



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: 1213, 1215 N 32nd Street Date: _____

Tax Map #: _____ Fee: 300

Total area of affected site in acres: 0.086

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

Zoning

Current Zoning: R-6

Existing Use: two (2) abutting single family detached homes

Proposed Use

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

two (2) single family-attached homes

Existing Use: two (2) abutting single family detached homes

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 11 S. 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Watchtower Homes & Construction LLC

If Business Entity, name and title of authorized signee: Kyle Hoffer, 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: 3912 Seminary Avenue

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 486-0386 Fax: ()

Email: kyle@watchtowerllc.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)

APPLICANT'S REPORT

June 14, 2019

Special Use Permit Request

1213 & 1215 N 32nd Street, Richmond, Virginia

Map Reference Numbers: E-000-0802/018 & E-000-0802/019

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Watchtower Homes & Construction, LLC

3912 Seminary Avenue

Richmond, Virginia 23227

Introduction

Watchtower Homes & Construction, LLC (“the Owner”) requests a special use permit (“the SUP”) for 1213 and 1215 N 32nd Street (“the Property”). The SUP would authorize the construction of two (2) single-family attached dwellings, some of the features of which do not conform to the underlying R-6 feature requirements applicable to the Property.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the east side of N. 32nd Street between S Street and R Street. The Property is referenced by the City Assessor as two parcels (E-000-0802/018 & E-000-0802/019). Each lot is 15.00’ feet wide and 124.00’ wide and contains 1,860 square feet in lot area. The lots are improved by vacant single-family dwellings that are in extreme disrepair. These dwellings are technically detached but abut each other along the center property line. Please see the attached survey titled “Map Showing the Improvements on No. 1213 & No. 1215 N 32nd Street in the City of Richmond, VA,” completed on January 21st, 2019 by Virginia Surveys, for greater detail.



The properties on the east side of N. 32nd Street are generally either vacant or improved by single family detached dwellings. In the greater vicinity there are predominantly single-family and single-family attached dwellings with a variety of other uses including two-family dwellings, multi-family dwellings and a mixed-use building mixed in.

EXISTING ZONING

The Property and the surrounding properties in the vicinity are zoned R-6 Single-Family Attached Residential, which generally permits single-family detached, single-family attached, two-family detached, and in some instances two-family attached dwellings, subject to certain feature requirements.

MASTER PLAN DESIGNATION

The Master Plan recommends “Single-Family (medium density)” for the Property. The Master Plan describes this land use category as: “Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre...Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.”

Proposal

PURPOSE OF REQUEST

The Property consists of two individual lots that are currently improved by single family dwellings that are in extreme disrepair and have been condemned by the City. The Owner would like to tear down these derelict structures and build two single-family attached dwellings, consistent with the existing lot pattern. While the lots are technically buildable, legal lots of record, the two single-family dwellings cannot reasonably be replaced with new single-family detached dwellings. The lots are 15 feet in width and, while the existing dwellings have nonconforming side yard setbacks, meeting today's required side yard setbacks of 3 feet would require that the new dwellings could only be approximately 9 feet wide. The proposed attached dwellings would overcome this issue by attaching on one side in a similar manner as the existing dwellings, which abut each other. While this is the most efficient way to redevelop the two lots, the 15'-wide lots are not wide enough to accommodate the required 16-foot minimum unit width for attached dwellings and the required 3-foot side yard setback. Therefore, the SUP is required.

By utilizing attached dwellings, the dwellings can be attached along the common interior property line and unit width can be maximized at 13.50', while leaving side yard setback distances of 1.5 feet from exterior property lines – consistent with the current setbacks. The 1.5 foot setback is proposed in order to allow maintenance of the structures, while allowing for a livable unit width. As proposed, the side yard setbacks are greater than what currently exists on the Property; the dwelling at 1215 N. 32nd provides no setback (it actually encroaches 0.40' into the adjacent lot at 1217 N. 32nd), while the dwelling at 1213 N. 32nd has a side yard setback that ranges from 1.13 to of 1.47 feet.

PROJECT DETAILS/DESIGN

The two proposed single-family attached dwellings would be two stories in height and of an urban row house design. Each dwelling would contain approximately 1,764 square feet of floor area and would include 3-bedrooms and 2½-baths. The dwelling's floor plan is modern with open living areas and includes two bedrooms having en suite baths. The kitchen is centrally located and the family room occupies the rear of the first floor in each dwelling. Natural light is drawn in from the front and rear windows while two skylights are also utilized on the second floor of each dwelling, which illuminate the stairwell and den, respectively.

The architecture on the proposed elevations is traditional and is consistent with the neighborhood's architectural vernacular. Cementitious siding is proposed as the primary cladding material. One parking space per dwelling is proposed at the rear of the property and would be served by an existing north-south alley.

In exchange for the SUP, the intent of this request is to ensure a thoughtful infill development of two existing lots in a manner that is historically consistent with the use of the Property. The overall project would be appropriately dense and efficient while meeting most aspects of the underlying zoning. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining respectful of the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 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 SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed development is compatible with existing development in the vicinity. The request would simply permit the redevelopment of the site with two single-family dwellings as has been the case historically on the Property. The redevelopment of these derelict dwellings in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. Off-street parking would be provided at the rear of the Property. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

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

The property 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. Elimination of the derelict existing buildings as a potential fire hazards will further lessen the chance of any such danger.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population. The request represents a density that matches the historical use of the Property.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The proposed SUP 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 adversely affected. As previously stated, the proposed setbacks along adjacent properties exceeds that which is provided by the existing structures. These setbacks are also consistent with existing setbacks for similar development in the area. Moreover, the overall footprint of the proposed units is decreased by this proposal, leaving a greater perception of light and air at the rear of the Property.

Summary

Watchtower Homes & Construction, LLC is enthusiastically seeking approval for the construction of two single-family attached dwellings on the Property. This proposal represents an ideal, small-scale urban infill development for this location that is reflective of the neighborhood character and the historic use of the Property. In exchange for the special approval, the quality assurances conditioned through the SUP would guarantee higher quality new development than might otherwise be developed by right. This would contribute to the vibrancy of the block through the provision of a much-desired traditional neighborhood design that is consistent with the historic development pattern of the surrounding neighborhood.