



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: 207 Avon Rd Date: April 11, 2022  
 Tax Map #: W0220264014 Fee: \$300.00  
 Total area of affected site in acres: 0.63

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

**Zoning**

Current Zoning: R-1

Existing Use: Single family detached residential

**Proposed Use**

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

Dwelling unit in an accessory building

Existing Use: Single family detached residential

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace St

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

**Property Owner:** HOWREN, JENNIFER RUBIN AND JAMES HUDGINS JR

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: 323 Clovelly Road

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 432-1514 & (804) 350-0252 Fax: ( )

Email: jay@howren.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)



April 19, 2022

Kevin Vonck, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219

Re: 207 Avon Road Special Use Permit

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report along with the Special Use Permit application for the property located at 207 Avon Road. With this application the property owners are petitioning the City Council for a SUP to authorize the construction of a dwelling unit on the second level of a new detached garage.

Currently, the property is improved with a single-family detached dwelling in the R-1 Single-Family Residential District. The residence is a two-story dwelling containing 2,799 square feet of floor area constructed in 1951. The property owners are renovating the existing dwelling along with the rest of the property to include new landscaping, patio, swimming pool, driveway, and construction of a two-story detached garage.

On the second level of the proposed garage, the property owners wish to construct a finished living area as an additional amenity space. This space will include a living room, lounge, half-bathroom, and kitchen. On the ground floor the owners propose a bathroom with a shower. With the inclusion of the kitchen and the shower, based on the definitions included in the Zoning Ordinance, the space is considered as a dwelling unit. In the R-1 District, this dwelling unit in the garage is not permitted. Therefore, the property owners are requesting a Special Use Permit.

***Existing Site Conditions***

The subject property is one parcel containing 0.63 acres of land area located on the south side of Avon Road between W Oxford Circle and Sulgrave Road. The parcel is irregularly-shaped with a lot width along Avon Road of 125 feet. The property is currently improved with a single-family dwelling constructed in 1951 with 2,799 square feet of finished living area.

### ***Current Zoning***

The property is currently zoned R-1 Single-Family Residential which permits single-family detached dwellings and compatible uses such as churches, libraries, and schools.

Accessory uses and structures are also permitted such as private garages and storage buildings. However, dwelling units are not permitted in accessory buildings.

### ***City's Master Plan for Future Land Use***

The Richmond 300 Master Plan recommends Residential land use for the property. This recommendation is for neighborhoods consisting primarily of single-family houses on large- or medium sized lots more homogeneous in nature.

Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

### ***Neighborhood Outreach***

The property owners have reached out to the Windsor Farms Home Owners Association and have received approval from the Association's Architectural Review Committee.

The property owners have also notified surrounding neighbors of their proposal.

### ***City Charter Conditions***

We trust that you will agree with us that this proposed Special Use Permits meets the City Charter criteria for the granting of SUPs as the project will not:

- (i) be detrimental to the safety, health, morals and general welfare of the community involved;
- (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- (iii) create hazards from fire, panic or other dangers;
- (iv) tend to be overcrowding of land and cause an undue concentration of population;
- (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- (vi) interfere with adequate light and air.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is written in a cursive style with a large initial "L" and "M".

Lory Markham

Enc: Application form, existing survey, conceptual plans

cc: Richard Saunders, Secretary to the City Planning Commission  
The Honorable Andreas D. Addison, 1<sup>st</sup> District Representative