



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: 2110 P Street Date: 04/22/2019
 Tax Map #: E0000468017 Fee: \$1,800
 Total area of affected site in acres: 0.089

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

Zoning

Current Zoning: R-63

Existing Use: vacant lot

Proposed Use

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

four (4) unit multifamily dwelling

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: Mark Baker

Company: Baker Development Resources

Mailing Address: 11 S. 12th Street, Suite 500

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: 2110 P Street LLC

If Business Entity, name and title of authorized signee: Matt Jareau, Manager

(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: 114 N 3RD ST

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 306-9019 Fax: ()

Email: mattj@htrsi.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 22, 2019

BY HAND DELIVERY

Mr. Matthew Ebinger
City of Richmond
Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: Special Use Permit: 2110 P Street (E-000-0468-017)

Dear Matthew:

This letter shall serve as the Applicant's Report accompanying the application for a special use permit ("the SUP") for the property known as 2110 P Street, identified as Tax Parcel E-000-0468-017 ("the Property"). The Property is generally located on the north side of P Street between North 21st Street and North 22nd Street. The Property is currently unimproved. The SUP would authorize the construction of a multi-family dwelling containing four (4) dwelling units.

The Property is 31.01 feet in width and 125 feet in depth, and contains a total of 3,875 square feet of lot area. The Property is served by an alley running perpendicular to P Street along the western side property line.

The Property is zoned R-63 Multifamily Urban Residential. The R-63 district permits multifamily dwellings provided that the dwellings are located on lots containing at least 4,000 square feet of lot area. R-63 district also requires a side yard setback of five (5) feet for multi-family dwellings. Finally, one off street parking space is required per dwelling unit for a total of four spaces. Because (1) the Property contains just under 4,000 square feet of lot area (3,875 square feet); (2) a side yard setback of three (3) feet is proposed along the interior lot line; and (3) three off street parking spaces would be provided, a special use permit is required.

Properties immediately to the north, west, south and east are also zoned R-63 and are either vacant or occupied by single-family dwellings. In the greater vicinity there are mix of single-family, two-family and multifamily dwellings as well as some institutional and commercial uses. The Master Plan recommends Mixed Use Residential ("MUR"), which

encourages multifamily dwellings that are consistent with the prevailing urban form and respecting of the primary residential nature of the neighborhood. This proposal is consistent with this recommendation.

The proposed four (4) unit multi-family dwelling would be two stories in height with a two-story full width front porch. Architecturally, the façade would be folk-Victorian in style and consistent with the neighborhood vernacular. The primary building material would be cementitious horizontal lap siding with a masonry foundation. Units 101 and 201 would each have 1,150 square feet of floor area, whereas units 102 and 202 would each have 690 square feet. Units 101 and 201 would each be configured as two-bedroom units and would face P Street. Units 102 and 202 would each be configured as one-bedroom units and would face the rear of the Property. Each of the four units would also feature their own porch/balcony. The dwellings' floor plans would be modern and would address the expectations for quality in today's market by including open kitchen and living areas, spacious bedrooms, en suite master baths, ample closet space, and sizable porch areas.

The deficiency in required lot area is negligible at 125 square feet. The proposed side yard setbacks are consistent with the prevailing lot pattern in the area, which includes many attached dwellings and dwellings with minimal setbacks. There is ample room in the portion of the P Street right of way abutting the property to accommodate the one parking space that is deficient on-site. In exchange for relief in these areas, the quality assurances conditioned through the SUP would guarantee a higher quality development than would otherwise be afforded for the Property by normal zoning. The intent of this request is to allow for the proposed high-quality dwellings for rent, thereby addressing objectives of the Master Plan, including:

- The desire for new and better-quality housing,
- The desire for increased opportunities for residential development,
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods,
- The recognition of the difficulty that an older/aging housing stock represents in the market where new convenience/easy maintenance is desired,
- The goal to provide higher density development when vacant land is available, and
- The encouragement of a variety of housing types, styles, and prices.

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

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

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby community. The development of the underutilized portion of the Property in conjunction

with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

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

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one four-family detached dwelling will be negligible. Three (3) off-street parking spaces will be provided at the rear of the Property and there is room to accommodate one (1) on-street space along the Property's P Street frontage. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

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

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population. The R-63 intent is to provide for this type of density in an urban setting.

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

The special use permit amendment would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed development pattern is consistent with the historic development pattern and the desired urban form for the area.

In summary, the applicant is enthusiastically seeking approval for the construction of the proposed four-unit multi-family dwelling. This proposal represents an ideal, small-scale urban infill development for this location. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling than might otherwise be developed by right in the vicinity. This would contribute to the overall vibrancy of the block through the provision of an appropriate urban form and use that is consistent with the historic development pattern of the surrounding neighborhood.

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Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Enclosures

cc: The Honorable Cynthia I. Newbille