



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: 412 West Franklin Street Date: 10/09/20
 Tax Map #: W000-0214/023 Fee: \$1,800 (verify)
 Total area of affected site in acres: .0264 acres of .099 total acres site

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

Zoning

Current Zoning: RO-3

Existing Use: R-3 (Apartments - 3 units)

Proposed Use

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

See Attached

Existing Use: R-3 (Apartments - 3 units)

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Elizabeth Drucher - Basch
 Company: 412 W. Franklin St.
 Mailing Address: _____
 City: see below State: _____ Zip Code: _____
 Telephone: () Fax: ()
 Email: _____

Property Owner: 412 W. Franklin St, LLC
 If Business Entity, name and title of authorized signee: Elizabeth Drucher - Basch

(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: 13412 Rupert Ct
 City: Henrico State: VA Zip Code: 23233
 Telephone: (804) 387-1717 Fax: ()
 Email: lizzie@baschfy.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)

412 West Franklin Street October 26, 2020

Special Use Permit

Applicant's Statement:

The attached application is for a Special Use Permit (SUP) at 412 West Franklin Street, located in the Monroe Ward District. When completed, the building will contain 3 units in the main building and 1 unit within the accessory building, making it Multi-Family. According to code, multi-family property requires side yard setbacks for a commercial use (15' setback) under the RO-2 Zoning.

In any other scenario the garage proposed could be built by rights as zoning outright allows an accessory building like a garage with a dwelling/office unit above it for either single family or commercial uses. However, the designation as multi-family expands the setbacks. This SUP seeks to shrink the setbacks to a 3' setback allowing a two-car garage on the property. Within the same block and throughout the district, there are many other similar sites which have accessory buildings that are 3' or even 0' setback, both for residential uses and commercial uses. We believe this project will enhance the neighborhood and remains in keeping with other neighboring, similar properties.

In drawing AS-01 in the submission a 5-car parking lot is shown. This parking lot, located at 414 West Franklin Street was purchased by the owners of 412 West Franklin Street to provide additional parking to avoid congestion in streets, roads, alleys, and other public ways. When the project is completed, two of the parking spaces at 414 West Franklin Street may be dedicated to residents at 412 West Franklin Street.

Respectfully Submitted,

Elizabeth Drucker-Basch

Member of 412 West Franklin St., LLC

Revised, 4/12/2021