



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: 2126 Rosewood Ave, RVA 23220 Date: _____

Tax Map #: _____ Fee: _____

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: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Johnye A. Bennett

Company: _____

Mailing Address: 2126 Rosewood Ave

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 380-1662 Fax: ()

Email: johnye.bennett@gmail.com

Property Owner: Johnye A. Bennett

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: 2126 Rosewood Ave

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 380-1662 Fax: ()

Email: johnye.bennett@gmail.com

Property Owner Signature: Johnye A. Bennett

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)

Special Use Permit Applicant Report
Johnye Bennett
2126 Rosewood Avenue
Richmond, Virginia

October 28, 2019

I am writing to explain the purpose of my request to replace my existing garage located at 2126 Rosewood Avenue, Richmond, VA with a 2 story accessory dwelling unit. I will not rent out the dwelling unit.

I am a self proclaimed artist and grandmother who recently retired from the State Senate with over 30 years service. I find my house does not offer the light and space needed for my artwork nor does it provide space for a 2 year old and an 8 year old to play creatively. I watch my grandchildren 2 - 3 days a week. My dream is to have a 2 story with my studio on the first floor and a playroom of sorts upstairs for my grandchildren. Also, this space would allow me to have exercise equipment I presently don't have room for. I work out twice a week with a trainer. And last but not least, I need more storage for "stuff", mine and theirs. The upstairs room would serve as a guest room for family and friends visiting from out of town.. I have 2 bedrooms in my home with 2 trunk rooms not large enough for beds. 1 bedroom is mine, the other is outfitted with 2 twin beds for the children. The trunk rooms serve as storage and dressing room.

With regards to parking, I do not park in the garage as it is too small to accomodate my car. I have never incurred a problem parking on the street.

As per the proposed drawings, the design and quality of materials to be used will coordinate with my home and only improve the overall appearance of the property without interfering with my neighbors. The proposed accessory dwelling unit sized 18' x 22' consists of the following:

First Floor

- studio room 17'4" x 17'2" with a sink and cabinets to clean up and store art supplies
- Separate room with toilet 3-4.5" x 6"
- Concrete flooring
- 12' x 8' sliding patio door facing the rear of my house (south)
- 3' x 6' triple casement window facing the west

Second Floor

- Play room 15' x 15'
- Separate room 5' x 8' with shower, toilet and sink
- Laminate flooring
- 6' x 6'8" sliding patio door to 10' x 4'8" deck facing west
- 3' x 6' triple casement window facing the rear of my house (south)

Exterior

- Hardiplank siding
- Marvin windows

In addition, I request approval to maintain a wooden privacy fence up to eight feet in height that shall be installed along the property lines in the rear of the property.

The special use will not be detrimental to the safety, health, morals and general welfare of the community involved. It will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. It will not create hazards from fire, panic or other dangers. It will not tend to cause overcrowding of land or an undue concentration of population. Nor will it adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements or interfere with adequate light and air.