



SUP-038634-2018

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)

- [X] special use permit, new
[] special use permit, plan amendment
[] special use permit, text only amendment

Project Name/Location

Property Address: 4000 Hopkins Road Richmond, VA 23234-3070 Date: 07/16/2018
Tax Map #: C0080757059 Fee: \$300.00
Total area of affected site in acres: 0.00183655

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

Zoning

Current Zoning: 101 - R Single Family Vacant (R1-R7)

Existing Use: R-3 - Residential (Single Family)

RECEIVED

JUL 17 2018

LAND USE ADMINISTRATION

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Shed for recreational storage with small path from property line (Please see survey). No tree removal would be needed.

Existing Use: 101 - R Single Family Vacant (R1-R7)

Is this property subject to any previous land use cases?

Yes [] No [X] If Yes, please list the Ordinance Number:

Applicant/Contact Person: MARCUS NORMAN

Company: n/a
Mailing Address: 2227 Lancers Blvd
City: North Chesterfield State: VA Zip Code: 23224
Telephone: (804) 549 8160 Fax:
Email: marcusnorman1973@gmail.com

Property Owner: MARCUS NORMAN

If Business Entity, name and title of authorized signer: n/a

(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: 2227 Lancers Blvd
City: North Chesterfield State: VA Zip Code: 23224
Telephone: (804) 549 8160 Fax:
Email: marcusnorman1973@gmail.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)

07/15/18

Applicant's Report

Address: 4000 Hopkins Road, Richmond, VA 23234 (2.2126 Acres) Parcel: C0080757059

Proposed Special Use: Small Shed 10x8 constructed on site without land disruption and obscured from visibility from neighboring communities for the storage of property maintenance/recreational supplies. This would be located in the “build-able” area as noted on the included survey. And small path would lead from the property line to the shed and no trees would have to be removed. No person would live in this structure. No utilities would be hooked up to this structure. See picture included for proposed design.

A) This structure would not be detrimental to the safety, health, morals and general welfare of the community involved.

B) This structure would not create congestion in streets, roads, alleys and other public ways and places in that area involved.

C) This structure would not create hazards from fire, panic or other dangers.

D) This structure would not cause overcrowding of land and an undue concentration of population.

E) This structure would not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

F) This structure would not interfere with adequate light and air.

Reasons for requested and why they comply with the statements above:

The property located at 4000 Hopkins road is a beautiful wooded area and I believe in retaining this beauty for surrounding communities to continue to enjoy. Over 80% of this property is disturbed by the 100 year flood zone and the RPA (root protection area). I'm requesting this to allow for use of the property with minimal disturbance and in compliance with statements A-F. Given the natural barriers for a larger construction, I believe that this is the best use of this property at this time.



Marcus Norman
2227 Lancers Blvd
North Chesterfield, VA 23224
804-549-8160