



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: 5101 STRATFORD CRESCENT Date: 4/17/2023  
 Tax Map #: W0700220004 Fee: \$300  
 Total area of affected site in acres: .18 ACRES

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

**Zoning**

Current Zoning: R-1

Existing Use: RESIDENCE SINGLE FAMILY

**Proposed Use**

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

POOL HOUSE ACTUAL POOL IS EXISTING  
 Existing Use: POOL HOUSE (TO BE REMOVED)

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** JASON D. BASS

Company: \_\_\_\_\_  
 Mailing Address: 5101 STRATFORD CRESC  
 City: RICHMOND State: VA Zip Code: 23226  
 Telephone: (804) 840-5792 Fax: ( )  
 Email: JASON.D.BASS@GMAIL.COM

**Property Owner:** JASON D. BASS REVOCABLE TRUST + GINA P. BASS REVOCABLE TRUST

If Business Entity, name and title of authorized signer: \_\_\_\_\_

(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: 5101 STRATFORD CRESC  
 City: RICHMOND State: VA Zip Code: 23226  
 Telephone: (804) 840-5792 Fax: ( )  
 Email: JASON D. BASS@GMAIL.COM

**Property Owner Signature:** J.D. Bass, Trustee

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)

**David Watson, AICP**  
**Senior Planner**  
**Department of Planning and Development Review**  
900 E. Broad St., Room 511  
Richmond, VA 23219  
Office: 804-646-1036



## Special Use Permit Narrative

The purpose of the special use request is to replace the current non-compliant pool house with a new pool house. The new pool house will be placed in the same location as the old one, and is therefore also non-compliant with the side yard and rear yard setbacks. The existing pool was grandfathered in with a variance years ago by the previous owners. The pool house is part of a larger scale renovation of the entire side of the house facing the pool and new proposed pool house. The requested location is well hidden from the road, and is being placed where the old one has been for many years.



Shaianna L. Trump

Associate Planner

(o) 804-646-7319

(e) Shaianna.Trump2@rva.gov

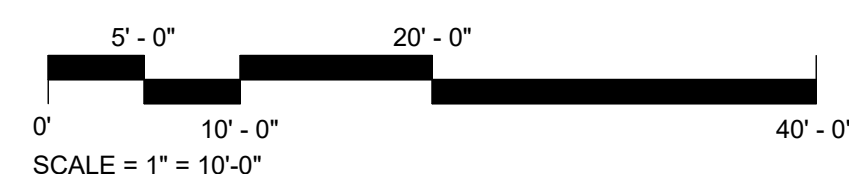
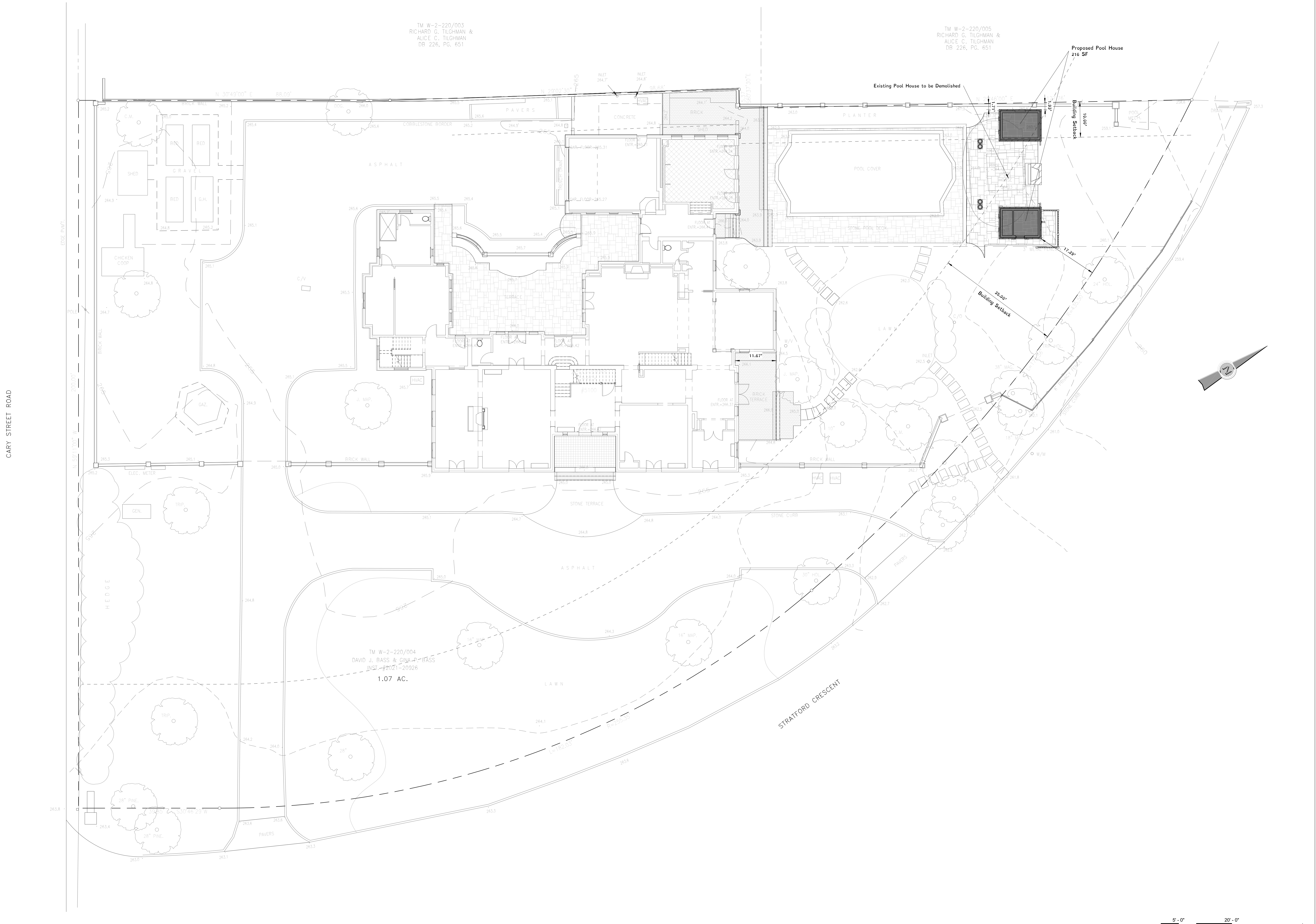
(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, Va. 23219-1907

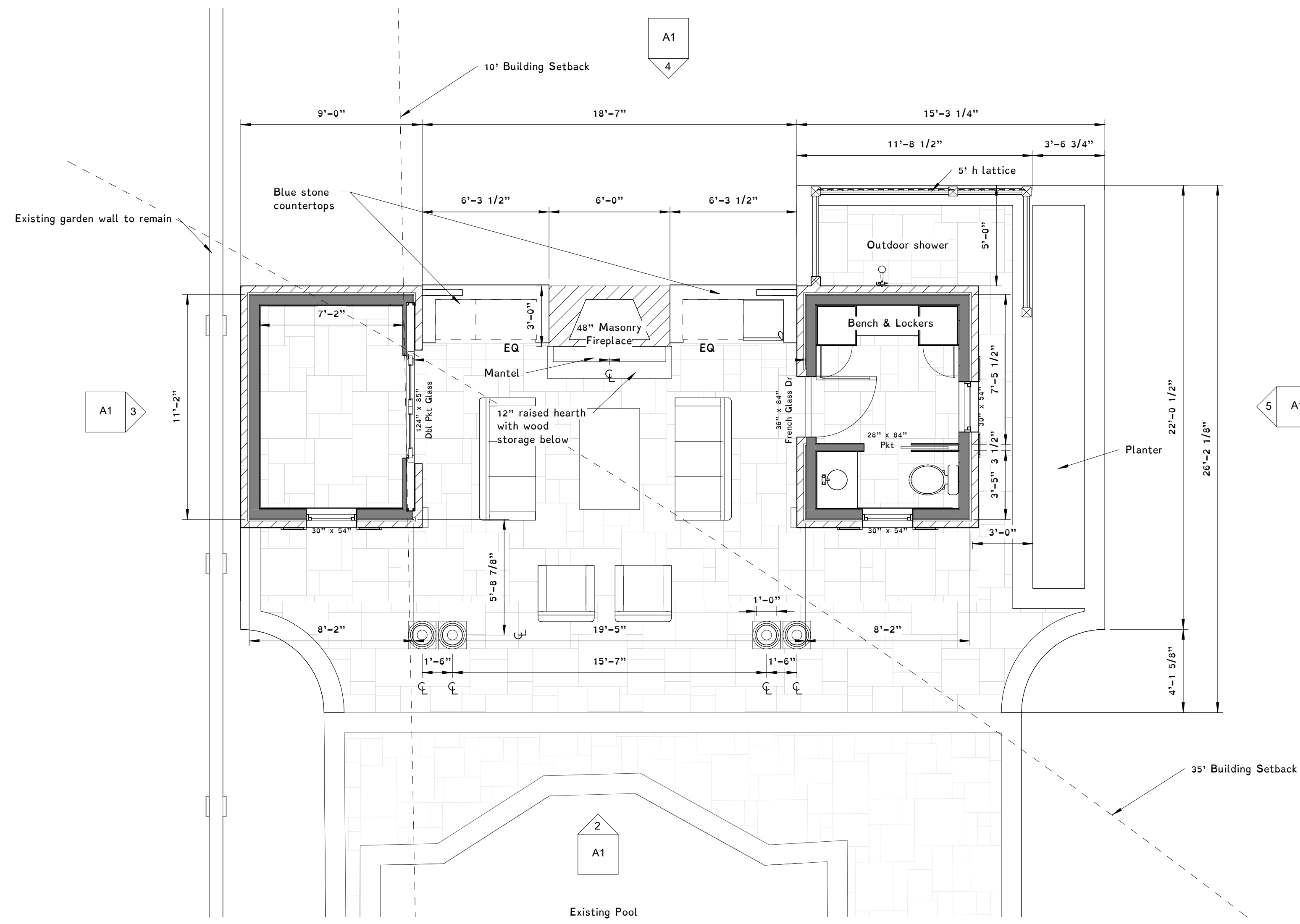
### Special Use Permit Applicants report:

- A) The project will not be detrimental to the safety, health, morals and general welfare of the community involved.
- B) The project will not create congestion in the streets, roads, alleys and other public ways and places in the area involved.
- C) The project will not create hazards from fire, panic, or other dangers.
- D) The project will not tend to cause overcrowding of land and an undue concentration of population.
- E) The project will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences or improvements.
- F) The project will not interfere with adequate light and air.

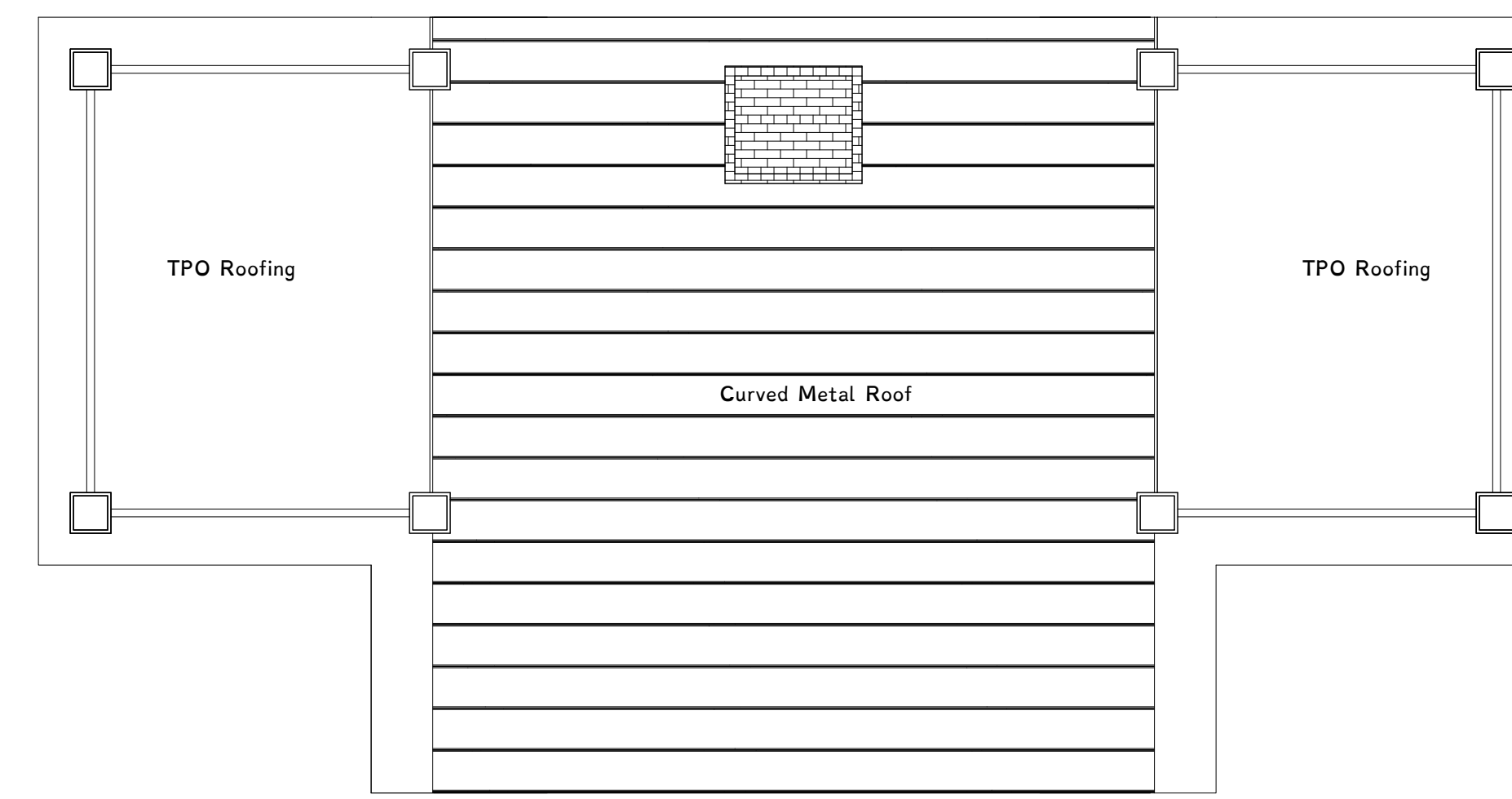
NO.	REVISIONS / ISSUES DESCRIPTION	DATE



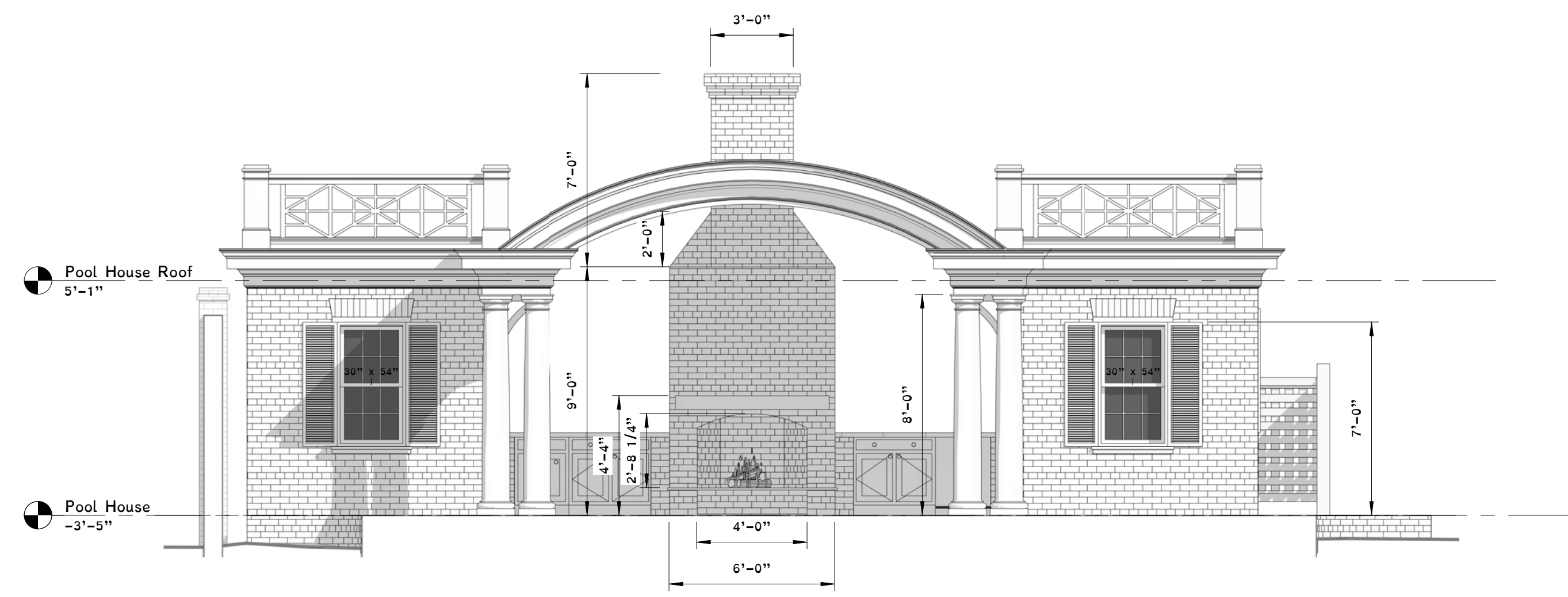
SEAL:  
**DRAFT**



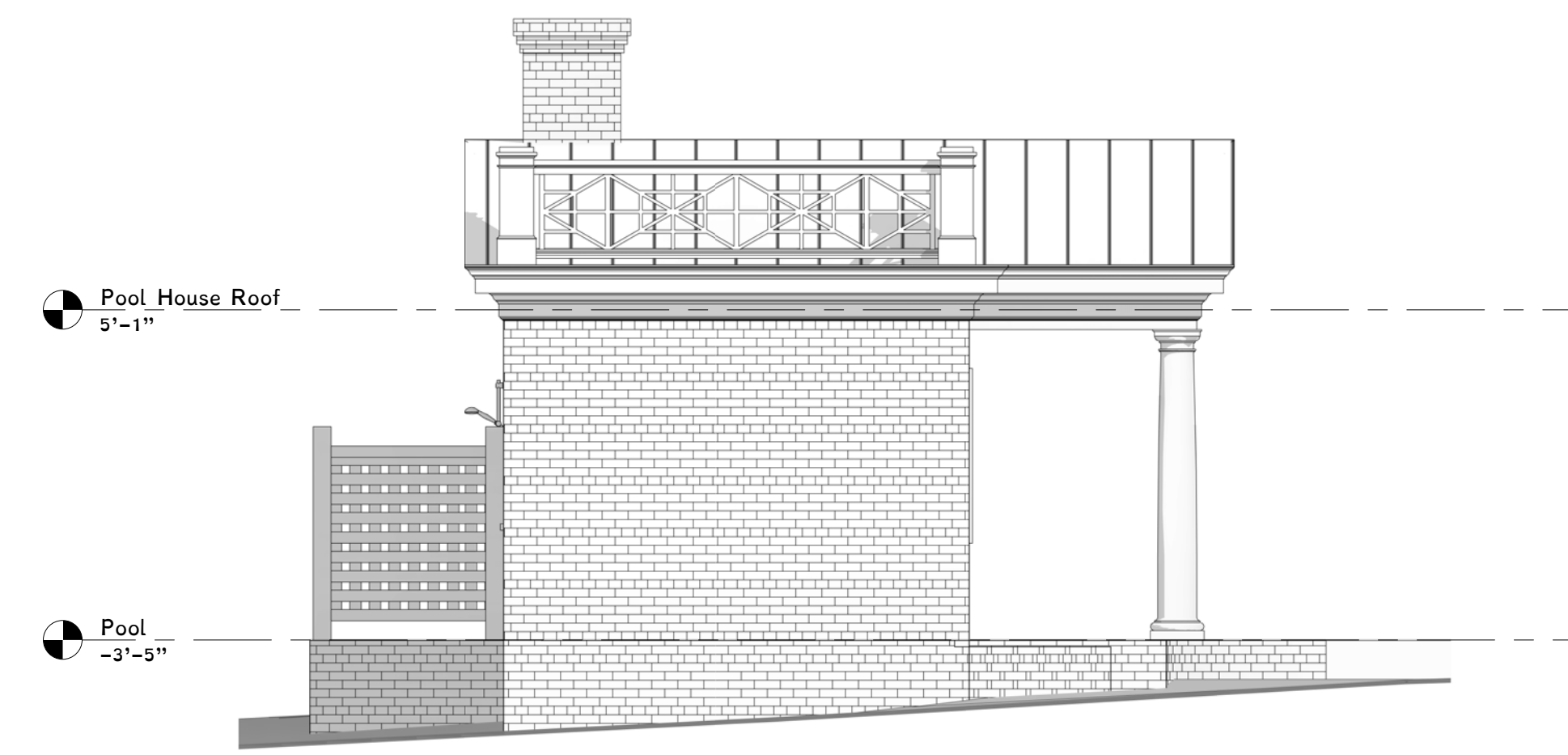
1 Pool House Floor Plan  
 1/4" = 1'-0"



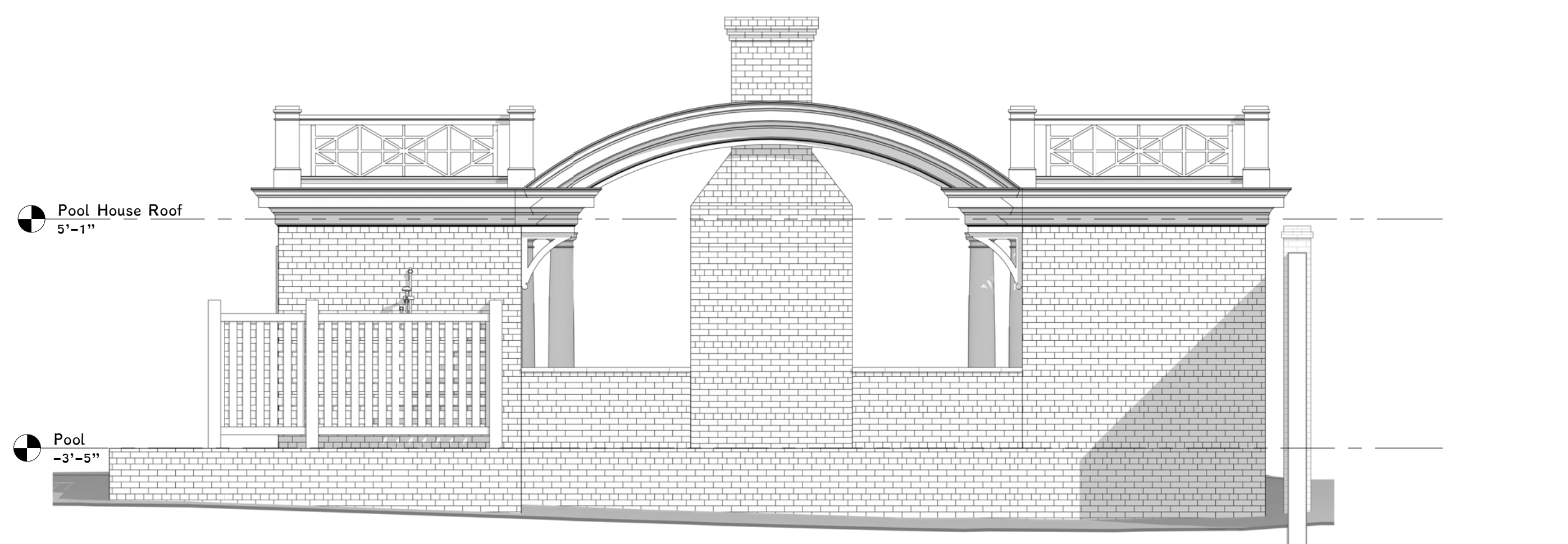
6 Pool House Roof  
 1/4" = 1'-0"



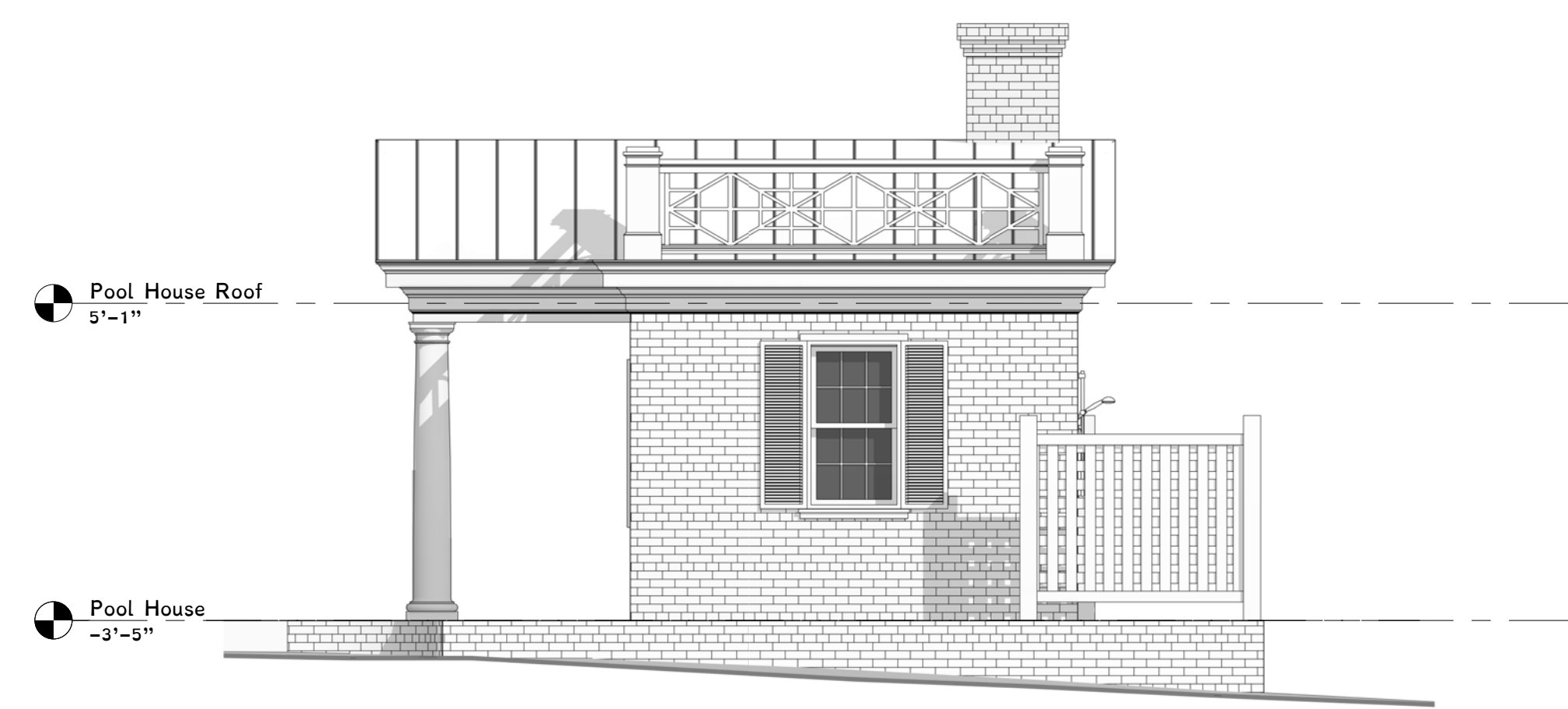
2 Pool House - West  
 1/4" = 1'-0"



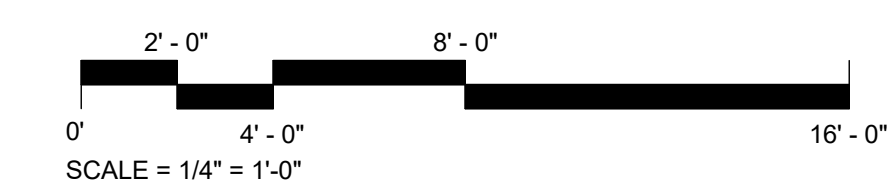
3 Pool House - North  
 1/4" = 1'-0"



4 Pool House - East  
 1/4" = 1'-0"



5 Pool House - South  
 1/4" = 1'-0"



SHEET NAME:  
**Pool House Plans**  
 PROJECT NAME AND LOCATION:  
**Bass Residence - Special Use Permit Application Plans**  
**5101 Stratford Crescent**

NO.	REVISIONS / ISSUES DESCRIPTION	DATE

CLIENT NAME:  
**Bass**

DATE: **March 1, 2023**

REV.:

SHEET NUMBER:  
**A1**

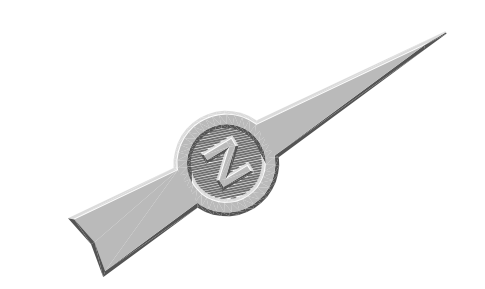
TM W-2-220/003  
 RICHARD G. TILGHMAN &  
 ALICE C. TILGHMAN  
 DB 226, PG. 651

TM W-2-220/005  
 RICHARD G. TILGHMAN &  
 ALICE C. TILGHMAN  
 DB 226, PG. 651

TM W-2-220/004  
 DAVID J. BASS & GINA P. BASS  
 INST. #2021-20926  
 1.07 AC.

CARY STREET ROAD

STRATFORD CRESCENT



1"=10'  
 0 10' 20'

LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.  
 WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.  
 BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.  
 TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.  
 VERTICAL DATUM ASSUMED.  
 CONTOUR INTERVAL 1 FOOT.  
 THIS EXISTING CONDITIONS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING, PC ON 1/13/22

**Bruce Robertson Land Surveying, P.C.**  
 P.O. Box 15311 Richmond, Virginia Phone (804)218-2801

**SURVEY SHOWING EXISTING CONDITIONS ON PROPERTY LOCATED AT 5100 STRATFORD CRESCENT**  
 CITY OF RICHMOND, VIRGINIA

Date: 1/27/22  
 Scale: 1"=10'  
 Drawn: BDR

JN 22004

