



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: 901 Lake Road Date: 2/24/2021  
 Tax Map #: W00008860 Fee: \$300  
 Total area of affected site in acres: .139

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

**Zoning**

Current Zoning: R-5  
 Existing Use: Duplex

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Duplex (please see attached for full description)

Existing Use: Duplex

Is this property subject to any previous land use cases?

Yes  No   
 If Yes, please list the Ordinance Number: Year 1946/Case 086 page 56

**Applicant/Contact Person:** David Neely

Company: DL Phillips Construction  
 Mailing Address: 1014 Sharon Lane  
 City: Richmond State: VA Zip Code: 23229  
 Telephone: (804) 363-3211 Fax: ( )  
 Email: davidpneely@verizon.net

**Property Owner:** 901 Lake Road LLC

If Business Entity, name and title of authorized signee: Laurie Petronis

(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: 7401 Riverside Drive  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: (804) 564-6222 Fax: ( )  
 Email: lpetronis@me.com

**Property Owner Signature:** *Laurie Petronis*

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)

Whereas, a public hearing was held at a meeting of the Board on Monday, April 15, 1946, after public notice in the News-Leader and written notice sent to the the adjoining property owners; and

Whereas, the property consists of a plot of ground fronting 56 ft. on Smithdeal Avenue and 120 ft. on 43 rd Street; and

Whereas, there was no opposition, and the purpose of the enclosure is to provide an open air retreat for an invalid free from insects, etc;

Now therefore, be it resolved that the Board does hereby make a variance from the requirements of the Zoning Ordinance and does hereby grant the permit.

APPEAL: 86-46

APPLICANT: William B. Eubank

SUBJECT: Erect a two-family dwelling

PREMISES: 901 Lake Road

APPEARANCES:

For applicant - W. B. Eubank & Mr. & Mrs. Goodwyn by phone  
 For City - W. G. Wharton  
 Against applicant - None

ACTION OF BOARD: Granted

Vote to grant -	
Affirmative - Budina, Muhleman, Maynard, Woodson	4
Negative -	0
Absent - Ballou	1

RESOLUTION:

Whereas, Wm. B. Eubank filed an application under date of April 3, 1946, for permission to erect a two family dwelling occupying a portion of the required yard area; and

Whereas, the decision of the Commissioner of Buildings rendered under date of April 3, 1946, disapproved the request under Article V Section 4 Paragraph 1 and Article IV Section 4 Paragraph 1(c) of the Zoning Ordinance for the reason that "Where front yards have been established or may be required on each of two ~~inter-~~secting streets, there shall be a front yard on each street side of a corner lot"; and

Whereas, a public hearing was held at a meeting of the Board on April 15, 1946, after public notice in the News-Leader and written notice sent to the adjoining property owners; and

> Whereas, the property consists of a plot of ground fronting 37 ft. on Byrd Park by 182 ft.; and

Whereas, there was no opposition and the building fronting Walker Street are about 100 ft. from the proposed building;

Now therefore, be it resolved that the Board does hereby make a variance from the requirements of the Zoning Ordinance and does hereby grant the request.



901 Lake Road is one of three adjacent parcels hosting duplexes built in the late 1940's. This proposed duplex is also one of five multi-family structures within a two square block area in Byrd Park (803-807 Lake Road, 901 Lake Road, 903 Lake Road, 2005 Walker Street and 900 S. Meadow Street) and it will compare in size, use and density with these other grandfathered duplexes in its improved form. These structures, within the R-5 residential zone of southern Byrd Park, were granted variance approval as there were no neighborhood objections to the creation of two and four family homes that would offer residents the recreation Byrd Park and Swan Lake offer.

The property today remains as a nonconforming duplex in the R-5 district. After 75 years in service, the structure at 901 Lake Road requires a full rehab to revive its usefulness. The current building has suffered water damage from a damaged roof and plumbing in need of repair. The structure does not have modern HVAC and the windows need to be replaced throughout. The existing porch was made unstable from overgrown tree roots and the property's fence lines are now encased by trees that are no longer healthy and a risk to neighboring properties. The current owner of 901 Lake Road is committed to investing more than six figures to revitalize this property and breath new life into this block of Richmond. The nonconforming status of this property, however, hinders her ability to enhance the property's dated and cramped quarters and offer quality two-family living in this urban oasis.

When she realized the size of the renovation required, the owner became determined to make a forward thinking investment. She paid close attention to the recommendations made in the Richmond300 plan. She was inspired by the recent findings of the Department of Planning and Development Review when they published the takeaways from the "Planning for a Post Pandemic World" survey and revised the 901 Lake Road project to include the PDR's recommendations.

The proposed use for 901 Lake Road is to continue as a duplex with a modest addition that would encroach on no boundaries nor overwhelm the property or its neighbors. The density of the proposed project remains the same, as the addition proposed will allow for the addition of a second bathroom, closet and desirable in unit washer and dryer. The proposal does not encourage more tenants, but rather provides better living for the same number of tenants. The reconfigured space inside will combine to allow for an office for teleworking tenants that that opens to an improved front porch (balcony on second floor) overlooking Byrd Park and Swan Lake. The front façade of the building will have more visual interest with its improved windows and porches. This improved layout will offer tenants a stronger connection to the public park and a more interesting building for passing pedestrians to view while walking. The front of the structure, including the second level of the front stoop, will showcase the views of Swan Lake and complement the recent renovations in the area.

The proposed use for 901 Lake Road does not increase congestion in the surrounding streets. Conversely, the removal of existing concrete slabbing in the back yard and the refencing of the property will allow the property to retain its coveted off street parking accessed in the alley, but in a safer and more appealing manner. The renovated rear of the structure will better and more safely allow access to the building and allow for covered storage of bicycles, as tenants embrace the improved bicycle infrastructure of Richmond. The new deck areas adjacent to the addition in the rear of the property create a private and welcoming new entrance to the units. The improved fenced back yard leading to alley parking will allow for garden space that does not compete with the more public city park setting in the front and also improves the quality of life for tenants. This fenced area will also encourage safe pet ownership when tenants are not walking their pets in the park and allow for electric car charging access for tenants.

The impact of the proposal for 901 Lake Road is a renewed duplex with ample space that blends with its surroundings, respects the natural features of Byrd Park, and offers amenities important to residents in the post-pandemic world. The owner of 901 Lake Road is excited to provide two quality residences in a location of the City of Richmond that is appreciating at a rapid rate. She believes there are many hard working people in Richmond that are being left behind because they have the income, but may lack the savings or credit that would enable them to live in a park front location they desire. Nonconforming duplexes in R-5 districts play an important role in providing residences to people in the locations they may have never had the opportunity to live. The owner feels the improvement of duplexes in the Byrd Park area is especially important, to honor the past and present homeowners in an area that has been historically diverse. The property, with the improvements detailed in the attached plans complete the vision the original designers of this urban streetscape had in the 1940's. The proposal also heeds the recommendations of the Richmond300 plan for Richmond's future.

The owner has discussed the project with surrounding neighbors and members of the neighborhood civic association and has gained their support. She has worked hard to build her relationship with the neighborhood by carefully planning this project to be in keeping with the current residential neighborhood practice and the future of the city of Richmond with its commitment to a greener and more connected urban experience.