



SUP-058394-2019

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)

- [x] special use permit, new
[ ] special use permit, plan amendment
[ ] special use permit, text only amendment

Project Name/Location

Property Address: 3119 Grayland Avenue Date: 7/30/2019
Tax Map #: W0001400020 Fee: 300.00
Total area of affected site in acres: 0.3402

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

Zoning

Current Zoning: R-5

Existing Use: Single family detached dwelling

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Single family detached dwelling with inground swimming pool. Pool falls approx. 1" into rear yard 5' set back line.
Existing Use: Single family detached dwelling

Is this property subject to any previous land use cases?

Yes [ ] No [x] If Yes, please list the Ordinance Number:

Applicant/Contact Person: Luke Carson

Company: Carson Homes, LLC
Mailing Address: 13281 Rivers Bend Boulevard
City: Chester State: VA Zip Code: 23836
Telephone: (804) 536-8060 Fax: (804) 530-2401
Email: luke@carson-homes.com

Property Owner: Carson Homes, LLC

If Business Entity, name and title of authorized signee: Luke Carson, Owner

(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: 13281 Rivers Bend Blvd
City: Chester State: VA Zip Code: 23836
Telephone: (804) 536-8060 Fax: (804) 530-2401
Email: luke@carson-homes.com

Property Owner Signature: [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)



July 30, 2019

ATT: Department of Planning and Development Review

RE: Application report for 3119 Grayland Ave. BLDR-020205-2017

During construction on this property the buyers of the property contracted Pla-mor pools to install an inground pool in the rear of the lot. BLDR-049738-2019. The pool location encroaches into a rear 5' set back along the 195-downtown expressway by approximately 11" as shown on the as built survey attached with this application package. We are requesting the land use permit to validate this encroachment as the pool and pool surround are now finished and this issue was not discovered until the as built survey was completed.

Kindest Regards,

Luke Carson  
Carson Homes, LLC  
(804) 536-8060