



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.richmondo.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: _____ 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: _____

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: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_ _____) _____ Fax: _(_ _____) _____

Email: _____

Property Owner: _____

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: _____

City: _____ State: _____ Zip Code: _____

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)

APPLICANT'S REPORT

November 18th, 2022

*Special Use Permit Request
907 W 32nd Street Richmond, Virginia
Map Reference Number: S000-1363/016*

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

530 East Main Street, Suite 730
Richmond, Virginia 23219

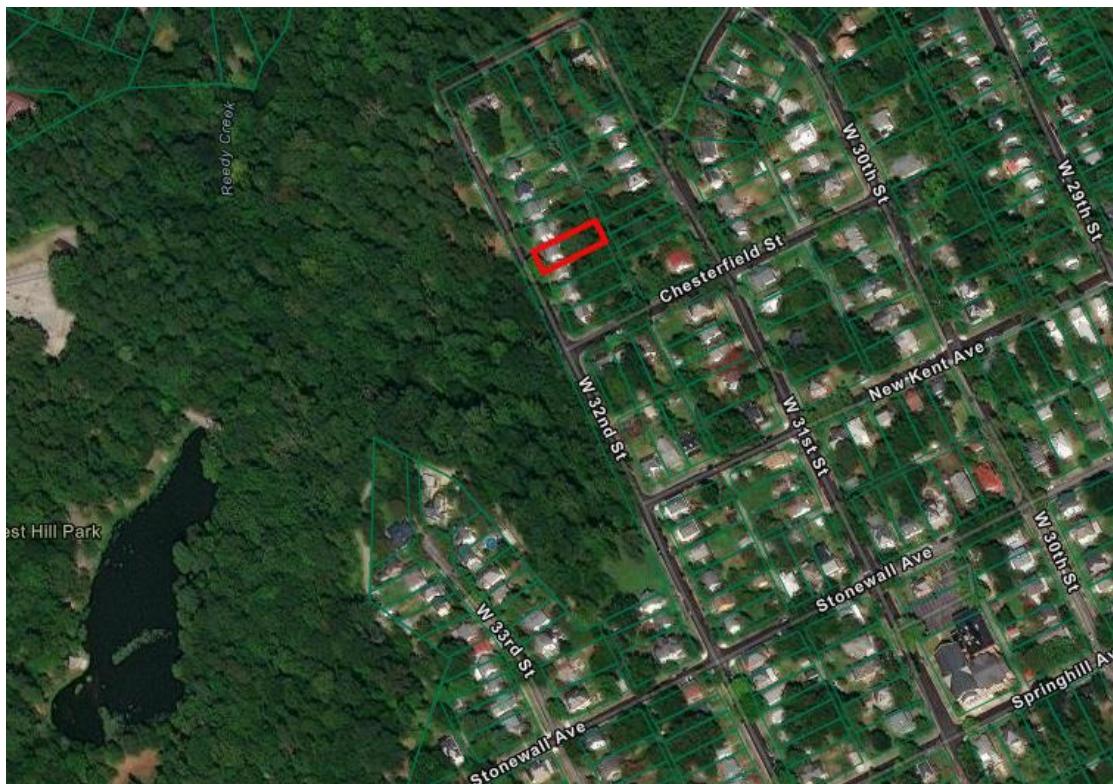
Introduction

The property owner is requesting a special use permit (the “SUP”) for 907 W 32nd Street (the “Property”). The SUP would authorize an accessory dwelling unit (the “ADU”) within anew, detached accessory structure at the rear of the Property. While the accessory structure is permitted by the underlying R-5 Single-Family Residential District, the dwelling unit is not, and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located along the eastern line of W 32nd Street across from Forest Hill Park. The Property is referenced by the City Assessor as tax parcel S000-1363/016 and is currently improved by a two story single-family detached dwelling and one-story garage accessory structure. The Property is approximately 47 feet in width, contains roughly 7,074 square feet of lot area, and is accessible by a rear alley.



The properties in the immediate vicinity are developed primarily with residential uses. Single-family detached dwellings are the most prevalent residential uses, though there are two-family uses in the vicinity as well. Further south, along Semmes Avenue are commercial and institutional uses.

EXISTING ZONING

The Property and those immediately surrounding it are located within the R-5 Single Family Residential District. To the south/southeast are properties located in the R-6 Single-Family Attached Residential District. To the south/southwest are parcels zoned B-1 and RO-2.

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, accessory dwelling units, and open space are the contemplated primary use in the Residential future land use designation (p. 54). Furthermore, the Richmond 300 plans specifically recommends that Accessory Dwelling Units be permitted by-right in residential zoning areas.

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.

- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance.”
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout

the City," as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

TRANSPORTATION

The Property is located an 8-minute walk (.4 miles) to the bus stop at Semmes + 31st, which is serviced by the 2A and 2B routes which are considered "high-frequency" bus lines.

Proposal

PROJECT SUMMARY

The SUP would authorize the removal of the existing accessory structure and the construction of a new, single story accessory building containing an ADU to be located at the rear of the Property. The proposed ADU use does not conform to the underlying R-5 Single-Family Attached District zoning requirements applicable to the Property. Furthermore, the applicant is requesting a parking waiver to allow for the new accessory structure to be located at the rear of the parcel.

PURPOSE OF REQUEST

The Property consists of lot 12 and part of lot 10 of Block 67 of the original Woodland Heights Subdivision and is of a typical size and configuration for the area. The owner now proposes to remove the existing detached garage and to create a new accessory structure to be occupied with an accessory dwelling unit and a home office for the use of the Property owner. The use of accessory structures for small-scale dwelling units is consistent with the goals of the Richmond 300 Master Plan. As the proposed use is not permitted by the underlying R-5 zoning regulations, a SUP is required in order to permit the proposed development. Also, by locating the new accessory structure in the same location as the current structure, a waiver of the parking requirement will be required.

In exchange for the SUP, the intent of this request is to provide an additional housing unit within the City. The quality assurances conditioned through the SUP would guarantee a high-quality development and ensure an appropriately scaled use that is compatible with and complementary to the surrounding residential neighborhood.

PROJECT DETAILS

The proposed one-story accessory structure containing the ADU and personal office would be located at the rear of the parcel. The footprint of the structure is approximately 20 feet by 25 feet. The ADU would be accessed by a door located along the northern elevations. A door on the southern elevation would allow access to a home office within the accessory structure which would be for the personal use of the Property owner.

When complete, the ADU would be approximately 500 square feet in floor area and would be configured as a studio-style dwelling. Care was taken in designing it so as to include generous living space as well as a small, yet functional, kitchen. The exterior will utilize quality cementitious siding and will include ample windows to allow light into the unit. In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create an additional housing opportunity in the neighborhood for a future resident with a high-quality product that is in-line with future land use guidance.

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 an additional dwelling unit 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 will create no congestion on streets, roads, alleys or any other public right of way.

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

The accessory structure 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 population.

- ***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.***

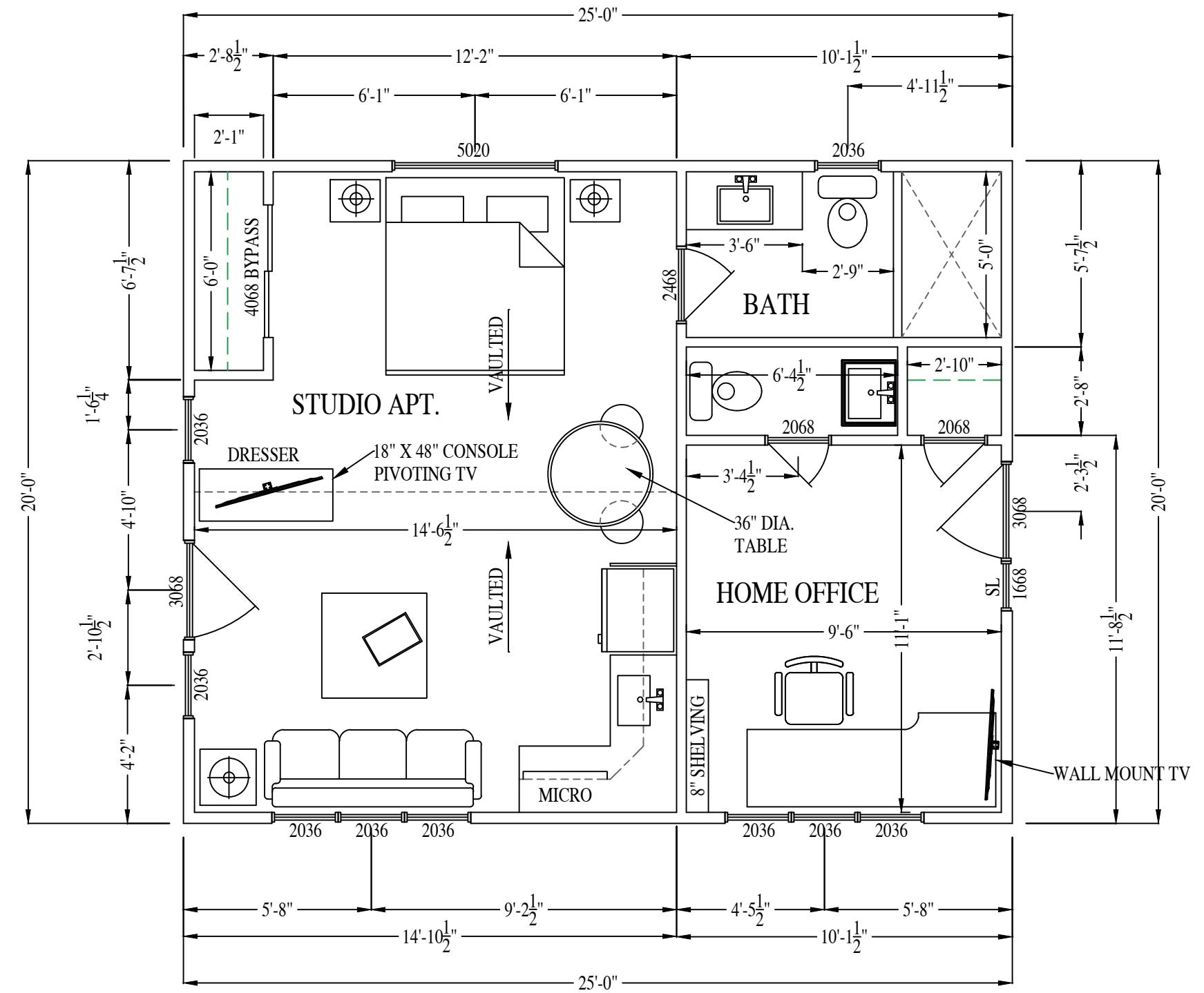
The light and air available to the subject and adjacent properties will not be affected. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of a new accessory structure on the Property which will contain an Accessory Dwelling Unit along with a separate office space for the Property owner's personal use. This SUP proposal represents an ideal, small-scale urban development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances and conditions related to the renovation of the structure would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.

FLOOR PLAN

HEATED S.F.: 500



90 / W 32ND ST. ADU

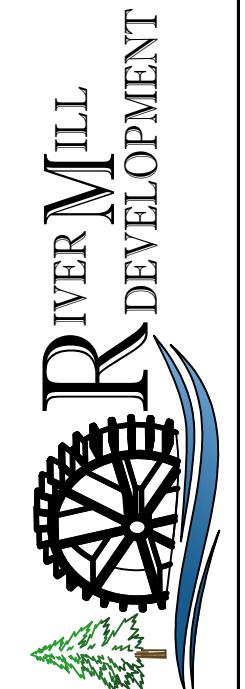
RIVER MILL DEVELOPMENT

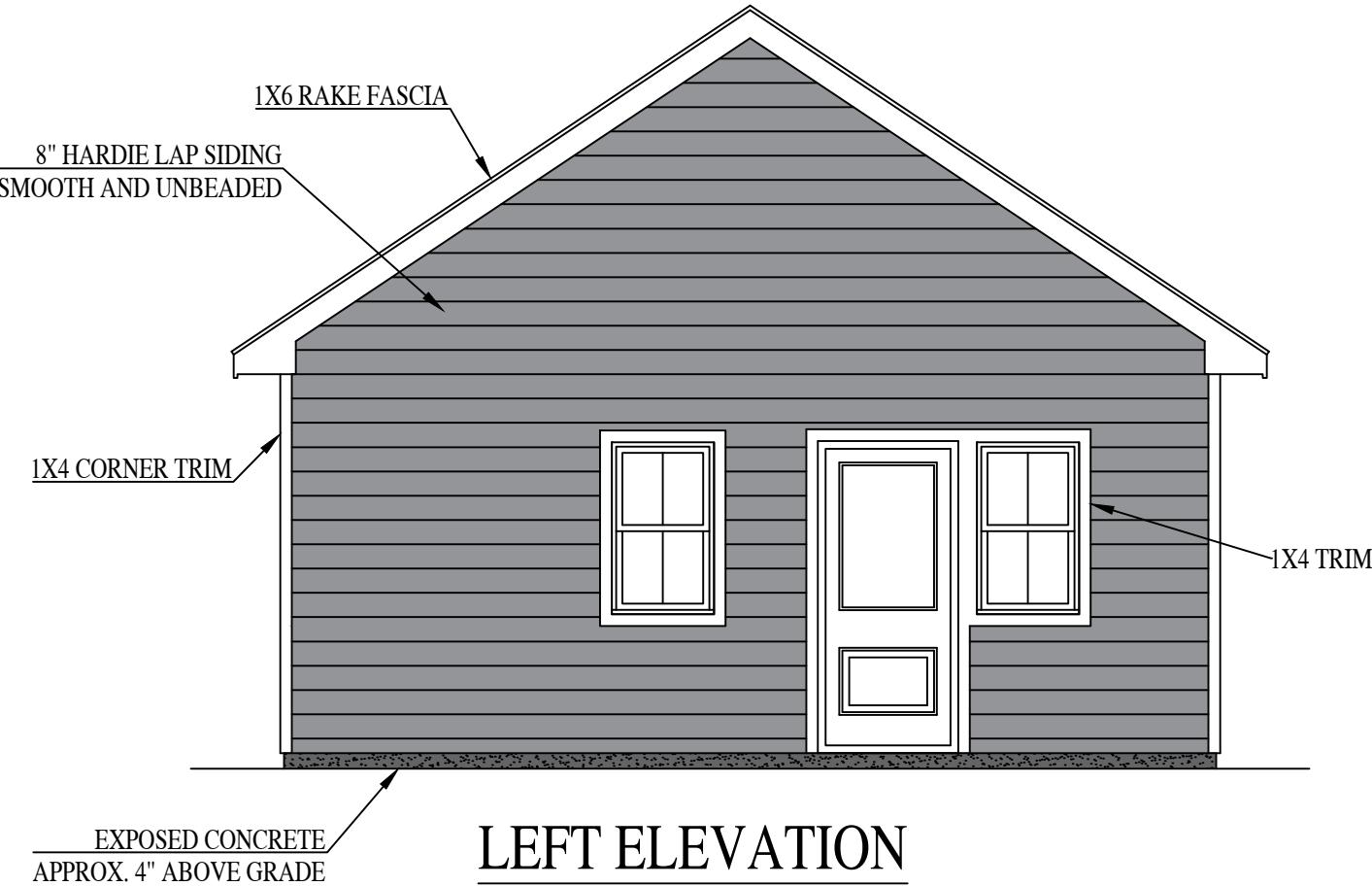
HILLDEVELOPMENT@GMAIL.COM

SCALE:

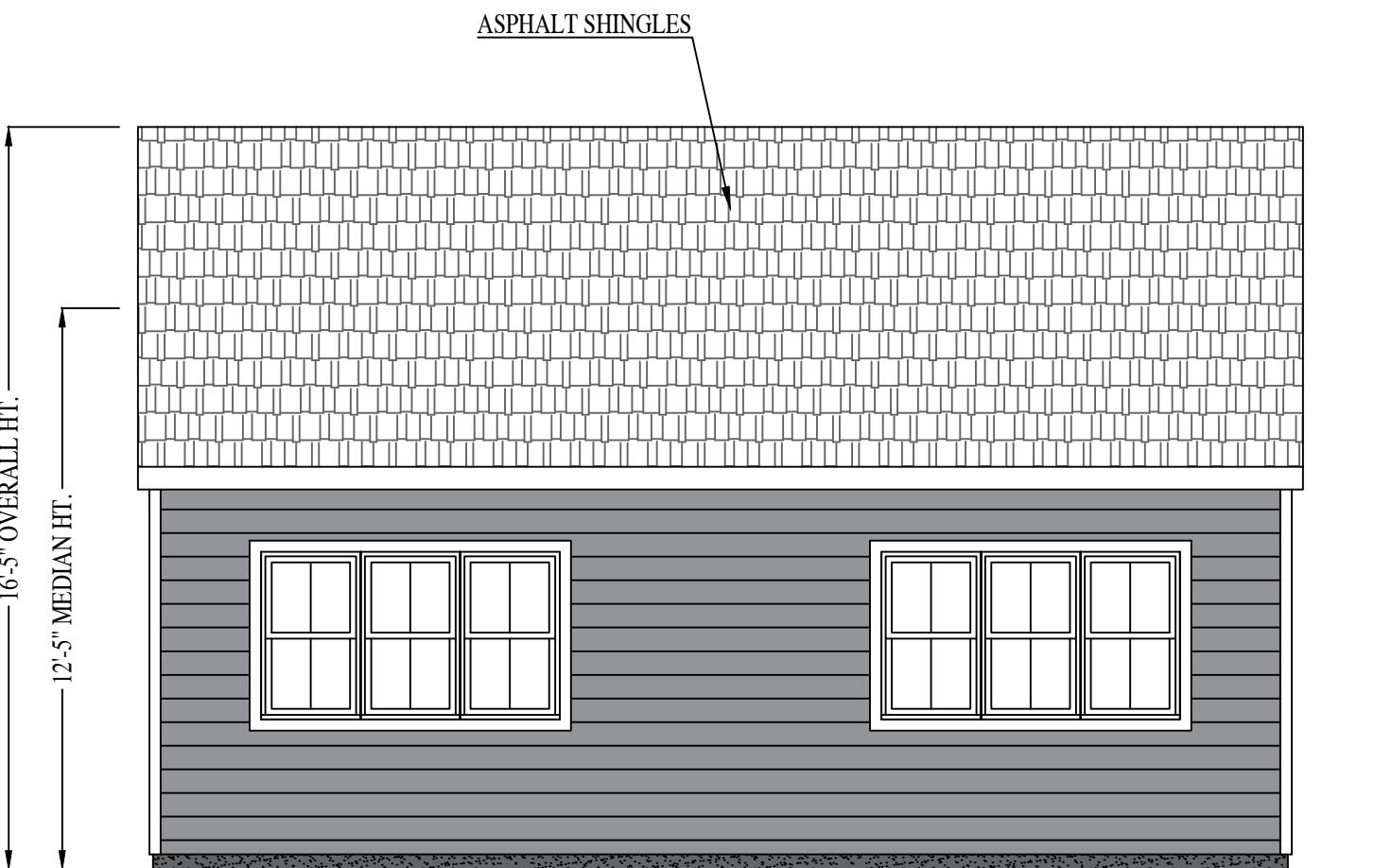
DATE:

SHEET:
A1.1





LEFT ELEVATION

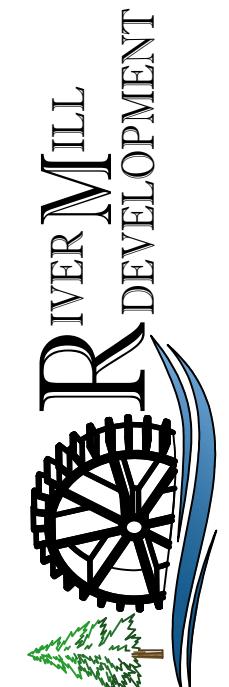


FRONT ELEVATION

SCALE:

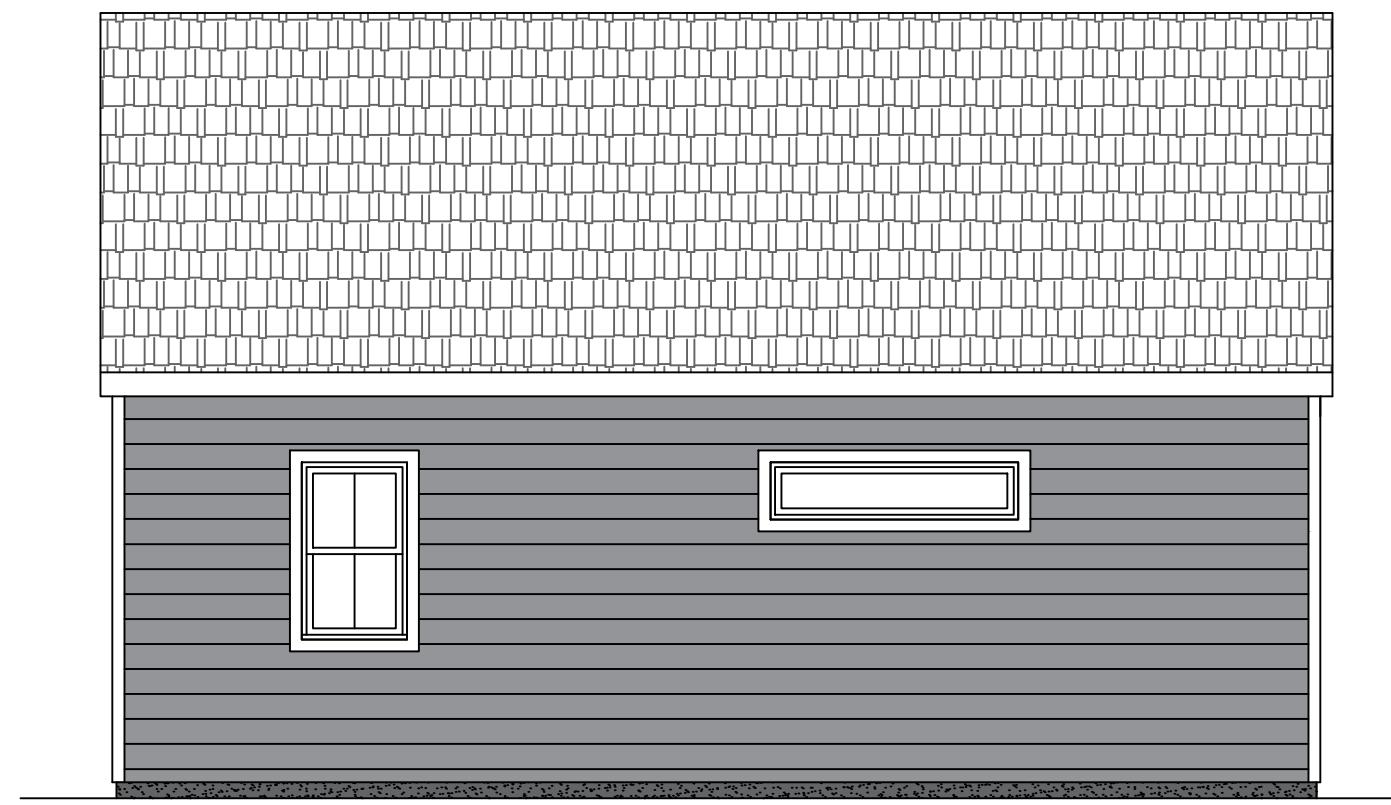
DATE:

SHEET:
A2.1



RIVER MILL DEVELOPMENT 90 / W 32ND ST. ADU

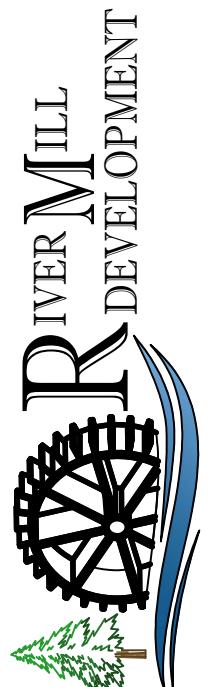
PHONE: (434) 774-4535



REAR ELEVATION



RIGHT ELEVATION



907 W 32ND ST. ADU

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

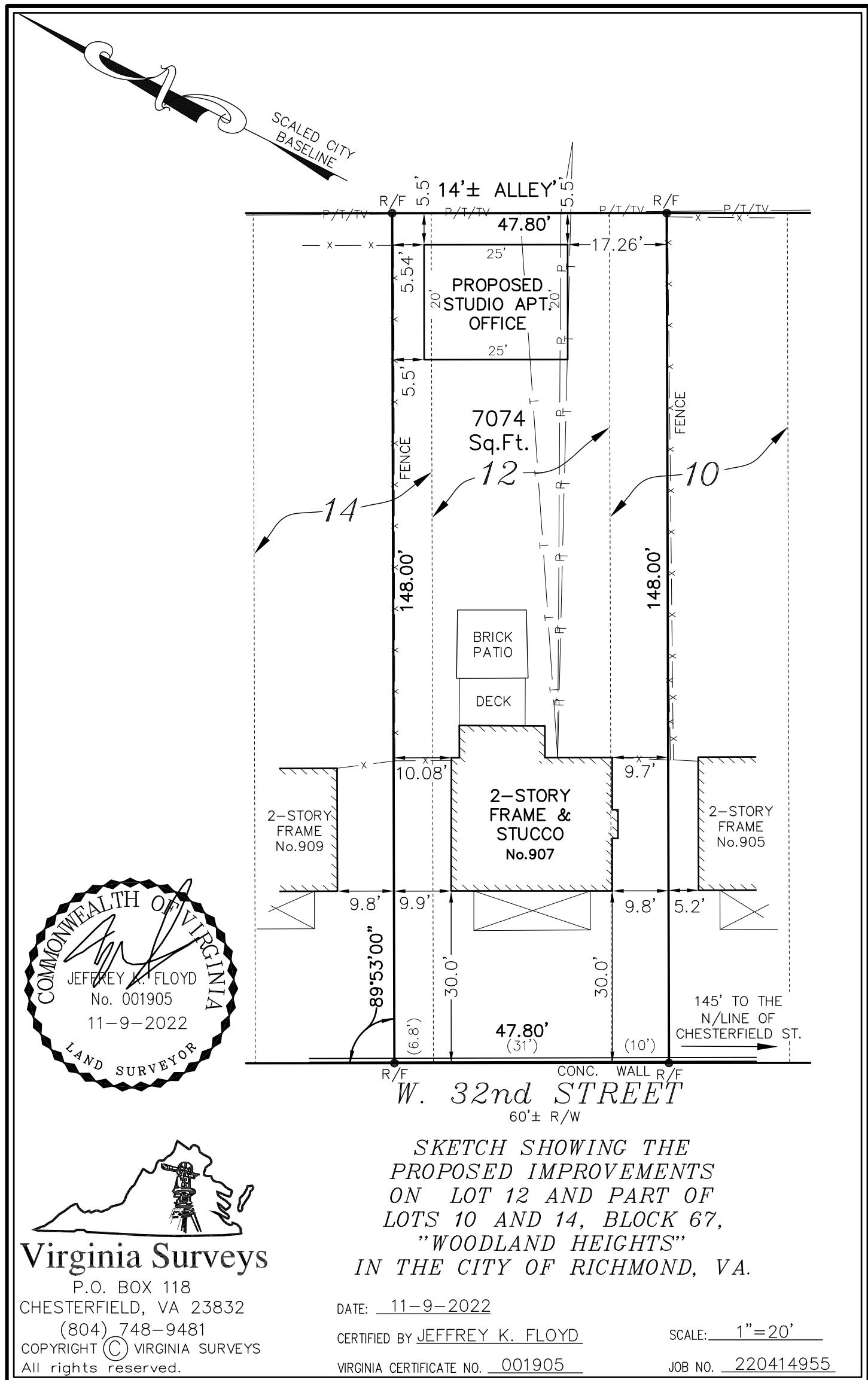
PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

SCALE:
1/4" = 1'-0"

DATE:
9-15-2022

SHEET:
A2.2





**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 907 W 32nd Street

APPLICANT: William Gillette

COUNCIL DISTRICT: 5

PROPOSAL: To authorize the special use of the property known as 907 W 32nd Street, for the purpose of a single-family detached dwelling, with an accessory dwelling unit, upon certain terms and conditions.

*For questions, please contact Matthew Ebinger at
804-646-6308 or Matthew.Ebinger@rva.gov*

