



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: 2711 E. BROAD STREET, RICHMOND VA 23223 Date: 25 JAN 2019

Tax Map #: E0000484005 Fee: \$ 300.00

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: RL6

Existing Use: SINGLE FAMILY ATTACHED RESIDENTIAL

Proposed Use

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

CONSTRUCTION OF A NEW TWO-STORY ACCESSORY DWELLING UNIT

Existing Use: NEW CONSTRUCTION

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: ALLI ALLWOOD

Company: _____

Mailing Address: 2711 E. BROAD STREET

City: RICHMOND State: VA Zip Code: 23223

Telephone: (804) 782-1170 Fax: ()

Email: aalligood@icloud.com

Property Owner: M-B ALLWOOD and JAMES STEWART SCHWARTZ

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: ABOVE

City: _____ State: _____ Zip Code: _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: [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)

Alli Alligood and Stewart Schwartz
2711 East Broad Street
Richmond, VA 23223
804-782-1170

January 25, 2019

Planning Commission
900 E. Broad St., Room 511
Richmond, VA. 23219

Re: Application for Special Use Permit for a new Accessory Dwelling Unit at 2711 East Broad Street in the R-6 Zone in the St John's Old and Historic District

Dear Chairman Poole and members of the Commission:

Please accept for review the attached application for a special use permit for a new construction accessory dwelling unit at 2711 East Broad Street in the R-6 zone in the St John's Church Old and Historic District. The proposed new accessory dwelling unit is a 17 x 24 foot, 2-story frame building with stucco exterior finish to be located at the rear of our lot at our alley.

We are sharing our plans with our neighbors and will ask them to submit letters of support. In addition, our plans are being reviewed by the Church Hill Association.

Historic accessory dwelling units and carriage houses can be found throughout the St John's Old and Historic district, and those that pre-date the zoning ordinance are permitted to be occupied dwellings in the R-6 zone. However, because this will be a new, occupied, accessory dwelling unit we are applying for this SUP. We have made an application to the Commission of Architectural Review for final design review, COA-044893-2018.

Summary:

This 17 x 24 ft two-story building will be 6 x 6 frame construction with stucco finish and 20 feet tall with sloped shed roof and equal height parapets on the east, west and north sides. The roof which is not visible from the ground will be TPO. The carriage house on the adjacent lot is about 18 feet tall on the low side and 20 feet tall on the high side. Across the rear alley is a four-unit apartment building approximately 30 feet tall.

The ADU will be set back 5 feet from the east property line and 5 feet from the rear property line at the alley, per code. It will also sit within 30 feet of the rear property line (24 ft building plus 5 ft setback = 29 feet) and will be aligned with the main home – the west wall of the ADU will align with the west wall of the main home on the double lot.

The ADU footprint combined with that of the main home and two small accessory buildings will occupy just 24% of the double lot, and well within the 55% lot coverage limit, calculated as follows:

- Lot description is 45 x 155 feet; 7085.05 sq feet or .163 acres
- Main house is 952 sq feet (per floor) + 88 sq feet (enclosed porch) + 56 sq ft (front porch) = 1096 square feet
- ADU is 17x24 = 408 square feet
- Existing greenhouse 7x10 = 70 square feet
- Proposed toolshed 9 x 15 feet = 135 square feet

Total: 1709 square feet or 24% of the 7085.05 square foot lot

The unit will be provided with one off-street parking space. It will have emergency fire access via the adjacent alley and two exits – an ADA compatible door on the west side and ADA compatible French doors on the north side.

We will not have an accessory apartment in the main home.

Electrical power will be provided from a new direct connection from the rear alley utility line. Water and sewer lines will be connected through extension from the main home.

SUP Review Standards and responses:

The Planning Commission and Council must find that the proposed use will not:

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

Response: The ADU will increase safety by adding “eyes on the alley” along with a light next to the door on the west side of the building. It will help address the increasing need for housing in the city.

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

Response: We will provide a parking space for the ADU. There is walking access to GRTC buses #12 (within 2.5 blocks), #13 (within 1.5 blocks), #14 (within 4.5 blocks), and Pulse (within 4.5 blocks). In addition, a resident will be able to walk to a grocery store (within 5 blocks), dry cleaner, pharmacy, restaurants, coffee shops, bank and veterinary clinic.

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

Response: The new building will be built in accordance with all current building and fire codes. It will be directly adjacent to and accessible from the alley for fire apparatus and is located within 3.5 blocks of the nearest fire station.

(4) Tend to overcrowding of land and cause an undue concentration of population.

Response: The ADU itself will occupy just 6 percent of our double lot and house one to two adult residents. Combined, the ADU, main house, greenhouse, and toolshed will occupy just 24 percent of the lot, far less than the 55% limit.

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

Response: The small ADU is unlikely to host a school-age child, and with just one or two adult residents it will not have a significant effect on nearby parks and playgrounds. The ADU will be connected to the primary residence water supply and sewer line. It will have an off-street parking space and is located with walkable access to services and transit.

(6) Interfere with adequate light and air.

Response: The ADU will occupy just 6 percent of our double lot, and be similar in scale to the carriage house next door and ten feet lower in height than the 30-foot tall, two-story, four-unit apartment building across the alley. The ADU will also span just 17 feet of the 45-foot wide lot along the alley, allowing for light and air between the new ADU and the existing carriage house at 2707 East Broad Street.

We have enclosed the application form, application fee, and this report, in addition to the electronic PDF plans -- site plan, elevation plans, floor plan, landscape plan (on the site plan). Not included are a signage plan because it is a residential building, and lighting plan (three exterior lights are delineated on the elevations). Also included is an updated survey plat.

Thank you for taking the time to consider this application. Please call if there are any questions.

Sincerely,



Alli Alligood



Stewart Schwartz