



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: 508 St. James Street Date: 04/25/2017
 Tax Map #: N0000102018 Fee: \$1800
 Total area of affected site in acres: 0.179

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

Zoning

Current Zoning: R-6
 Existing Use: vacant

Proposed Use

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

4 apartments
 Existing Use: vacant - last used as education facility

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Zarina Fazaldin

Company: _____
 Mailing Address: 721 W. 28th Street
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 310-5051 Fax: ()
 Email: LandZHistoric@msn.com

Property Owner: Zarina M. Fazaldin

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: 721 W. 28th Street
 City: Richmond State: VA Zip Code: 23225
 Telephone: (804) 310-5051 Fax: ()
 Email: LandZHistoric@msn.com

Property Owner Signature: Zarina Fazaldin

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
4/25/2017

508 ST. JAMES STREET

This property, located in Jackson Ward, was recently acquired by Zarina Fazaldin. Ms. Fazaldin desires to renovate this structure into 4 dwelling units, with one of the units being her personal residence.

#508 St. James Street was originally constructed in 1915 as a single family residence. The residence was converted in the mid 1900's to the Negro Training Center for the Blind and a large addition was constructed at the rear in 1952. The site is currently surrounded with a 6' tall chain link fence.

The original residential structure at #508 is two story with a partial basement and a small walk-up usable attic. The rear addition is three stories, including a full basement with area way light wells. The building has been vacant for several decades and has substantial water and termite damage that will require significant repairs. The combined structure contains approximately 8400 gross square feet on the three plus floors.

PROPOSED USE

The existing large structure at 508 St. James Street is proposed to be divided into 4 residential units. The repurposing of this large structure for multifamily use does not conform to the R-6 zoning that covers much of Jackson Ward. One unit will serve as the owners personal residence, the other three units will be rented. The four apartments would total approximately 7200 square feet of usable space.

Apartment 1	3 BR, 2 BA	1285 sf
Apartment 2	2 BR, 1 BA	835 sf
Apartment 3	3 BR, 2 BA	1290 sf
Apartment 4 (owner's)	3 BR, 3-1/2 BA	3790 sf

One off-street parking space will be provided for each dwelling unit.

EXISTING DENSITY ON ST. JAMES STREET

This property is located in an R-6 zoning district. There are public alleys along the south and west sides of the two lots. The 500 block of St. James Street contains 15 residential structures, three of which are currently 2-family use. The combined area of these current residential lots is approximately 0.765 acres, which equates to a unit density of 24 units per acre. This is the typical density of much of the Jackson Ward neighborhood.

PROPOSED DENSITY OF 508 ST. JAMES STREET

The proposed 4 units on 0.179 acres will have a density of 23 units per acre, similar to the existing neighborhood density.

RICHMOND MASTER PLAN

The City's Master Plan states, "During the charrette, a desire was expressed to see Jackson Ward recapture the vibrancy of its golden years, while maintaining its unique character. Some of the key desires of residents included the rehabilitation and construction of quality housing and the return of neighborhood supported retail and services".

The proposed rehabilitation of 508 St. James Street into four residential units and the future construction of an additional single-family structure at 506 St. James Street will aid in returning Jackson Ward to the desired vibrancy as stated in the Master Plan.

CITY CHARTER CONDITIONS FOR SUP

- a. The proposed special use will not be detrimental to the safety, health, morals, and general welfare of the community involved. Approval of this SUP will allow the return to service of this long neglected historic building.
- b. 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. On-site parking is provided for each unit.
- c. The proposed special use will not create hazards from fire, panic or other dangers. The renovations will conform to current building code requirements.
- d. The proposed special use will not tend to cause overcrowding of land and an undue concentration of population. The proposed unit per acre density is similar to the surrounding neighborhood.
- e. 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.
- f. The proposed special use will not interfere with adequate light or air.

end of report