



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.richmondva.gov/>

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: 932 West Franklin Street Date: 12/13/2018  
 Tax Map #: W0000468037 Fee: \$ 1,800  
 Total area of affected site in acres: 0.103

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

**Zoning**

Current Zoning: R-73

Existing Use: Owner Occupied Residence w/ 2 apartments

**Proposed Use**

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

Construction of New Carriage House for Garage Use and One Apartment above

Existing Use: Current site area for proposed new construction is surface parking.

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: 2003 BZA case 41-03 dated 4/2/2003, 1996 Special Use 1996-148-137.

**Applicant/Contact Person:** Ron Nixon

Company: \_\_\_\_\_

Mailing Address: 932 West Franklin Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 721-5611 Fax: ( )

Email: nixonron79@gmail.com TELEPHONE: 804-721-5611

**Property Owner:** Sanja Nixon (mother)

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 932 West Franklin Street

City: Richmond State: VA Zip Code: 23220

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**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)



Special Use Permit Applicant's Report  
12/13/2016

**03/22/2017 UPDATE - Reference page 2 of this report.**

### 932 West Franklin Street Carriage House

932 West Franklin Street is an 1885 Romanesque Revival mansion with a Jacobethan gabled dormer and triple arcade Sullivanesque gallery, prominently located in the heart of VCU on the corner of North Harrison Street. Sonja Nixon, the current owner, has moved and her son, Ron, intends to live in the main house, in the owner's 4,530 square foot owner's suite, which Sonja meticulously renovated and restored. In 2003 the Board of Zoning Appeals waived the side yard setback requirement when Sonja requested to convert the halfway house to a three unit multi-family use. The zoning appeal required that the house remain owner occupied. The basement level unit is a three bedroom unit with 1,168 square feet and the second floor dependency is 559 square feet.

Ron is applying for this special use to build a two story carriage house/garage which will provide for two, protected, parking spaces and additional bicycle space for five bicycles. Ron proposes to put a 725 square foot, one bedroom apartment on the second floor. He intends to continue to reside in the existing building. He will be the only home owner living in the 900 block of West Franklin Street.

The scale of the carriage house will be in keeping with the historic character of the district and will remove a redundant curb cut. It will also eliminate a concrete parking area in this prominent, corner location, and gateway into the historic district. The carriage house will also provide much needed visual and acoustical protection from the intense businesses and entertainment uses directly across the alley.

This property is in an R-73 multi-family district and is across the alley from a B-4 district. The B-4 Business District is bounded by the alley and continues West across Harrison Street and includes the property at 402 North Harrison Street, which faces the applicant's proposed carriage house. That property is a coffee shop frequented by VCU students. The uses across the alley include multiple restaurants and a night club.

The City's Downtown Plan designates this location as an Urban Center Area which "is characterized by higher density, mixed-use development." It also notes that parking "is located on-street, or at the rear of the lot...accessed from the alley." The city bicycle master plan notes both West Franklin Street and Harrison Street as existing shared lane bike routes. This location is also in one of the two highest locations for employment density in the city, and is immediately adjacent to one of the highest commercial/civic/recreation play districts in the city.

This location has a notable walk score of 97, is one block from the VCU Siegel Center/Broad Street parking garage, and in the immediate vicinity of the new BRT VCU station. The number 10 and 16 GRTC bus lines pass by this corner. There is a zip car pick up located at Marshall Street and

Harrison Street and access to Lyft and Uber is typically less than five minutes. The RamRide Shuttle service can be accessed two blocks away.

The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. The current use allowed by the existing R-73 Zoning, is multi-family residential. The proposed project adds a single one bedroom dwelling unit, which is inconsequential to the existing density of the neighborhood and welfare of the community.

The proposed special use will not tend to create congestion in the streets, roads, alleys and other public ways and places in the area involved. The benefit of the new structure will be to provide a physical buffer at the border with the B-4 business district. Also, the existing surface parking lot allows for vehicles to drive over the existing pedestrian right of way. The new parking in the carriage house eliminates this condition, increasing the safety of pedestrians. Access to multi-modal transportation is exceptional.

The proposed special use will not create hazards from fire, panic or other dangers. The new construction will be built in accordance with all applicable building codes.

The proposed special use will not tend to cause overcrowding of land and an undue concentration of population. The location is part of downtown. The addition of a single one bedroom dwelling unit will be inconsequential to the density of this urban district.

The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or otherwise public requirements, conveniences and improvements. The proposed carriage house will not require an increase of services to the property. The new construction is to be built over an impervious parking area and will not increase runoff onto the alley.

The proposed special use will not interfere with adequate light or air. The new structure will not interfere with the available light and air to adjacent habitable spaces.

#### **UPDATED CONTENT:**

The proposed special use supports the goals of the City Master Plan - Near West Planning District Land Use Plan.

- The Land Use Plan "is meant to accommodate new and diverse development opportunities where appropriate, while preserving the urban character of an area almost entirely built-out." (p. 229)
- Among cited "guiding land use principles", one states "Infill development of like density, scale, and use is appropriate." (p. 230)
- "... higher density mixed residential uses are appropriate in both the Fan and West of the Boulevard neighborhoods. Concentrations of small, multi-family structures ... contribute to a strong sense of social and economic diversity." (p.234)

The proposed carriage house will be consistent with the scale and character of neighboring buildings and complement the historic context of the site. Some of the neighboring properties to the East have original historic carriage houses located at the alley. Also, both across the alley, and across Harrison Street from the proposed carriage house, are 2-story masonry structures.

*end of report*