



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: 2511 Porter Street Date: June 30, 2021
 Tax Map #: S0000696017 Fee: \$300
 Total area of affected site in acres: 0.09 acres

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

Zoning

Current Zoning: R-6 Single-Family Attached Residential

Existing Use: Vacant land

Proposed Use

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

Construct one two-family detached dwelling.

Existing Use: Vacant Land

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: N/A

Applicant/Contact Person: Mark Baker

Company: Baker Development Resources

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Evolve HLD, LLC

If Business Entity, name and title of authorized signee: Daniil Kleyman

(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: 3420 Pump Road #169

City: Richmond State: VA Zip Code: 23233

Telephone: () Fax: ()

Email: _____

Property Owner Signature: Daniil V. Kleyman

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)

APPLICANT'S REPORT

June 30, 2021

*Special Use Permit Request
2511 Porter Street, Richmond, Virginia
Map Reference Number: S000-0696/017*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Baker Development Resources 1519 Summit Avenue, Suite 102 Richmond, Virginia 23230

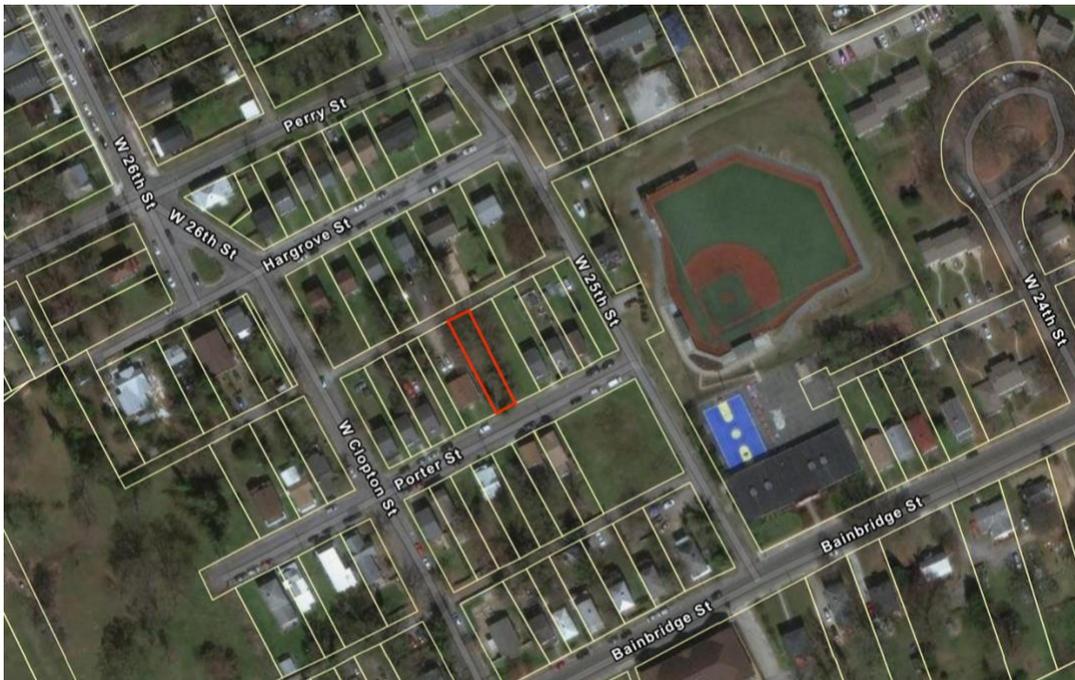
Introduction

The property owner is requesting a special use permit (the "SUP") for 2511 Porter Street (the "Property"). The SUP would authorize the construction of one (1) two-family detached dwelling on the Property. While the two-family detached dwelling use is permitted by the underlying R-6 Single-Family Attached Residential zoning district, the lot width and area requirements cannot be met and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the north side of Porter Street between W 25th and W 26th Streets. The subject property is referenced by the City Assessor as tax parcel S000-0696/017. The Property is a vacant lot that is 30' wide by 130' in depth and contains approximately 3,900 square feet of lot area. The lot is relatively flat and is afforded access in the rear by means of an east-west alley.



The properties in the vicinity are developed with a range of dwelling types and uses. To the north and west properties are generally either developed with single-family detached dwellings, two-family dwellings, or are undeveloped vacant lots. To the east, across W 25th Street lies a community center owned by the Boys and Girls Club of Richmond, Virginia. To the south, across Bainbridge Street, lies an assisted living center and other residential uses.

EXISTING ZONING

The Property is zoned R-6 Single-Family Attached, which permits the proposed two-family detached dwelling use. The surrounding properties are also zoned R-6.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Residential" for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request. In the High-Quality Places chapter, there are a number of supporting objectives, such as (generally):

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond's residential districts.

Proposal

PROJECT SUMMARY

The proposed development includes the construction of one (1) two-family detached dwelling on the Property with two (2) accessory parking spaces.

PURPOSE OF REQUEST

The Property consists of a single lot of record that is of typical size and configuration for the vicinity. The Property has a lot width of 30' and contains approximately 3,900 square feet of lot area. The owner would like to construct a two-family detached dwelling on the Property. The R-6 district permits the two-family detached dwelling use, however, the lot width and lot area requirements applicable to two-family detached dwellings are not met. The R-6 district would require a lot width of not less than 50' and a lot area of not less than 6,000 square feet for the two-family dwelling use. Therefore, a SUP is required in order to permit the proposed development. The new two-family detached dwelling would meet all other applicable R-6 district requirements.

As the Property is an original lot from the Hollands Addition Subdivision, the existing lot width and area are compatible with other lots in the vicinity. Other lots in the vicinity vary in size but are all characteristically smaller urban lots. On the subject block face, 7 of the existing 19 lots are

vacant. While dwellings on the block were constructed from 1918 to 2013 and consist of a range of housing styles, they are predominantly of a two-story urban design and average 20.6' in width. The proposed two-family dwelling is designed to be respectful of this form. The proposed 5-foot side yards for the dwelling are compatible with the requirements and existing setbacks commonly seen in the area.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market-rate infill development. The overall project would be appropriately dense and efficient. It would be consistent with the use permitted by-right by the underlying zoning. At the same time, it would remain respectful to the historic lot pattern in the vicinity thereby remaining consistent with the predominant character of the area. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.

PROJECT DETAILS

The two-family detached dwelling would be two stories in height. From the street, the proposed building would read as a single-family dwelling, and would be consistent with other residential buildings in the vicinity in terms of scale and character. The building would contain approximately 2,316 square feet of conditioned floor area. The ground floor unit would have approximately 1,106 square feet, while the upper floor unit would have approximately 1,210 square feet. Each unit would contain two bedrooms and two bathrooms. The dwelling floor plans are desirable, spacious, and modern with open living areas and large bedrooms.

The buildings would be clad in cementitious lap siding to ensure quality. The proposed architectural style is consistent with other dwellings found in the vicinity. A full-width front porch and full width upper rear porch are proposed and would provide ample usable outdoor area. Two parking spaces are proposed for the two dwellings, which would be located to the rear of the dwellings and accessed by the rear alley.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for a high-quality two-family dwelling as infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and two off street parking spaces for the two dwelling units will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of land.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. The required R-6 side yard requirements would be met by this request. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, we are enthusiastically seeking approval for the construction of the proposed two-family detached dwelling. The building has been thoughtfully designed in order to provide appropriate, high-quality, market-rate infill development. The request offers compatibility with the City's Master Plan in terms of use. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while maintaining a desirable variation in housing style and density in the vicinity and providing for continued economic diversity in housing options within the neighborhood.

The proposed development would respectfully help restore an appropriate urban fabric in a block face in which many lots are vacant. It would help encourage a pedestrian-friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition of street life in the form of a street-oriented full width front porch. An appropriate building form coupled with the provision of accessory parking to the rear of the property would give the property the much-desired traditional neighborhood design which is appropriate to this area of the City. The provision of off-street parking spaces per zoning standards would help mitigate any impact on parking related to the development. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.