



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: 610 N. 29th Street Date: 2/25/2021
 Tax Map #: E0000527019 Fee: \$300.00
 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: R-103

Existing Use: Single Family Detached

Proposed Use

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

deck construction
 Existing Use: residential / yard

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Tracy Lipscombe
 Company: Branch Property Services
 Mailing Address: P.O. Box 2204
 City: Mechanicsville State: VA Zip Code: 23116
 Telephone: (804) 522-1318 Fax: ()
 Email: tracy.e.gobranh.net

Property Owner: Marin Lluka
 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: 610 N. 29th Street
 City: Richmond State: VA Zip Code: 23223
 Telephone: (804) 928-5827 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

March 30, 2021

Prepared by: Tracy Lipscombe, Branch Property Services

Re: 610 N 29th Street, Richmond, VA 23223

This special use permit is intended to be for the use of a residential deck on the property of 610 N. 29th Street, Richmond, VA 23223. The City's required setbacks are 3', but the deck is built with a 1' side yard setback. In addition, the fenced sides of the deck are 6 feet from the deck floor, while the city limits fences to be not higher than 6 feet from the ground. The understanding is that the SUP would allow the fence to be 10 feet high from ground level, which may cause a future issue if this precedence is set.

The homeowner intends to use this deck strictly for private, residential use.

The proposed special use will not:

- a. be detrimental to the safety, health, morals, and general welfare of the community involved as this is a deck in the homeowner's yard;
- b. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved as this deck will not be blocking those areas noted;
- c. create hazards from fire, panic, or other dangers, as this is a residential deck;
- d. tend to cause overcrowding of land and an undue concentration of population as this is a residential deck;
- e. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements as the deck is located on the homeowners' property, and is not an obstruction to any of the items mentioned; or
- f. interfere with adequate light and air as this is an open, residential deck.