



SUP-024779-2017

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: 101 N 29th Street Date: 09/29/2017  
 Tax Map #: \_\_\_\_\_ Fee: \$300  
 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-6

Existing Use: 2-unit attached residence

**Proposed Use**

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

Single-family attached  
 Existing Use: 2-unit attached residence

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Todd Dykshorn for ADO, PLLC

Company: Architecture Design Office  
 Mailing Address: 105 E Broad St  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: (804) 3,431,212 Fax: ( )  
 Email: todd@ado.design

**Property Owner:** Ms. Margaret Freund

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: [owner] 1000 Carlisle Ave  
 City: Richmond State: VA Zip Code: \_\_\_\_\_  
 Telephone: (804) ( ) Fax: ( )  
 Email: info@fultonhillproperties.com

**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)

Jennifer D. Mullen

Richmond Office

(804) 977-3374

[jmullen@rothjackson.com](mailto:jmullen@rothjackson.com)

BY HAND DELIVERY  
Matthew J. Ebinger, AICP  
Planning and Development Review  
900 E. Broad St., Room 511  
Richmond, VA 23219

October 10, 2017

RE: Special Use Permit: 101 N. 29<sup>th</sup> Street

Dear Matthew:

This letter shall serve as the Applicant's Report for the accompanying application for a Special Use Permit ("SUP") for the property located at 101 N. 29<sup>th</sup> Street (the "Property") to authorize increased lot coverage in order to rebuilt a carriage house on the Property. The applicant is renovating the Property to restore the dwelling to a single family dwelling and reconstruct the carriage house. The Property is located within the St. John's Old & Historic District and the applicant did receive the approval of the Commission of Architectural Review ("CAR") to rebuild the carriage house to the rear of the Property subject to certain conditions.

The Property is located on the corner of E. Franklin Street and N. 29<sup>th</sup> Street and is within the R-6 zoning district. The E. Franklin Street grade drops approximately 20' from the front entrance to the dwelling on 29<sup>th</sup> Street to the alley. The existing primary structure currently exceeds the lot area coverage required by the R-6. The Property has been used at least since the 1980s as a duplex, when the Board of Zoning Appeals authorized a variance to permit the use of then-existing carriage house as a third dwelling unit to the existing duplex without off-street parking and specifically authorized the increased lot coverage. In 1982, the CAR approved the demolition of then-existing carriage house with the condition that it be rebuilt when it became economically feasible. The owner and applicant of this SUP proposes to reconstruct the carriage house pursuant to the attached plans contemporaneously with the renovation of the existing dwelling from a duplex to a single family dwelling.

The carriage house steps down the hill with the topography, consistent with the district. The carriage house connects the dwelling via a roof deck as well as an exterior door directly onto E. Franklin Street. As a companion to this SUP, the applicant is requesting authorization for the brick of the carriage house to extend as a parapet above the roof deck on the rear portion instead of a metal railing for the full enclosure. The metal rail connects the brick of the carriage house to

Matthew J. Ebinger, AICP

October 10, 2017

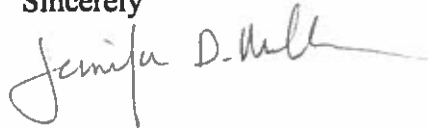
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the brick dwelling providing a visual break in the façade, as well as maintaining the rhythm of a visual break between the primary dwelling and the carriage house. The applicant is also requesting authorization via the companion paper for the second story rear door and balcony facing the alley. The balcony is 8' wide by 5' deep, which is compatible in scale to the existing structure and is located on a secondary façade.

The Special Use Permit is required to authorize the waiver of a feature of the R-6 district for increased lot coverage. The additional lot coverage permits the carriage house to be reconstructed. The massing and siting of the carriage house has been approved by the CAR. The carriage house is an appropriate improvement, utilizing the steep slope of the Property while maintaining outdoor space and connection to E. Franklin Street.

The proposed revisions as with the original Ordinance meet the requirements set forth in the City Charter that the use will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Sincerely

A handwritten signature in black ink that reads "Jennifer D. Mullen". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jennifer D. Mullen