

Project: **116 S Laurel Street**
Richmond, VA 23220

Date of Submittal: March 8, 2021

Description of Proposed Work

The owner of the property 116 S Laurel Street seeks permission split the lot into two equal size lots and to construct a two-family detached dwelling on each vacant lot. The Zoning Administrator advised that the lot at 116 S Laurel is eligible to be split. Two family dwellings are a permitted use in R-7 zoning, but Special Use Permission is required and being requested because the property does not meet the lot area or lot width requirements. 116 S Laurel Street has a lot area of 7865 square feet and a width of 55 feet. The spit lots would each have a lot area of 3,932.50 and a width of 27.50. The proposed two family dwellings do meet the setback, coverage, height, and parking requirements. The 100 block of Laurel Street is currently comprised of two-family dwellings and single-family dwellings. These two family dwelling has been architecturally designed to look like a single family home and is consistent with the architectural features of neighboring properties.

Taking each point outlined in the Special Use Permit filing procedures:

- 1/ The proposed use is not detrimental to the safety, health, morals, and general welfare of the community involved. Two family dwellings are a permitted use in R-7 zoning. The proposed use suggests an appropriate use without altering the historic character of the neighborhood. The dwelling suggests an improvement along this section of Idlewood compared to the some of the surrounding deteriorating buildings.
- 2/ The proposed use is not anticipated to create congestion in streets, roads, alleys and other public ways and places in the area involved. The owner is adding 12 parking spaces(6 on each split lot) on the property, which exceeds the parking requirements for the two family dwelling. A portion of these parking spaces are intended to be available for long term lease to local businesses to avoid congestion in the area. The 100 block of Laurel Street has on street parking on both sides of the street. The proposed dwelling will also be accessible from the rear alley, which will reduce traffic and parking concerns for Laurel.
- 3/ The proposed project does not create hazards from fire, panic or other dangers. The project as configured meets the International Building Code's requirements for egress and protection of occupants. The new dwelling will make the neighborhood safer by building on a vacant lot that could be used for dumping or loitering.
- 4/ The proposed project does not cause overcrowding of land nor an undue concentration of population. Two family dwellings are a permitted use in R-7 zoning. This project meets all zoning requirements (setback, coverage, height, and parking) except for the lot area and lot width requirements. This is an infill project that is being built on land vacant land.
- 5/ The proposed project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements. This two family dwelling conforms to the surrounding properties, and it will not adversely affect the neighborhood. Building a new dwelling will improve the neighborhood by building on a vacant lot.
- 6/ The proposed project will not interfere with adequate light and air. The height and setbacks of the proposed dwelling will confirm to the surrounding properties. Regarding the proposed floor plans, all living spaces and bedrooms are on at least one exterior wall and have access to at least one operable window.

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