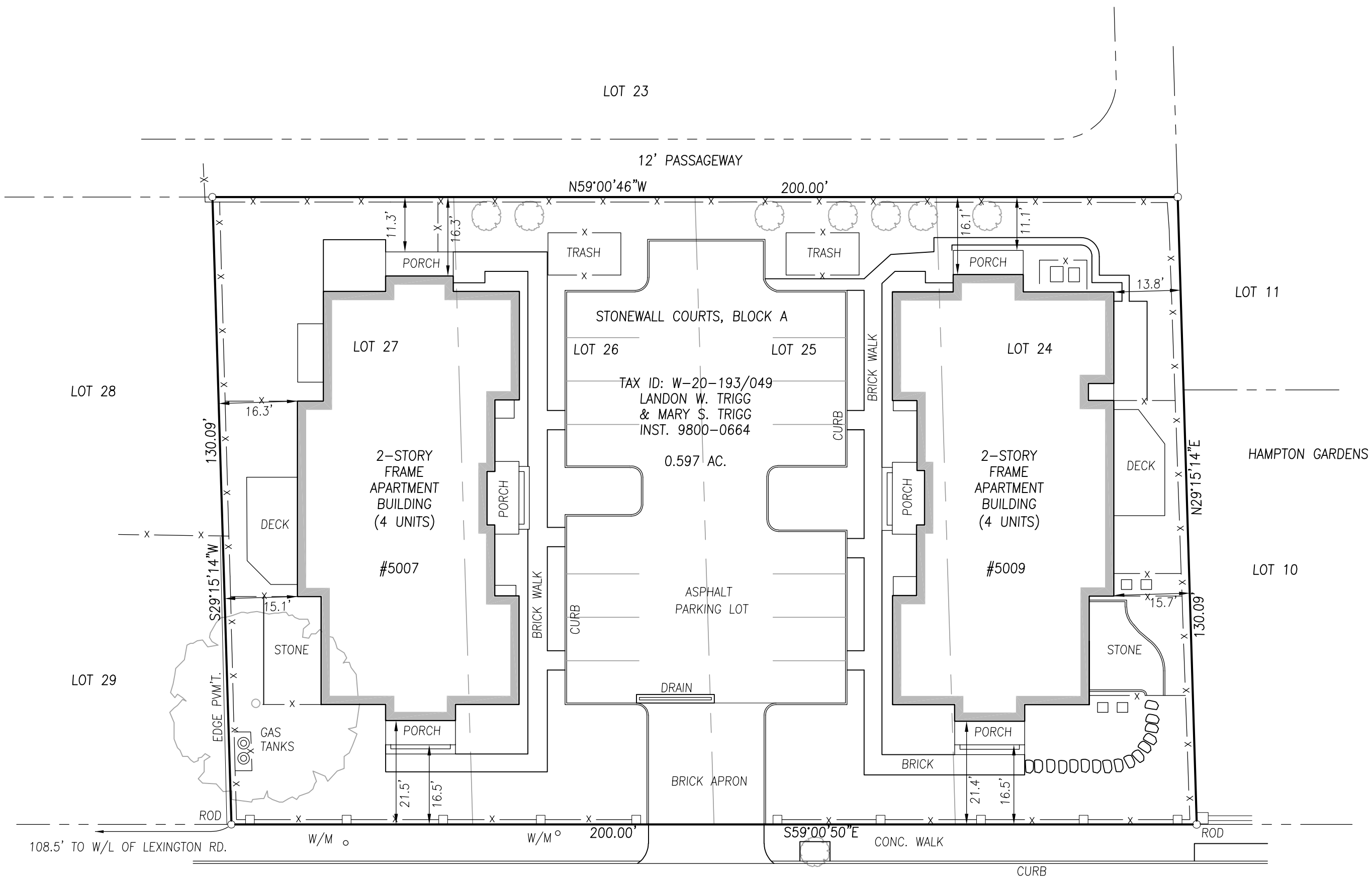


SITE PLAN 1/16" = 1'-0"

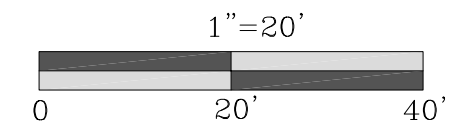
5001-A GROVE AVENUE  
 RICHMOND, VIRGINIA 23221  
 2/27/2024

INFORMATION FOR THIS SITE PLAN WAS GAINED FROM A SURVEY AS  
 PREPARED BY: BRUCE ROBERTSON LAND SURVEYING, PC DATED 1/30/24





This is to certify that on 1/23/24  
 I made an accurate field survey of the premises shown  
 hereon, that all improvements and easements known or  
 visible are shown hereon, that there are no encroach-  
 ments by improvements either from adjoining premises  
 or from subject premises upon adjoining premises other  
 than as shown hereon.



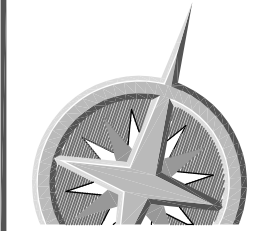
This plot was prepared without the benefit of a title report and may not, therefore, indicate all easements or conditions affecting subject property.

LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.



**Bruce Robertson Land Surveying, P.C.**

1519 Huguenot Rd., Suite 100, Midlothian, VA 23113 Ph. 804-330-2801

**SURVEY SHOWING IMPROVEMENTS  
 ON PROPERTY LOCATED AT  
 5007 GROVE AVENUE  
 CITY OF RICHMOND, VIRGINIA**

Date: 1/30/24  
 Scale: 1"=20'

Revisions:

**JN 24012**



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

**Special Use Permit**

**LOCATION:** 5007 Grove Avenue

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 1

**PROPOSAL:** To amend Ordinance No.2004-123-89, adopted May 10, 2004, which authorized the use of the real estate formerly known as 5005-5007 Grove Avenue and currently known as 5007-5009 Grove Avenue, for the purpose of the construction of eight single-family condominium dwelling units, to authorize an addition to the dwelling unit known as 5007-A Grove Avenue, upon certain terms and conditions.

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

