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June 5, 2017

**Special Use Permit Application
Applicant's Report**

**1302 Floyd Avenue
W0000457014**

To whom it may concern,

The applicant, Nolen Blackwood of 1302 Floyd Ave, LLC, recently purchased 1302 Floyd Avenue, from the City. The prior owner failed to maintain the property. After decades of neglect, it will take heroics to salvage the building.

1302 Floyd Avenue is a three story 1895, Queen Anne, row house with roughly 3750 gross square feet of area, bounded by similar scale buildings from the corner of North Morris Street at 1300 Floyd Avenue to the 1316 Floyd Avenue. Nolen is proposing to limit the building to six bedrooms and four units. This approach will provide for an opportunity for a diverse tenant base and an occupancy similar to adjacent properties. The walk score is in the mid 90's.

The historic floor plan is typical of the period of architecture. There is a pair of front parlors, an interior center parlor and the rear service area of the building (at the first floor.)

Currently, the front two parlors are structurally intact at each of the floors. The roof and the first, and second floors at the interior, center parlor of the building, have collapsed. Additionally, the interior at the rear of the building is also breaking apart. Renovating and stabilizing the building will be required before construction can begin.

One unit will have a private roof top deck similar to many of the adjacent buildings. The applicant is also requesting that the two parking spaces which will be provided at the rear of the building will be acceptable and limit the amount of parking passes provided to two. We have included photographs showing that adjacent residents are able to use adjacent parking with the same back up space limitations.

The building is in the Fan Area National Historic District, and will be renovated in accordance with the Secretary Standards for Historic Rehabilitation Tax Credits. The north side of the 1300 block of Floyd Ave is dominated by multi-family and two family housing. There is one single family home. The adjacent corners include the VCU Dance Center, the child development center, Sydney Park adjacent to the Lamplighter restaurant, and a bed and breakfast.

The following are factors indicated in Section 17.11 of the City Charter and Section 114-1050.1 of the adopted City of Richmond Zoning Ordinances with regard 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 residential uses are compatible with the adjacent area.

- Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.
 - This project is a low occupancy use project that will not create congestion in streets, roads, alleys or other public ways and places.
- Create hazards from fire, panic or other dangers.
 - All work will be done in accordance with all local, state and national building codes and regulations and will not create hazards from fire, panic, or other dangers.
- Tend to overcrowding of land and cause an undue concentration of population.
 - The density of proposed residences is compatible with the master plan and adjacent properties.
- Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.
 - There will be no adverse effect on public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.
- Interfere with adequate light and air.
 - This applicant is proposing a minimal 1.5% addition to the existing structure. The project will not interfere with adequate light and air.

Prepared by Johannas Design Group

Sincerely,



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cc –

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