

#3 Applicant's Report:

The owner Church Hill Ventures, LLC is proposing to construct a duplex on the site of a demolished single family dwelling. The reason that a Special Use Permit is needed is that although the use is permitted by the current R-7 zoning, the lot area for a two family dwelling falls is not being met, but falls short by 60 square feet. Negotiations with the property owners on either side to purchase the 60 square feet have not been successful.

Construction of the duplex will restore the original use residential use of the site and therefore will not have a negative effect on the safety, health, morals and general welfare of the adjacent community.

As noted previously the construction of the new duplex will restore the previous residential character of the site and therefore will not create congestion on Maury Streets, as all access to the site will be from the rear alley as parking is not allowed on Maury Street.

The new duplex will not create hazards from fire, panic or other dangers as it simply restores the residential character of the site.

There will be no cause for overcrowding of land at this location or in the area. There will be no undue concentration of population because the occupants will be two families who occupy the duplex.

The James H. Blackwell Elementary School is located two blocks to the south on Maury Street. The address is 300 E. 15th Street. There is an adjacent playground to the school. Presumably, residents in the duplex would be able to send their elementary age children to this school. Public water/sewer is already being supplied to the site. The construction this duplex is in compliance with the R-7 zoning and will fill a current void in the streetscape created by the demolition of the previous house on this site. the new duplex will not have a negative effect on any public requirements, conveniences and improvements.

The new duplex simply restore the residential character of the lot and therefore will not interfere with adequate light and air.



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: 1703 MAURY STREET
Tax Map #: 50000134010 Fee: \$ 300.00
Total area of affected site in acres: 0.100

Date: 3/11/2019

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

RECEIVED

MAR 12 2019

LAND USE ADMINISTRATION

Zoning

Current Zoning: R-7

Existing Use: VACANT LOT

Proposed Use

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

CONSTRUCT NEW DUPLEX

Existing Use: VACANT LOT

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: BOYD BURTON

Company: CHURCH HILL VENTURES, LLC

Mailing Address: 1011 BOULDER SPRINGS DRIVE, SUITE 400

City: RICHMOND State: VA. Zip Code: 23225

Telephone: (804) 590-5905 Fax: ()

Email: BOYDBURTON@CHURCHHILLVENTURES.COM

Property Owner: CHURCH HILL VENTURES, LLC

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: 1011 BOULDER SPRINGS DRIVE, SUITE 400

City: RICHMOND State: VA. Zip Code: 23225

Telephone: (804) 590-5905 Fax: ()

Email: BOYDBURTON@CHURCHHILLVENTURES.COM

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)