



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: 1626 N 27th Street Date: 5/17/2021

Tax Map #: E0000948030 Fee: \_\_\_\_\_

Total area of affected site in acres: 0.08

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

**Zoning**

Current Zoning: R-5

Existing Use: Single Family

**Proposed Use**

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

Construct new single family detached home

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:** Joan Marshall

Company: project:HOMES

Mailing Address: 88 Carnation Street

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 4954985 Fax: (804) 2300778

Email: joan.marshall@projecthomes.org

**Property Owner:** ElderHomes

If Business Entity, name and title of authorized signee: Lee Householder, CEO

(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: 88 Carnation Street

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 2332827 Fax: (804) 2300778

Email: lee.householder@projecthomes.org

**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)

## Special Use Permit Applicant's Report: 1626 North 27<sup>th</sup> Street

With this application, Project:HOMES is requesting a Special Use Permit to build a detached single-family dwelling at 1626 North 27<sup>th</sup> street, which is in an R-5 zoning district. The total lot size of 1626 North 27<sup>th</sup> street is 3,629 square feet. The R-5 zoning district requires a lot to not be less than 6,000 square feet. The proposed structure would be a 915 Square foot single story modular home with three bedrooms and one bathroom. This home will be sold to a qualified low-to-moderate income buyer making less than 80% of the area median income. Project:HOMES is a Richmond-based non-profit, that provides neighborhood infill, affordable housing, repairs for low-income families, and weatherization across the region.

All of our new homes are designed with the character of the neighborhood in mind. The aesthetic look of the home is designed to match its neighbors. All aspects from the columns, to trim, to the type of windows used are selected based on what will best suit the neighborhood. This proposal has been submitted to and approved by the Section 106 historic review process. The home design we have chosen for this project (see attached elevations and floor plans) will feature neighborhood housing characteristics.

Furthermore, because this is single family home, there will be no adverse impact on traffic, congestion, or parking. The plans for the building reflect two parking spaces at the rear of the home for the tenants. The home will not have any negative environmental effects, create density problems, or create an additional hazard for fires and other dangers.

In summary, the proposed use of the property at 1627 N 27<sup>th</sup> Street will be an affordable, single family home. This house will match the historic character of the neighborhood, while providing opportunity for affordable housing, reduced vacancy, and neighborhood infill for North Church Hill. There will be no adverse impacts to community health, traffic congestion, or safety.